

THE **TF** FACTORY
HACKNEY • E3

WELCOME

TO THE FACTORY

The Factory offers a range of 1, 2 and 3 bedroom apartments in a location that is East London at its most creative and vibrant.

Today this quarter of the capital is proud of its unique history and character whilst also enjoying everything new Stratford has to offer including excellent transport links. It makes The Factory the perfect choice for first-time buyers, professionals and young families looking for a well-served, well-placed city lifestyle.

*AN EXCEPTIONAL
PLACE FOR ALL*

HACKNEY WICK E3

From Lesney's iconic Matchbox toy cars to Clarnico who made the nation's favourite sweets in its largest sweet factory, Hackney Wick has an enduring place in East London's – and the nation's – heritage.

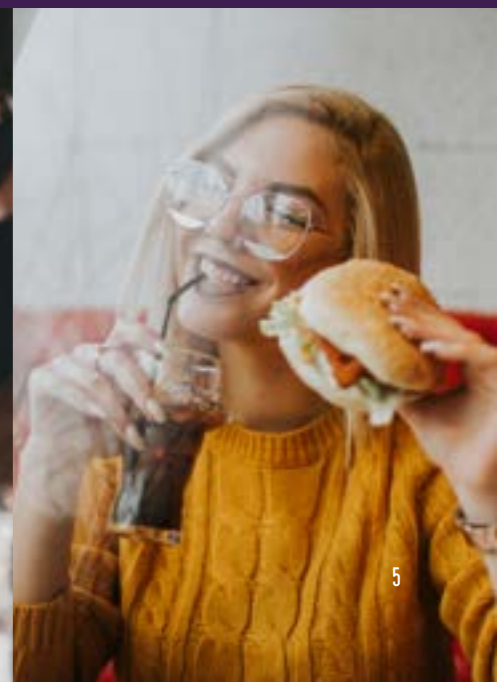
Today its old warehouses and wharfs are a magnet for the creative and innovative from artists to app developers, with Hackney home to more studios and artists per square foot than anywhere in the UK.

A place where industrial past meets 21st century East London, and where nature is closer than you think.

There's a buzz and creativity in the dining scene too. The Wick is at the heart of places for morning coffee or for making a night of it, from microbreweries and restaurants with exposed brickwork, to old barges, bars with canal-side terraces, and live band nights. Whether it is Italian with a new hip twist, craft ale or cocktail you'll discover the perfect spot. You'll often find the work of local artists on the walls, and right next door to The Factory is the Stour Café, Studios, and Galleries complex. Throughout the year too there are many local festivals, open studio nights, and free film, music and neighbourhood events.

Nearby Westfield Stratford City offers first-class shopping and nightlife that includes All Star Lanes and Vue. A pedestrian bridge links home to the Queen Elizabeth Park with its world-class Olympic legacy sports facilities like the London Aquatics Centre and Copper Box Arena. Queen Elizabeth Olympic Park's award-winning parklands, grasslands and waterscape is a London park like no other, with the River Lea running through part of London's Blue Ribbon network to walk, run or cycle by the waterside. Or head to iconic Victoria Park with its lakes and cafés, boating pond and playgrounds which is also conveniently close to home.

Welcome to The Wick.





