



CORONATION SQUARE

LEYTON



Computer generated image.

Welcome to Coronation Square

**A PLACE WITH HEART.
A HOME TO LOVE.**

New 1, 2 & 3 bedroom apartments and 2 bedroom townhouses in the heart of Leyton. Set around a Central Square with amenities from shops to sports and health facilities, these homes are perfect for first time buyers, families, professionals and those looking for a balanced city lifestyle.

03



CORONATION SQUARE

LEYTON



From the bustling high street to a green oasis



Enjoy all that Leyton has to offer

Much sought after by those who love its combination of character and sense of community, Leyton has deep roots and a distinctive identity. With its great connections to central London and the City, together with an excellent choice of cafés, relaxing pubs, local shops and gardens, Coronation Square is ideal for modern living.



07

A breath of fresh air



^ CORONATION GARDENS

There is a strong beat to Leyton's urban pulse, and yet a wealth of open spaces that will draw you outdoors all-year-round. The buzzing plaza at Coronation Square for instance, brings a continental feel, enhancing the connections to Leyton's beautiful Coronation Park, while the wonderful local parklands and waterways are perfect to visit all year round. From special bird havens to the hundreds of acres of Queen Elizabeth Park, there is room for everyone.



^ MIDDLESEX FILTER BEDS



^ WALTHAMSTOW WETLANDS

Coronation Gardens has been Leyton's civic park for over a century. Here you can enjoy the lawns and colourful summer borders, explore the maze near the rose garden, or find shade under one of the many mature trees. Its original bandstand now hosts performances by local musicians across a range of genres. Leyton's Saturday food market gathers around it too, with stalls selling fresh-baked bread, brioche rolls and bagels, artisan coffee, and some of the capital's favourite street food from around the world.



LEYTON
STATION

LONDON CITY
AIRPORT

STRATFORD

QUEEN ELIZABETH
OLYMPIC PARK

CANARY
WHARF

HACKNEY
MARSH

LEYTON
ORIENT FC

CORONATION
GARDENS


CORONATION
SQUARE
LEYTON

Aerial view with computer generated image of Coronation Square. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Executive prior to reservation.



London Calling

MAKING IT EASIER TO BE WHERE YOU WANT TO BE.

With some of the world's best sights, attractions and activities easily in reach, Coronation Square is perfect for commuting or visiting the capital.

Leyton Underground station is a short walk away with Central line services into Stratford taking just two minutes. DLR connections here lead to Canary Wharf, while Central line connections head to London Liverpool Street and the West End.

BY TUBE FROM LEYTON STATION – ZONE 3



ON FOOT AND BICYCLE FROM CORONATION SQUARE

CORONATION SQUARE LEYTON		
4 MIN	Leyton High Road	1 MIN
9 MIN	Leyton Jubilee Park	3 MIN
11 MIN	Leyton station	4 MIN
11 MIN	Queen Elizabeth Olympic Park	4 MIN
13 MIN	Leyton Cricket Ground	5 MIN
17 MIN	Leyton Midland Road station	5 MIN
19 MIN	Hackney Marshes	8 MIN
22 MIN	Leyton leisure centre	7 MIN
26 MIN	Leytonstone High Road station	8 MIN
27 MIN	Westfield Stratford City	10 MIN
28 MIN	Lea Bridge station	8 MIN
36 MIN	Stratford station	11 MIN

Travel times taken from google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk and are approximate only.

Invested in a
bright future

A place alive with people and possibilities.

Coronation Square is 21st century London. Fountains of water bounce with light and energy in an exciting development that is bringing new jobs and investment, and encouraging existing businesses. It is a place alive with people enjoying a setting made for everyday life and for the special events that bring people together.



Computer generated image.



Computer generated image.

THE CIVIC SQUARE – SOCIAL AND SUSTAINABLE

The new public square is a focus for Coronation Square and all Leyton residents. It's the place to visit the outdoor market as well as the new market hall and enjoy the superb new amenities that line the square, or if you like, to simply sit and take in the surroundings.

