



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

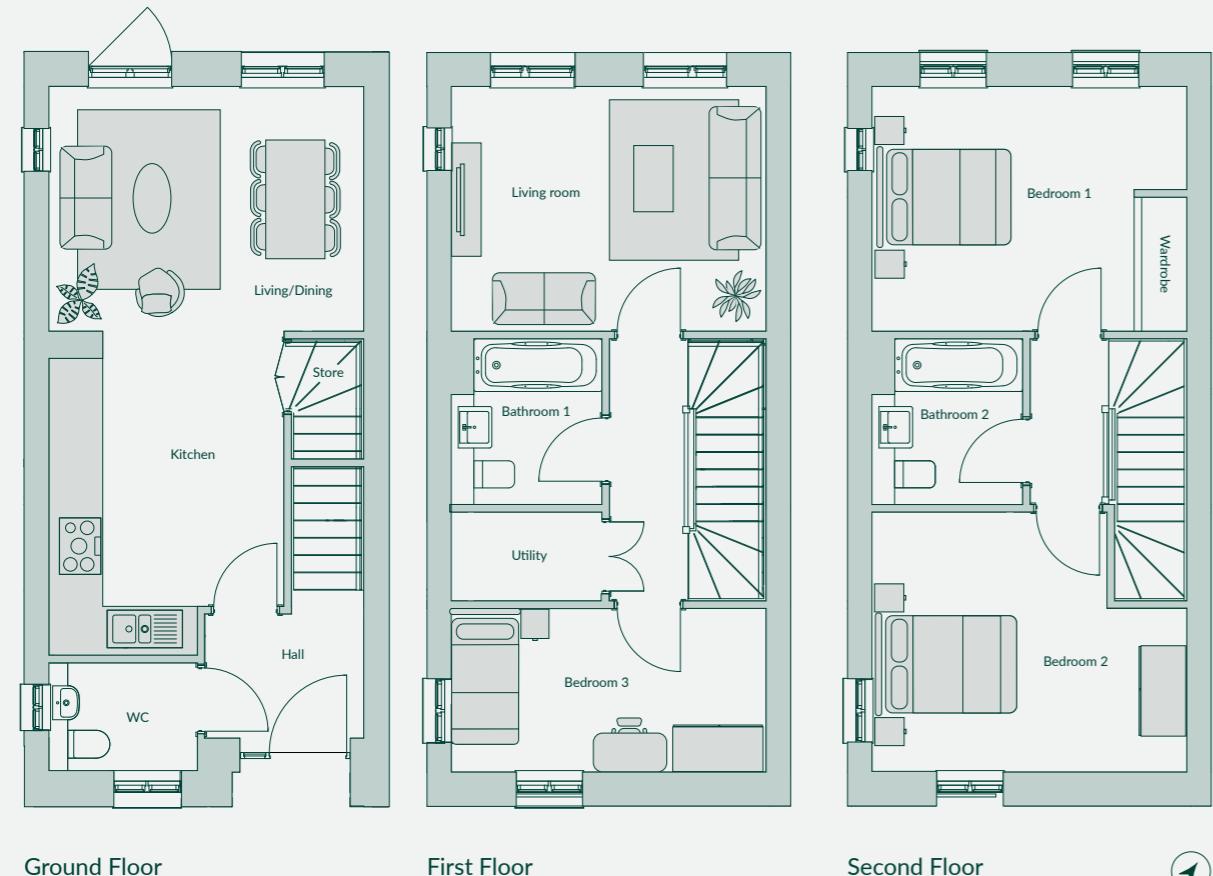


Townhouses

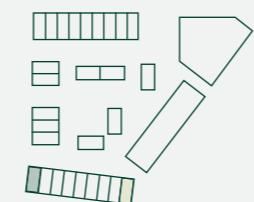
3 bedroom Townhouse S42 (End terrace)

- 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



Total internal area	114.3 sqm	1230 sqft	Plot no.
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"	

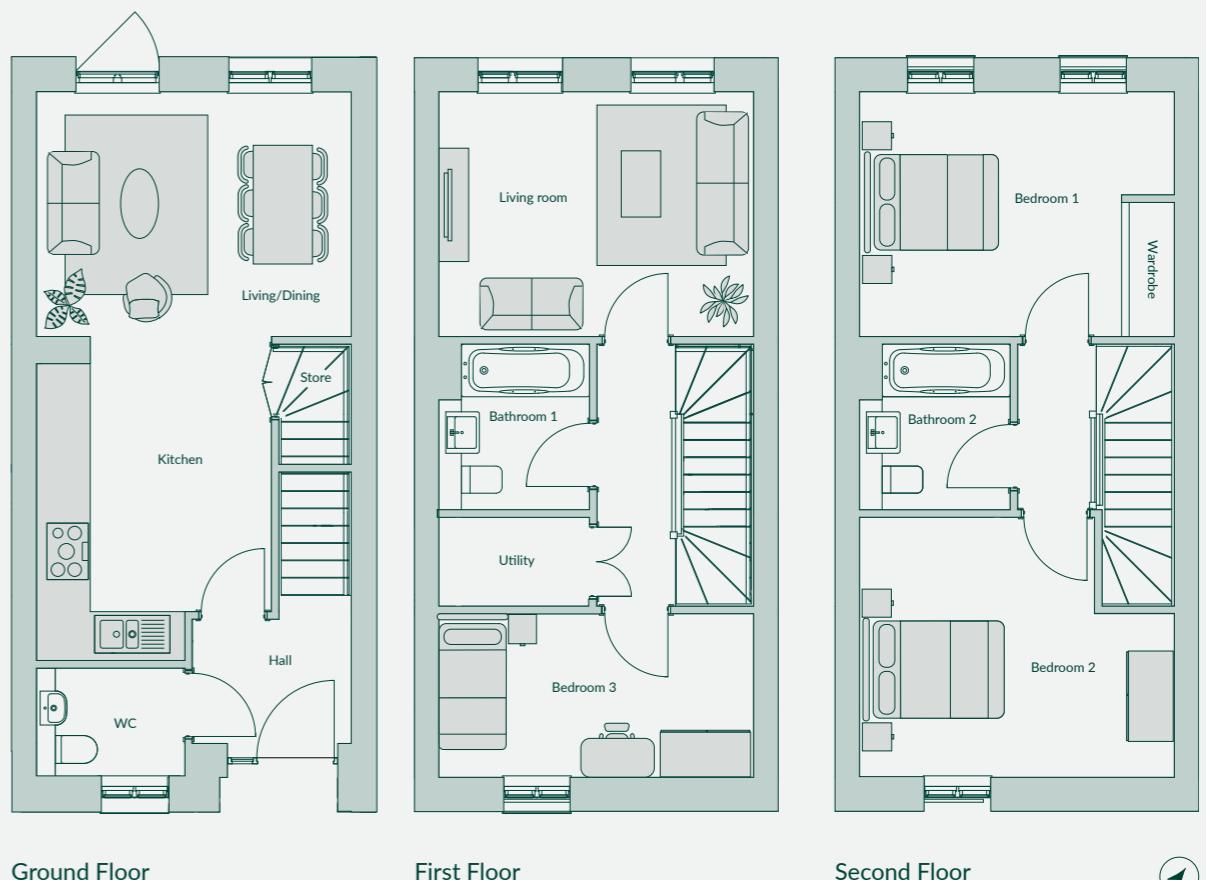


Plots 627 is the marketing suite and show home. Floor designs and layouts are indicative only and may change. The specification of the areas is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the sales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

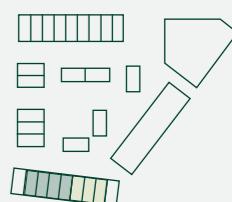
3 bedroom Townhouse S42 (Mid terrace)

- 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



Total internal area	113.2 sqm	1219 sqft	Plot no.
Kitchen / Dining / Living	4.18 x 7.55m	13'9" x 24'9"	Plot 634
Living Room	4.18 x 3.25m	13'9" x 10'8"	Plot 633
Bedroom 1	4.18 x 3.25m	13'9" x 10'8"	Plot 632
Bedroom 2	4.18 x 3.45m	13'9" x 11'4"	Plot 631
Bedroom 3	4.18 x 2.17m	13'9" x 7'1"	

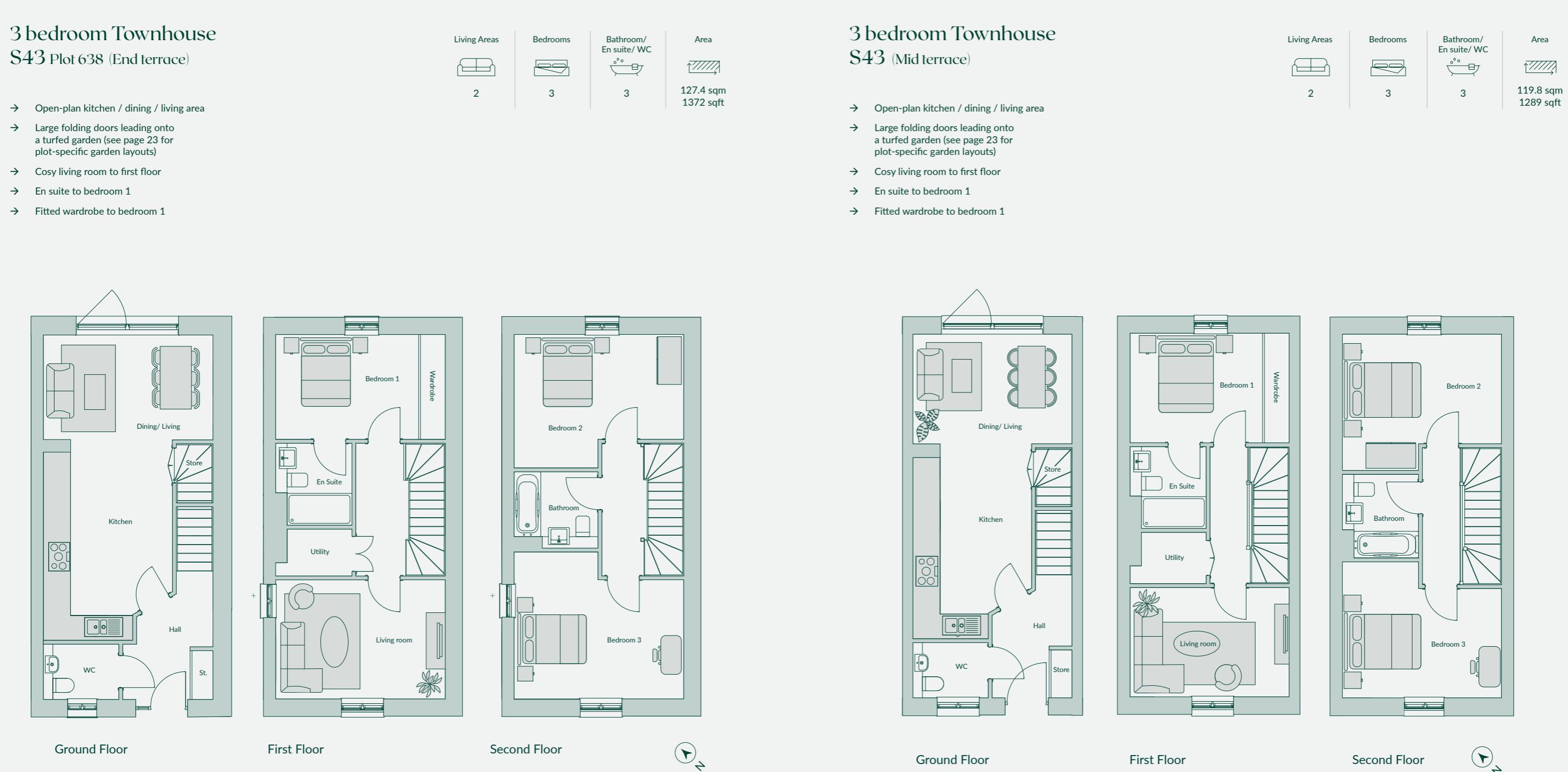


Plots 630-628 marketing suite and show home. Floor designs and layouts are indicative only and may change. The specification of the areas is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the sales contracts.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