PLAY AREAS TO ENGAGE YOUNG MINDS AND BODIES

The open spaces at Coronation Square have dedicated play places that children will love, from natural lawns to equipment designed for imaginative play. There is also outdoor table-tennis, and a water feature to bring a big splash of extra fun.

HIGH QUALITY LANDSCAPING – PEOPLE, PLANTS AND PUBLIC OPEN SPACE

Coronation Square has been designed by those with a talent and a passion for landscaping and there's a rich biodiversity in the shrubs, wildflowers and habitats landscaped into the development. Nowhere can it be more appreciated than when sitting or engaging with friends at the communal benches and tables.



Computer generated image.

**NHS HEALTH HUB
AND PHARMACY**

A modern, purpose-built health centre for the Coronation Square neighbourhood with handy pharmacy providing treatment and consultation for all registered residents.



**PRE-SCHOOL NURSERY
AND PRIVATE PLAY AREA**

This purpose-built nursery on the Square is in a car-free zone to make drop-off and collection safer. There will be plenty of buggy parking for mums or dads while the children enjoy fresh-air play in the nursery's own private outdoor area.

LEISURE CENTRE

With a ground-floor café opening onto the Square the Leisure Centre is equipped with first-floor studios for exercise and dance classes, and multi-purpose courts for badminton, basketball, five-a-side and gymnastics. This is the perfect place for future Olympic champions to develop their skills.



Choose a home that suits you.

Designed from the start to complement its surroundings in every way, Coronation Square brings its own contemporary style and feel to Leyton. Using London Brick, an icon of the capital's streets, Coronation Square's red brick façades are contrasted with white bricks for a fresh new look.

Inside each home, whether you choose a one, two or three bedroom apartment or two bedroom townhouse, you'll find thoughtfully designed living space. Over half of the homes at Coronation Square have open views with dual-aspect rooms inviting the sunlight in.

You can also relax on your own balcony or terrace looking out across garden courtyards at ground or podium level.



Computer generated image.



Computer generated image.



Computer generated image.

SPECIFICATION

The specification at Coronation Square gives you a unique opportunity to select which colour palette you prefer for your kitchen and bathroom. Choose from between the light and dark palettes and put your own stamp on your new home.

The information below shows the intended specification for each of the homes available at Coronation Square. Everything has been professionally designed and thoughtfully chosen to maximise space and light.

KITCHEN

- Nobilia fitted kitchen units, laminate worktop and full-height splashback
- Integrated appliances
 - Siemens stainless steel built-under single oven or double oven built in tall housing
 - Siemens ceramic hob
- Integrated extractor hood
- Zanussi Fridge/Freezer
- Zanussi Dishwasher
- Zanussi Washer/Dryer*
- Soft close doors/drawers
- Under wall unit lighting
- Handle lighting
- Franke composite sink with 1.5 bowl in black or grey and Franke tap

BATHROOMS

- White sanitaryware throughout with 180 litre bath
- Chrome mixer tap to wash hand basins
- Thermostatic shower, bath screen and full-height tiling to bath
- Half-height tiling to all walls
- Thermostatic shower and full height tiling to shower enclosure in en suite
- Wall mirror included to main bathroom
- Tiled flooring
- Extractor fan
- Shaver socket to en suite or main bathroom (if no en suite)
- Chrome heated towel rail to bathroom and en suite

DOORS AND WINDOWS

- Timber front entrance door with multi-point lock
- Aluminium double glazed windows with security locks
- Video door entry system

ELECTRICAL

- Satin chrome downlighters to kitchen/living area, bathrooms, en suites and cloakrooms
- Energy-efficient pendant ceiling lights to all other rooms
- USB charge point to kitchen double socket**
- Satin chrome switches throughout
- Multi-socket media plate to living room (specific provider to be connected by purchaser)
- TV and telephone point to bedroom 1 (specific provider to be connected by purchaser)
- Mains operated smoke detector with battery backup
- Mechanical extract ventilation to selected plots†
- Balcony downlight

HEATING

- Central district heating system – no gas to individual dwellings
- Underfloor heating through out with the exception to bathrooms, cloakrooms and en suites.