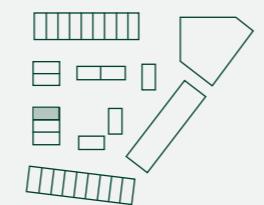
3 bedroom Townhouse

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



Total internal area	127.4 sqm	1372 sqft	Plot no.
Kitchen / Dining / Living	4.45 x 8.00m	14'7" x 26'3"	Plot 638
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"	



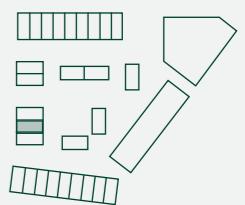
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3 bedroom Townhouse

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

Total internal area	119.8 sqm	1287 sqft	Plot no.
Kitchen / Dining / Living	4.18 x 8.00m	13'9" x 26'3"	Plot 637
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"	



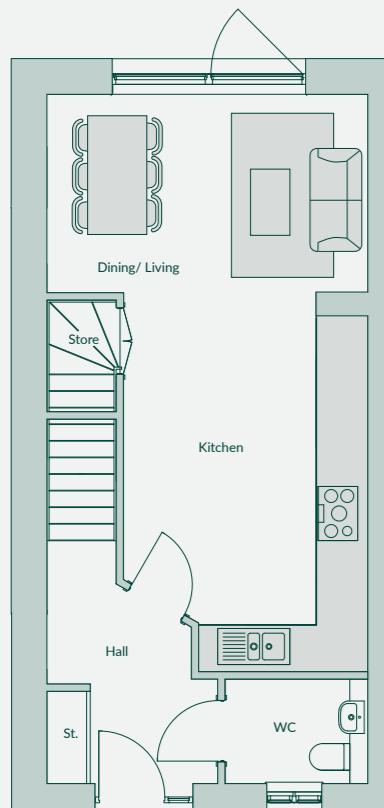
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3 bedroom Townhouse

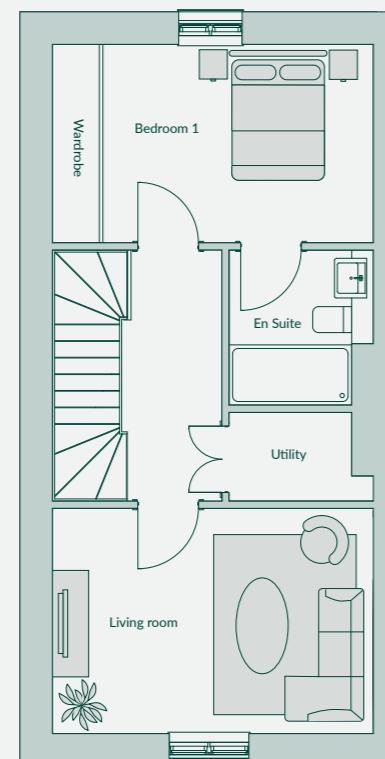
S43 Plot 636 (End terrace)

- 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

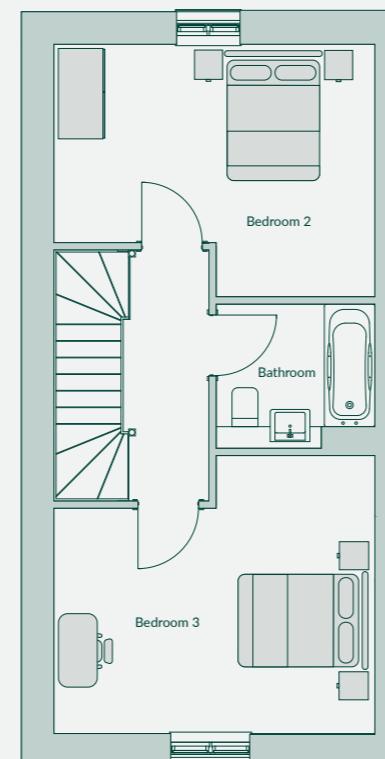
Living Areas	Bedrooms	Bathroom/En suite/ WC	Area
2	3	3	127.4 sqm 1372 sqft



Ground Floor



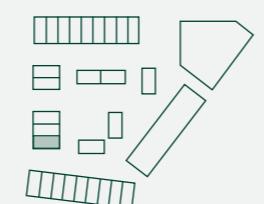
First Floor



Second Floor



Total internal area	127.4 sqm	1372 sqft	Plot no.
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"	

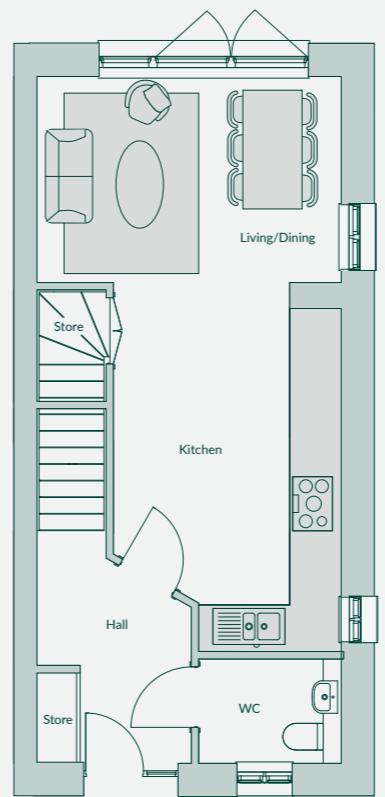


3 bedroom Townhouse

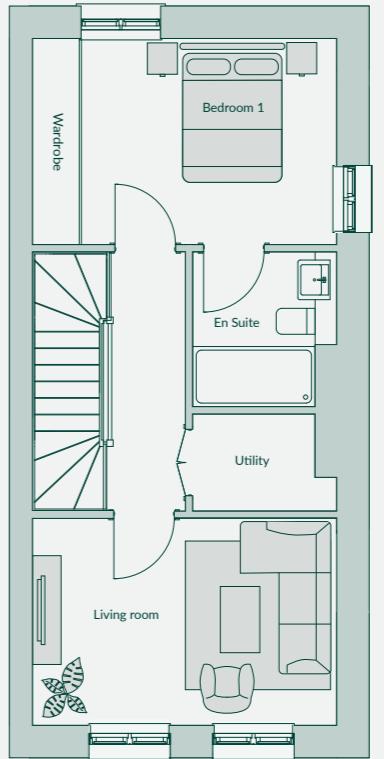
S51 (end terrace) Plot 659

- 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

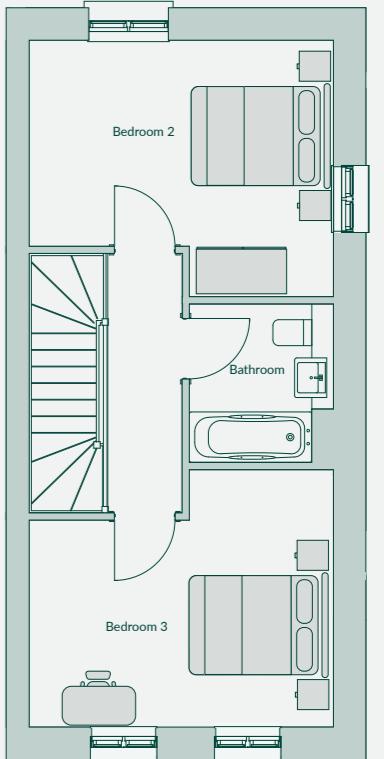
Living Areas	Bedrooms	Bathroom/En suite/ WC	Area
2	3	3	121 sqm 1303 sqft



Ground Floor



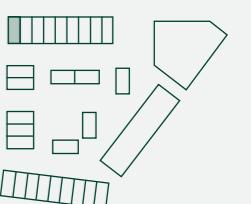
First Floor



Second Floor



Total internal area	121 sqm	1303 sqft	Plot no.
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"	



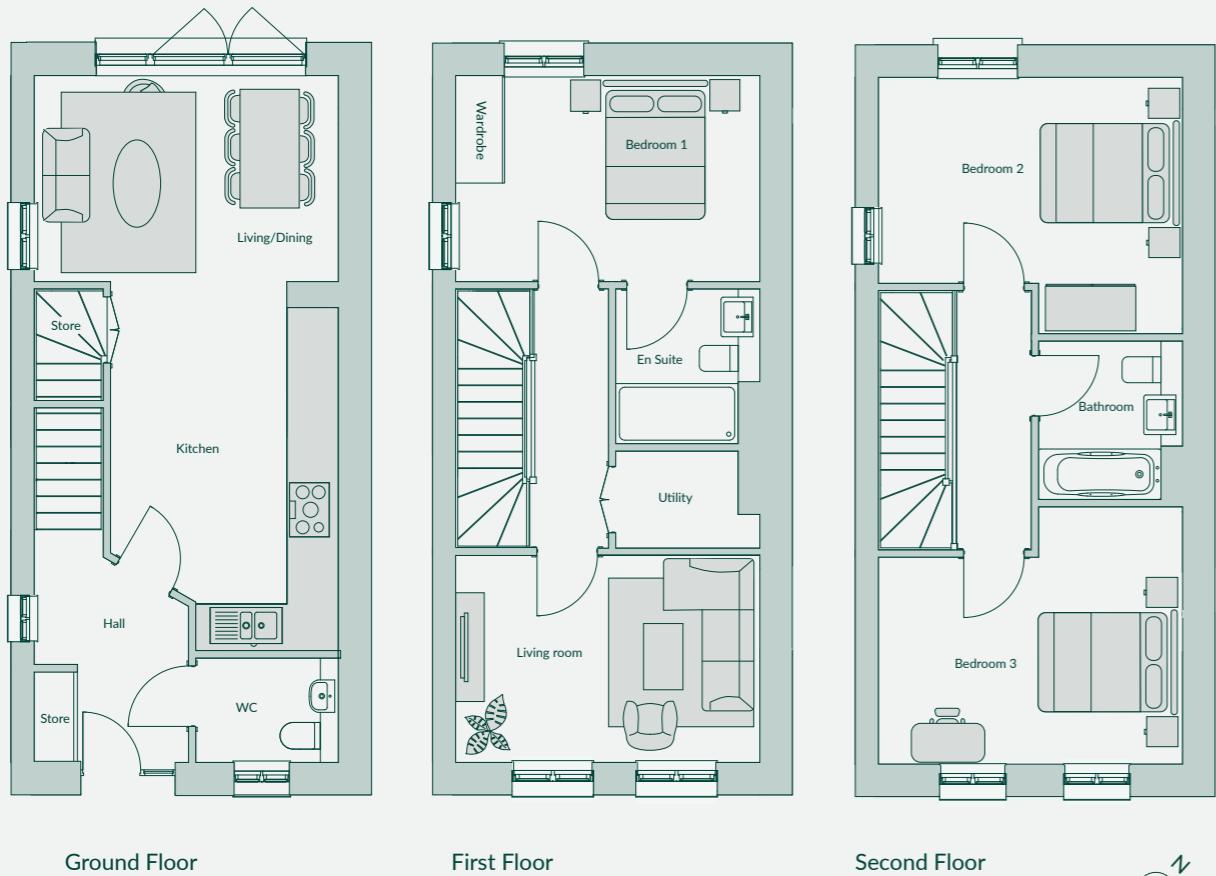
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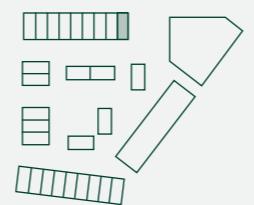
3 bedroom Townhouse S51 (end terrace) Plot 667

- 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	Plot no.
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"	