INTERNAL FINISHES

- White painted internal doors with chrome furniture
- Soft white painted walls and smooth white ceilings
- White painted mouldings including skirting boards, architraves and window boards

FLOORING

- Abingdon essential carpet to bedrooms
- Amtico Spacia to all other areas, (with the exception to bedrooms and bathrooms)

WARDROBES

- 1300mm wardrobe with glazed sliding doors to bedroom 1 (location as shown in brochure)††

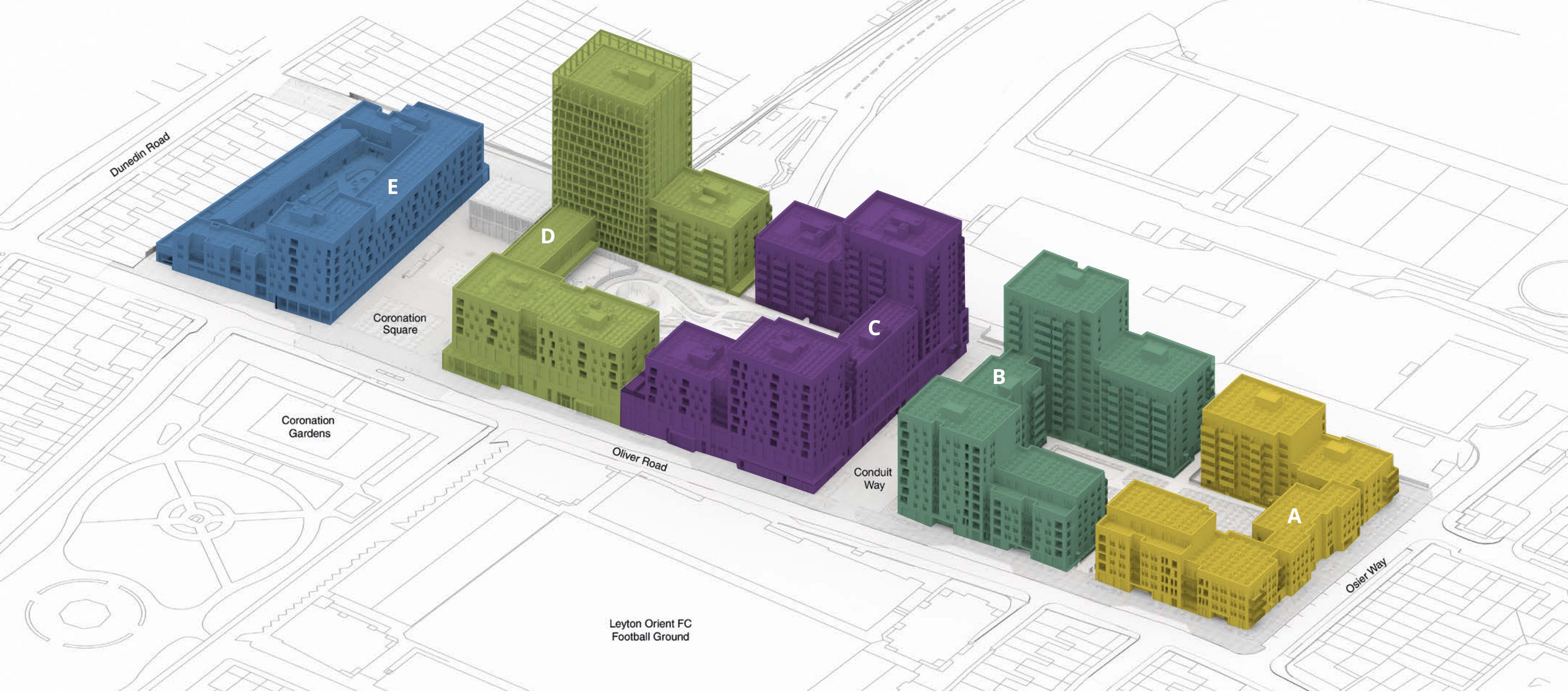


Computer generated image.