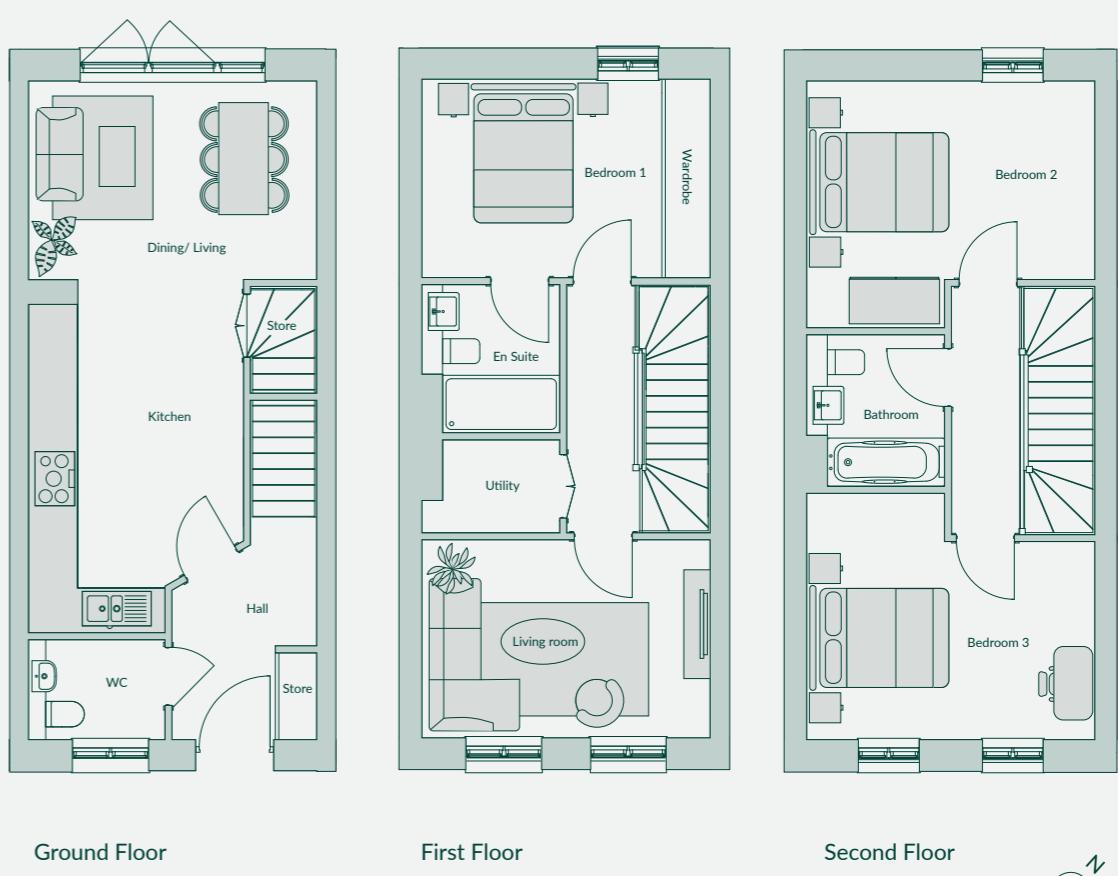


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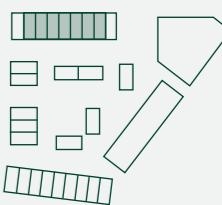
3 bedroom Townhouse S51 (mid terrace)

- 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	Plot no.
Kitchen / Dining / Living	4.18 x 8.00m	13'9" x 26'3"	Plot 660*
Living Room	4.18 x 2.87m	13'9" x 9'5"	Plot 661
Bedroom 1	4.18 x 2.88m	13'9" x 9'5"	Plot 662*
Bedroom 2	4.18 x 3.58m	13'9" x 11'9"	Plot 663
Bedroom 3	4.18 x 3.57m	13'9" x 11'9"	

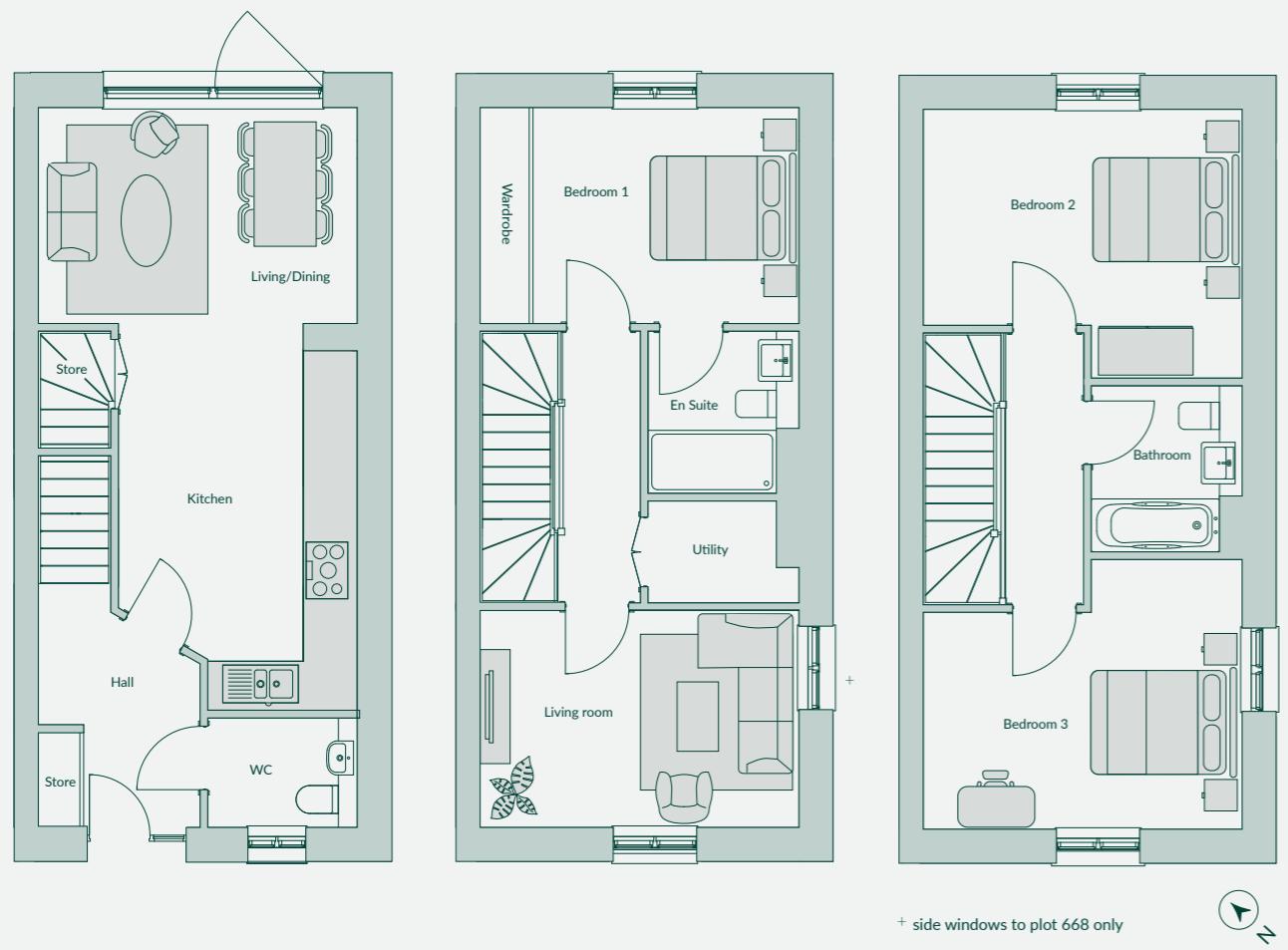


*denotes handed plot. Floor designs and layouts are indicative only and may change. The specification of the areas is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the sales contracts. All sales remain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