Computer generated image.

NB Flow restrictors included to reduce water consumption. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. *Located within hall cupboard to certain plots. Please speak to a sales executive for further information. **Standard sitting, no surge protection. †Please refer to the sales executive for specific details. ††Size is approximate, variations do occur due to layout restrictions. These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of going to print, but are subject to plot size. Please speak to a sales executive for further details. Images are of the light specification and are of the light colour palette. Image may include optional upgrades at additional cost. Issue 1: October 2021.



Development Layout

**MORE THAN A VISION FOR LEYTON,
A PLACE DESIGNED FOR LIFE.**

With its rich choice of apartments, each home at Coronation Square combines contemporary design with beautiful living space and looks out onto an exciting architectural neighbourhood designed to harmonise with the local surroundings.

PHASE 1

- Block C**
Plots 410–429
- Block D**
Plots 68–205
- Block E**
Plots 1–67

PHASE 2

- Block A**
Plots 660, 665, & 722–735
- Block B**
Plots 457–641

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BLOCK E

Plots 8-10, 17-19, 26-28, 32-34, 49, 50, 56, 57, 61, 62, 66 & 67

1 BEDROOM APARTMENT
TYPE E05
TOTAL: 52.0 SQ M | 560 SQ FT



Kitchen/Living/Dining Area
8.25m x 3.45m 27'1" x 11'4"

Bedroom 1
5.96m x 2.75m 19'7" x 9'0"

Balcony
6.55m (max) x 1.80m (max)
21'6" (max) x 5'11" (max)

Preliminary floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. White Wardrobe with mirrored doors included to bedroom 1 only.

BLOCK E

Plots 14, 15, 23, 24, 45 & 52

1 BEDROOM APARTMENT
TYPE E09
TOTAL: 54.0 SQ M | 581 SQ FT

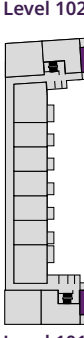
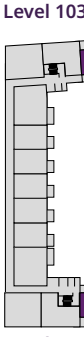
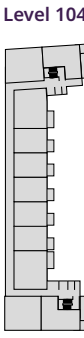
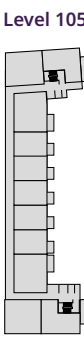
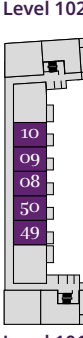
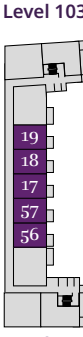
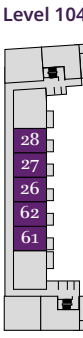
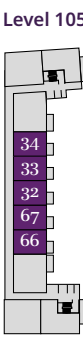
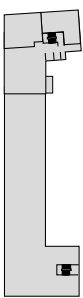


Kitchen/Living/Dining Area
8.65m (max) x 3.50m
28'5" (max) x 11'6"

Bedroom 1
3.87m (max) x 3.90m (max)
12'10" (max) x 12'8" (max)

Balcony
3.44m (max) x 2.18m (max)
11'3" (max) x 7'2" (max)

Preliminary floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. White Wardrobe with mirrored doors included to bedroom 1 only.