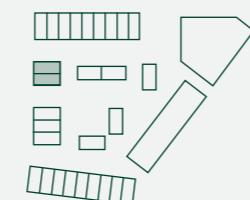
3 bedroom Townhouse S52

- 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	Plot no.
Kitchen / Dining / Living	4.22 x 7.98m	13'10" x 26'2"	Plot 668
Living Room	4.22 x 2.87m	13'10" x 9'5"	Plot 669*
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"	



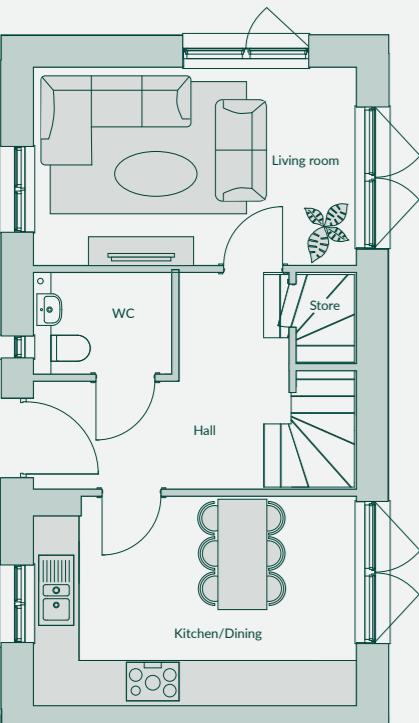
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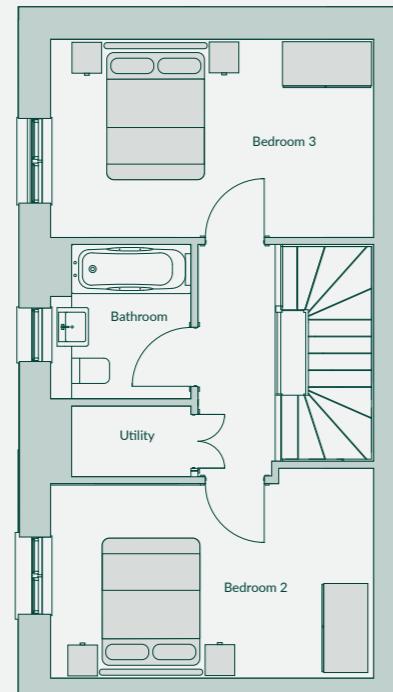
Mews Houses

3 bedroom Mews House S44

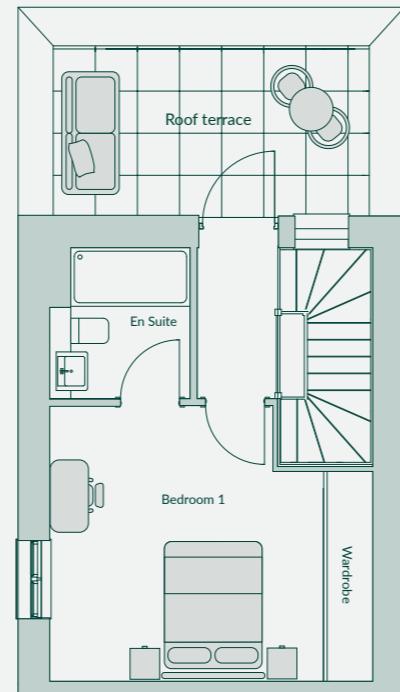
- Kitchen / dining space with separate living room
- Wraparound gardens (see page 23 for plot-specific garden layouts)
- Fitted wardrobe to bedroom 1
- Top floor dedicated to bedroom 1 with en suite and roof terrace



Ground Floor



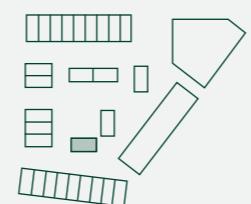
First Floor



Second Floor

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

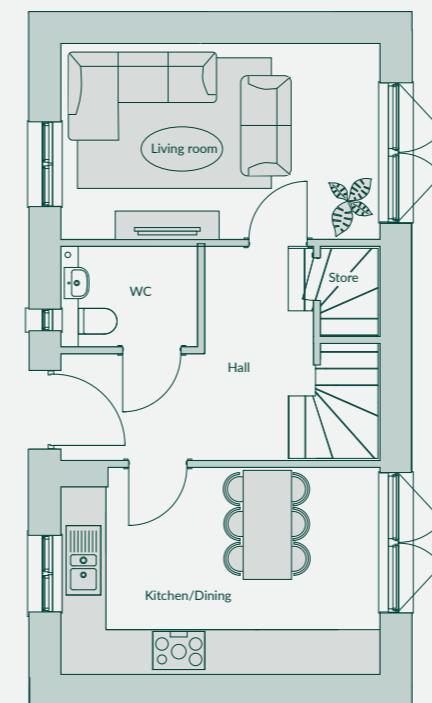
Total internal area	112.2 sqm	1208 sqft	Plot no.
Kitchen / Dining	4.60 x 2.99m	15'1" x 9'10"	
Living Room	4.60 x 2.83m	15'1" x 9'3"	
Bedroom 1	4.60 x 3.93m	15'1" x 12'11"	
Bedroom 2	4.60 x 2.99m	15'1" x 9'10"	
Bedroom 3	4.60 x 2.83m	15'1" x 9'3"	