BLOCK E

Plots 46, 53, 58 & 63

1 BEDROOM APARTMENT
TYPE E08

TOTAL: 54.7 SQ M | 589 SQ FT



Kitchen/Living/Dining Area		Balcony	
6.07m x 3.78m	19'11" x 12'5"	3.54m x 1.59m	11'7" x 5'3"
Bedroom 1			
3.88m x 3.05m	12'9" x 10'0"		

Preliminary floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. White Wardrobe with mirrored doors included to bedroom 1 only.

BLOCK E

Plots 13, 22, 31, 37, 40 & 43

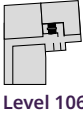
1 BEDROOM APARTMENT
TYPE E02

TOTAL: 55.6 SQ M | 598 SQ FT

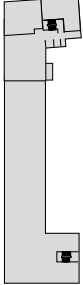


Kitchen/Living/Dining Area		Balcony	
6.42m x 5.97m	21'1" x 19'7"	3.27m x 1.70m	10'9" x 5'7"
Bedroom 1			
4.89m x 3.02m	16'1" x 9'11"		

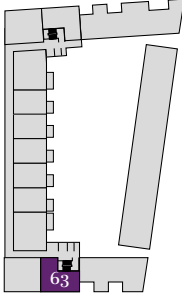
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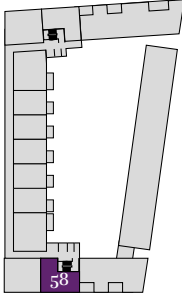
Level 106



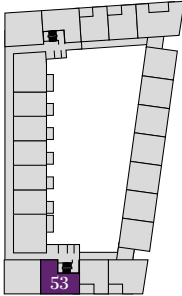
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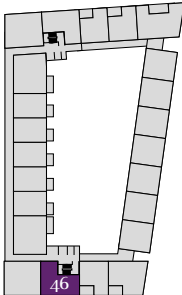
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Level 103



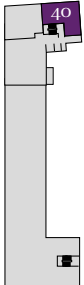
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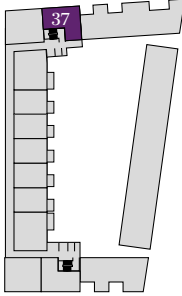
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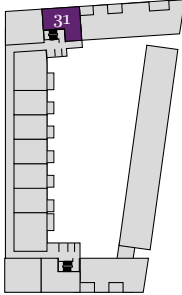
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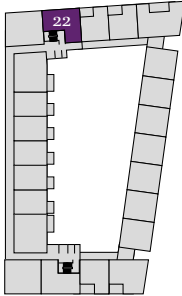
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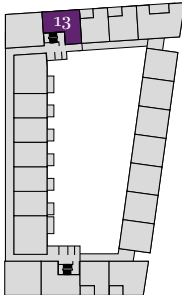
Level 104



Level 103



Level 102



Level 101

BLOCK E

Plots 47, 54, 59 & 64

2 BEDROOM APARTMENT
TYPE E07

TOTAL: 70.6 SQ M | 760 SQ FT



Kitchen/Living/Dining Area		Bedroom 2	
5.44m x 4.66m	17'10" x 15'3"	4.12m x 2.65m	13'6" x 8'8"
Bedroom 1		Balcony	
4.12m x 3.49m	13'6" x 11'5"	2.70m x 2.74m	9'0" x 8'10"

Preliminary floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. White Wardrobe with mirrored doors included to bedroom 1 only.

BLOCK E

Plots 12, 21, 30, 36, 39 & 42

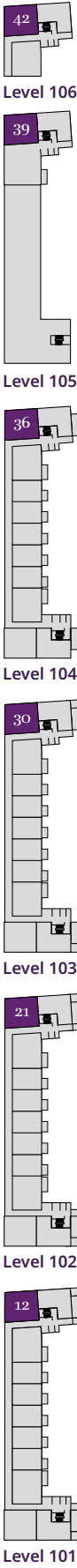
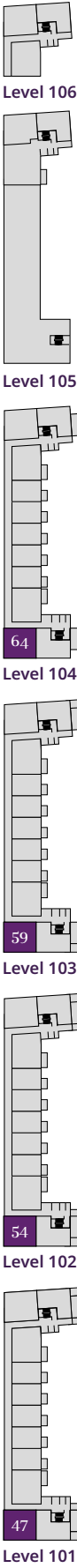
2 BEDROOM APARTMENT
TYPE E01

TOTAL: 71.6 SQ M | 771 SQ FT



Kitchen/Living/Dining Area		Bedroom 2	
5.23m x 4.88m	17'2" x 16'0"	3.58m x 3.30m	11'9" x 10'10"
Bedroom 1		Balcony	
3.58m x 3.38m	11'9" x 11'1"	3.16m x 2.36m	10'4" x 7'9"

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BLOCK E

Plots 44* & 51

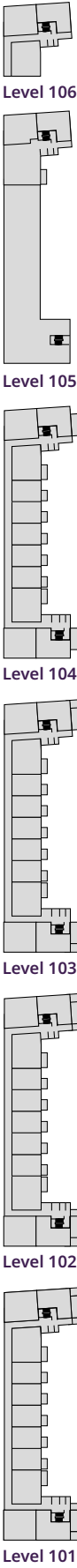
1 BEDROOM APARTMENT
TYPE E10

TOTAL: 74.3 SQ M | 800 SQ FT



Kitchen/Living/Dining Area		Garden*	
5.76m x 5.50m	18'11" x 18'1"	9.80m x 8.22m	32'2" x 27'0"
Bedroom 1		Balcony	
3.90m x 3.86m	12'10" x 12'8"	3.39m x 1.96m (max)	11'1" x 6'5" (max)

*Garden to plot 44 only. Preliminary floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. White Wardrobe with mirrored doors included to bedroom 1 only.



BLOCK E

Plots 48, 55, 60 & 65

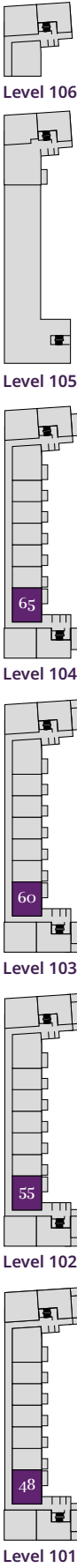
2 BEDROOM APARTMENT
TYPE E06

TOTAL: 82.3 SQ M | 886 SQ FT



Kitchen/Living/Dining Area		Bedroom 2	
8.26m x 3.58m	27'1" x 11'9"	4.31m x 2.43m	14'2" x 8'0"
Bedroom 1		Balcony	
4.31m x 3.77m	14'2" x 12'4"	8.09m (max) x 1.80m (max)	26'7" (max) x 5'11" (max)

Preliminary floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. White Wardrobe with mirrored doors included to bedroom 1 only.



BLOCK E

Plots 11, 20, 29 & 35

2 BEDROOM APARTMENT
TYPE E04

TOTAL: 84.6 SQ M | 911 SQ FT



Kitchen/Living/Dining Area		Bedroom 2	
8.26m x 3.77m	27'1" x 12'4"	4.35m x 2.93m	14'3" x 9'7"
Bedroom 1		Balcony	
4.13m x 3.88m	13'7" x 12'9"	4.49m x 1.79m	14'9" x 5'10"

Preliminary floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. White Wardrobe with mirrored doors included to bedroom 1 only.