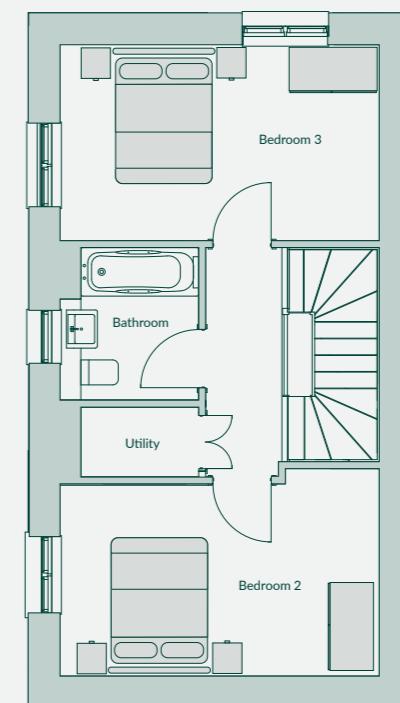
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3 bedroom Mews House S45

- 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



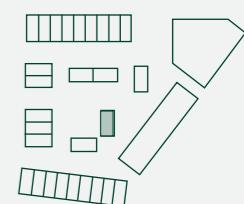
Ground Floor



First Floor

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

Total internal area	112.2 sqm	1208 sqft	Plot no.
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"	

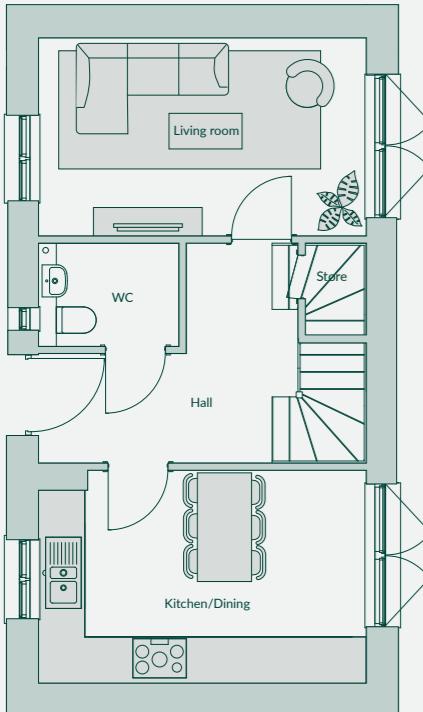


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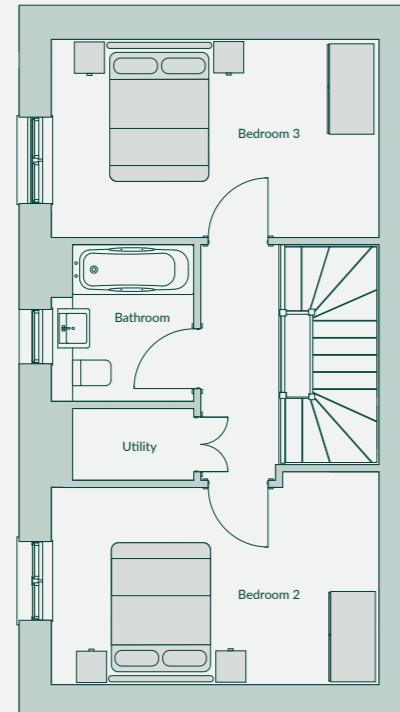
3 bedroom Mews House S53

- 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

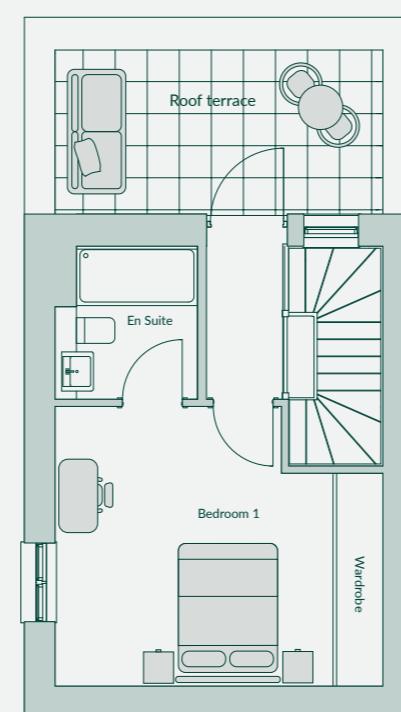
Bedrooms	Bathroom/ En suite/ WC	Area
3	3	111.8 sqm 1204 sqft



Ground Floor



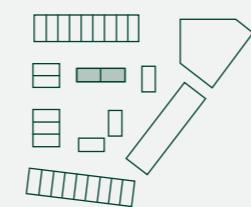
First Floor



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

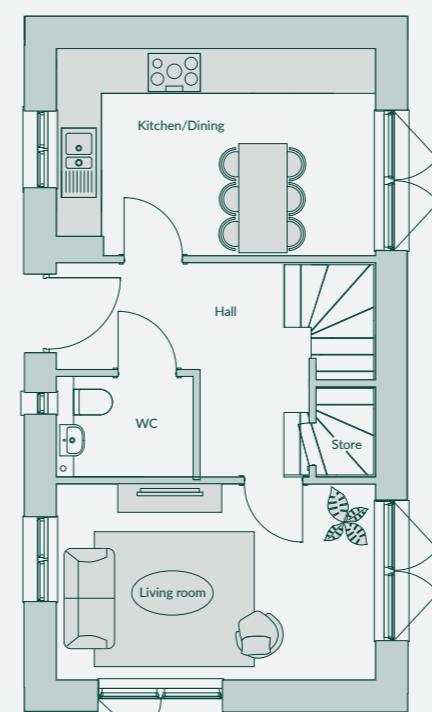


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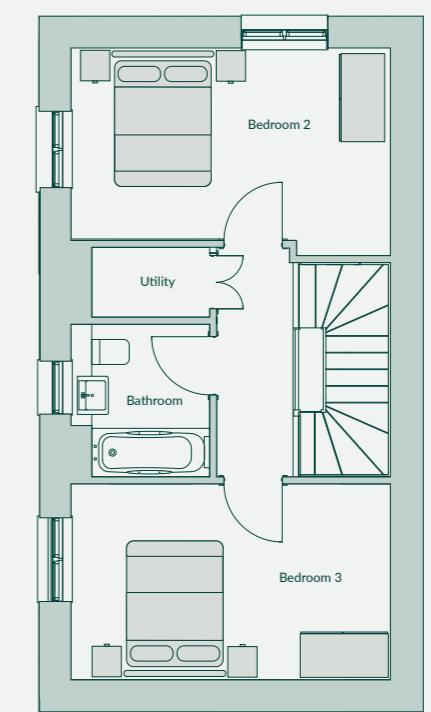
3 bedroom Mews House S54