BLOCK E

Plots 16* & 25

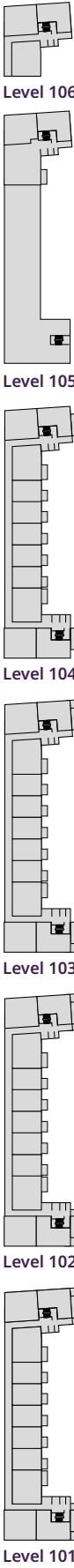
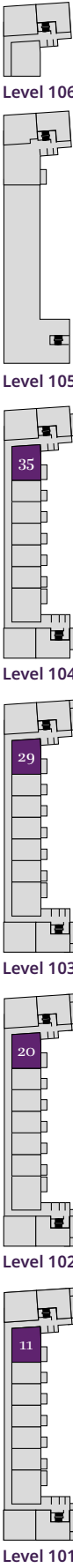
2 BEDROOM APARTMENT
TYPE E11

TOTAL: 85.2 SQ M | 917 SQ FT



Kitchen/Living/Dining Area		Bedroom 2	
5.87m x 5.39m	19'3" x 17'8"	3.73m x 2.65m	12'3" x 8'8"
Bedroom 1		Balcony	
5.87m x 3.18m	19'3" x 10'5"	4.93m x 2.75m	16'2" x 9'0"

*Garden to plot 16 only. Preliminary floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. White Wardrobe with mirrored doors included to bedroom 1 only.



BLOCK E

Plots 1-7

3 BEDROOM TOWNHOUSE
TYPE E12

TOTAL: 103.8 SQ M | 1,117 SQ FT



**Kitchen/Living/
Dining Area**
7.66m x 4.00m
25'2" x 13'1"

Bedroom 1
4.44m x 3.29m
14'7" x 10'10"

Bedroom 2
4.15m (max) x 3.80m
13'7" (max) x 12'6"

Bedroom 3
3.57m x 3.43m (max)
11'9" (max) x 11'3"

Front Garden
7.63m x 1.34m
25'0" x 4'5"

Back Garden
7.80m (max) x 5.78m
25'7" (max) x 19'0"

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BLOCK E

Plots 38 & 41

3 BEDROOM APARTMENT
TYPE E03

TOTAL: 118.9 SQ M | 1,280 SQ FT



Kitchen/Living/Dining Area
10.76m x 3.38m 35'3" x 11'1"

Bedroom 1
5.65m x 3.88m 18'6" x 12'9"

Bedroom 2
5.65m x 3.00m 18'6" x 9'10"

Bedroom 3
3.65m x 2.83m 12'0" x 9'3"

Balcony
4.49m x 1.79m 14'9" x 5'10"