- 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

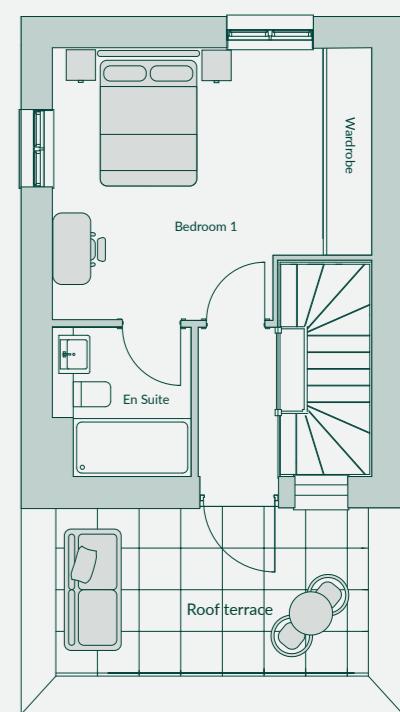
Bedrooms	Bathroom/ En suite/ WC	Area
3	3	112.2 sqm 1208 sqft



Ground Floor

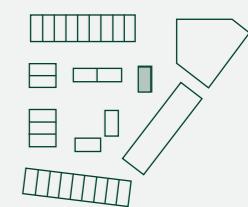


First Floor



Second Floor

Total internal area	112.2 sqm	1208 sqft
Kitchen / Dining	4.60 x 2.83m	15'1" x 9'10"
Living Room	4.60 x 2.99m	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"



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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

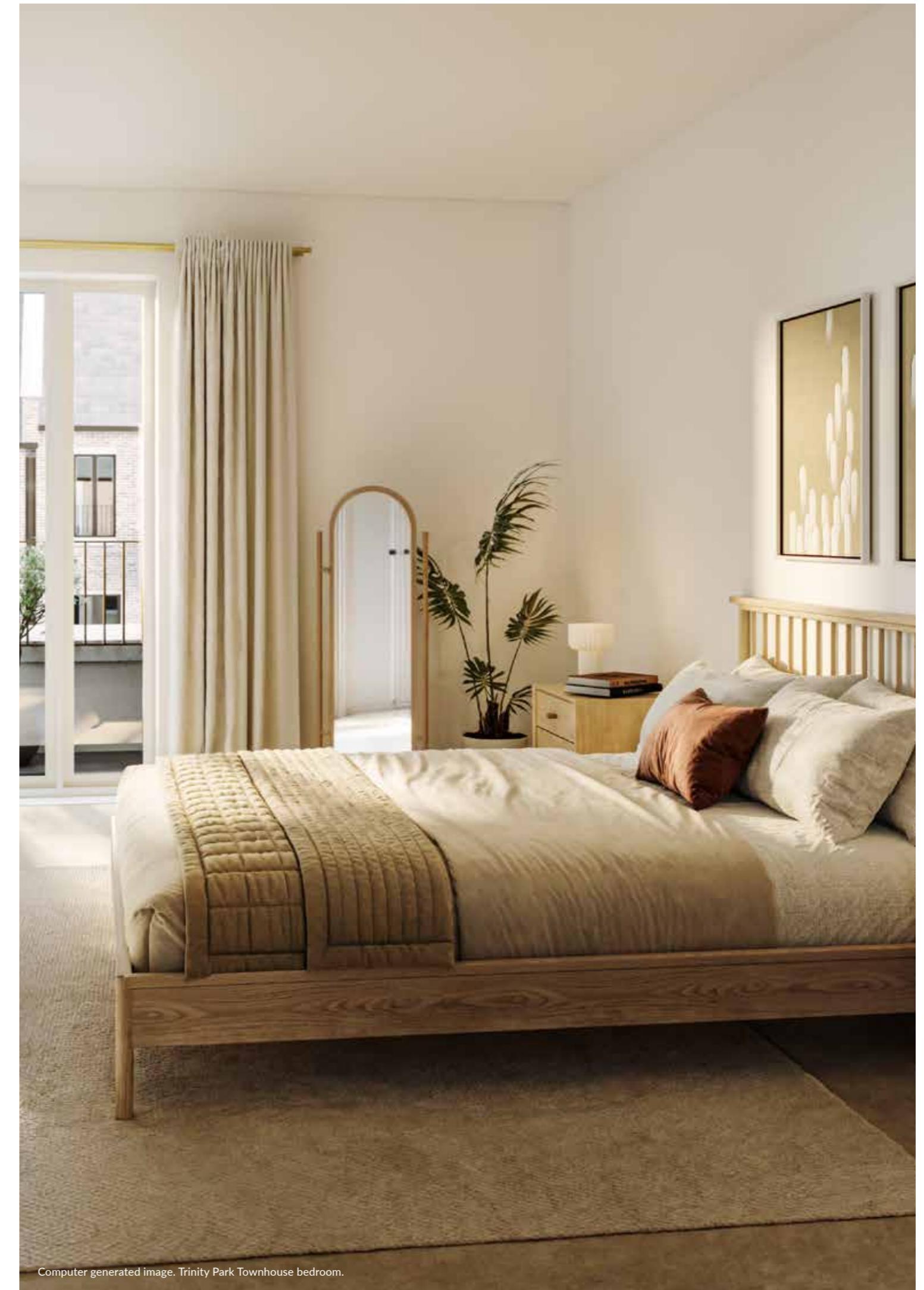
- Turfed gardens with shed
- Parking – on plot to selected houses only. On street parking available at additional cost to all remaining houses and selected apartments

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 of Trinity Park Houses.



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