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Level 106

Level 105

Level 104

Level 103

Level 102

Level 101

Level 100

Level 99

Level 98

Level 97

Level 96

Level 95

Level 94

Level 93

Level 92

Level 91

Level 90

Level 89

Level 106

Level 105

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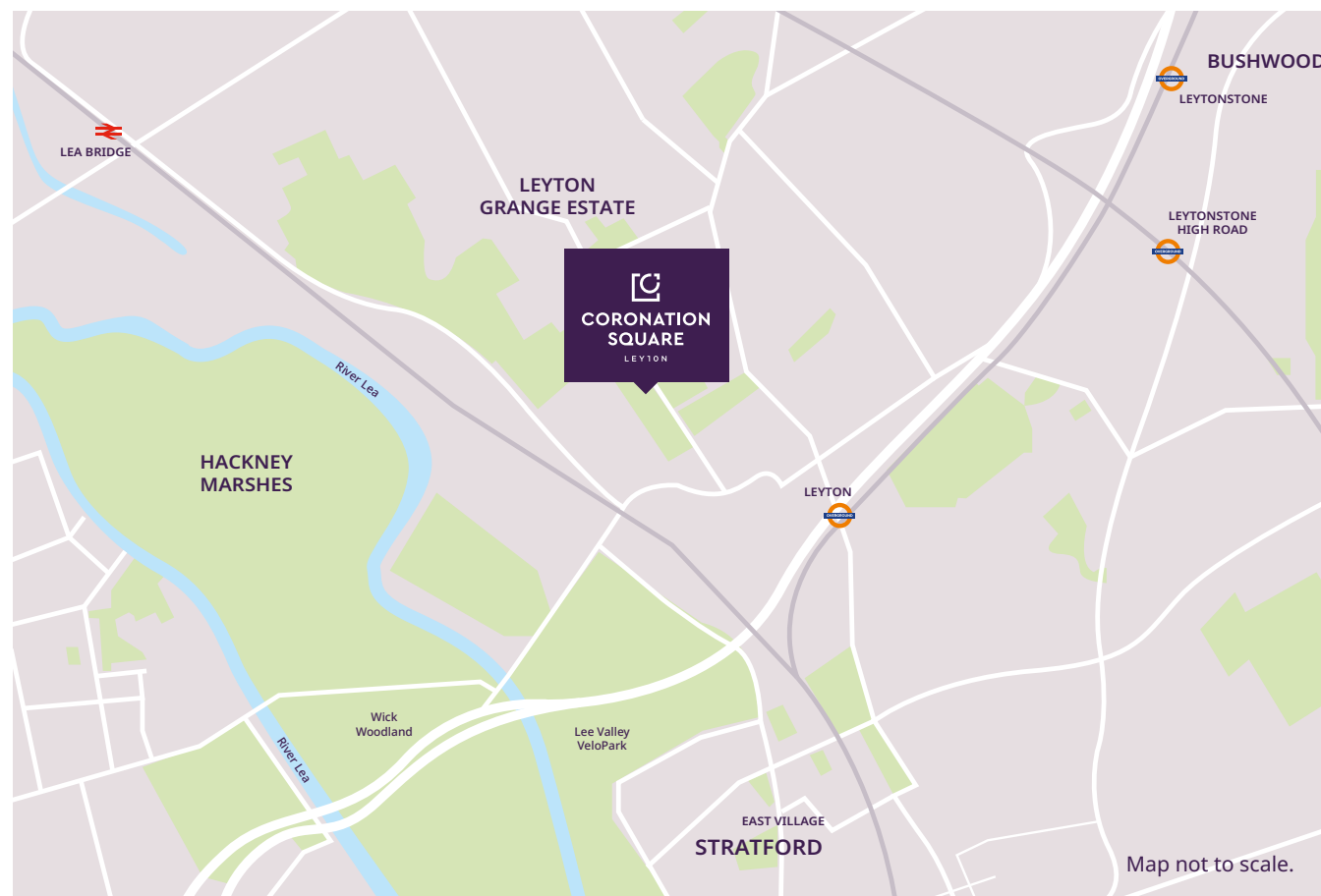
How to find us

FROM A12 (EAST)

- Head south-west on A12
- Use the 2nd from the left lane to take the A106 exit towards Dalston/Hackney/Stratford/New Spitalfields Market/Westfield
- Turn right onto Eastway/A106 (signs for Clapton/Hackney/New Spitalfields Market)
- Turn right to stay on Eastway/A106
- Turn left onto Oliver Road, continue for 0.2 miles
- Coronation Square will be on your left

FROM LEYTON TUBE STATION

- Walk north on High Road Leyton/A112 towards Maud Road
- Turn left onto Maud Road, after 384ft turn right onto York Road
- Continue onto Ruckholt Road/A106
- Turn right onto Oliver Road, after 0.2 miles Coronation Square will be on your left



THE TAYLOR WIMPEY STORY

Taylor Wimpey have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years. We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region.

From our flagship city developments such as Postmark and Chobham Manor, to more unique refurbished-based projects such as Beaumont Gardens, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance. Whether you choose a village setting or the bustle of a market town, a country retreat or a city pad, you will find a home crafted for modern living.

At Taylor Wimpey we are proud of our business – and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.

Taylor Wimpey reserves the right to change specifications, designs, floorplans and siteplans at any time. All lifestyle and location imagery used within this brochure is indicative only. Please ask the sales executive for up-to-date information when reserving your new home. Information is correct at the time of going to print. Please see the development page on our website for further details. 47890/October 2021.

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