HACKNEY WICK E3

AT THE HEART OF THE ACTION

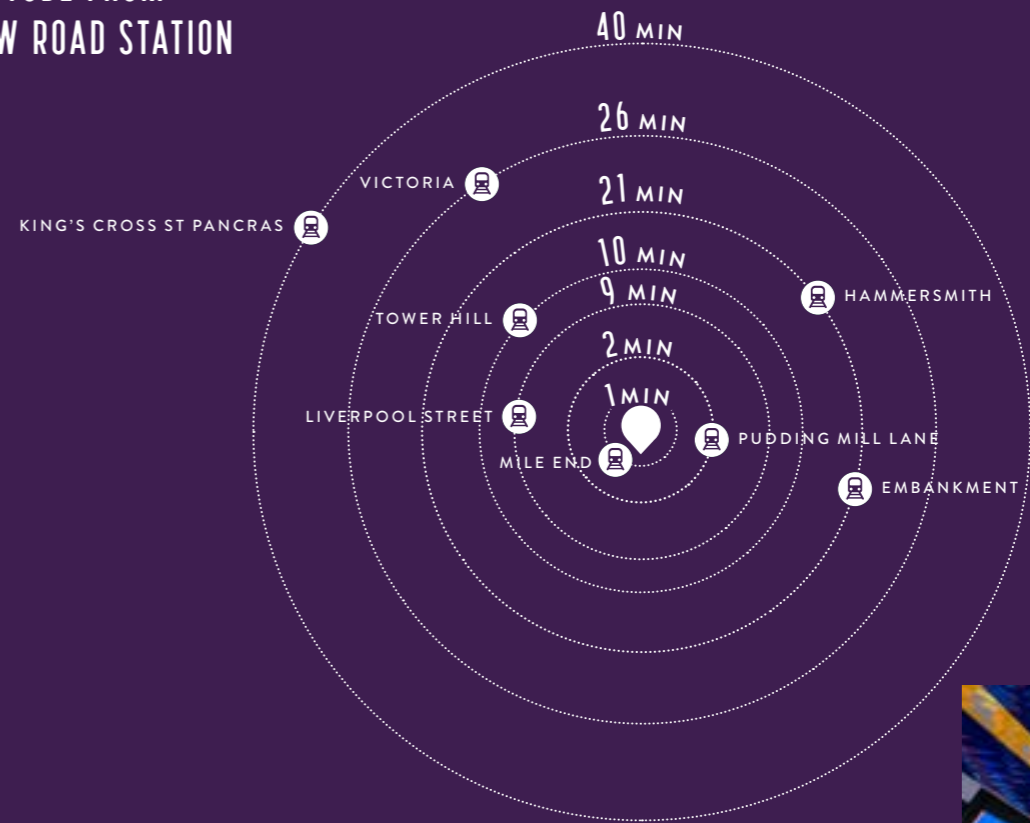
City living at its best means great connections. The Factory is just 8 minutes on foot to Zone 2 Hackney Wick Overground, and Pudding Mill Lane DLR is 16 minutes for fast-tracks to the City, Canary Wharf and London City airport, with Bow Church DLR and Underground interchange a 23-minute walk.

Plus, with one of London's 750 Santander Cycle docking stations on the doorstep you can choose to hop on a bike to get from A to B.

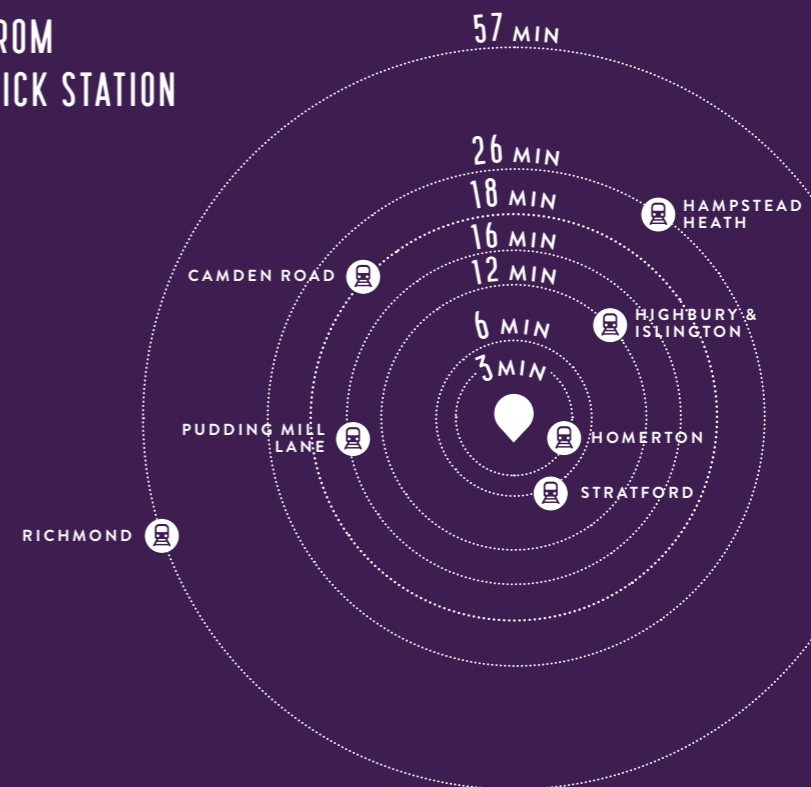
ON FOOT FROM THE FACTORY



BY TUBE FROM BOW ROAD STATION



BY TRAIN FROM HACKNEY WICK STATION



Walking, train and tube times have been taken from [google.co.uk/maps](https://www.google.co.uk/maps), [nationalrail.co.uk](https://www.nationalrail.co.uk) and [tfl.gov.uk](https://www.tfl.gov.uk) and are approximate only.

DEVELOPMENT LAYOUT

The Factory is designed for smart contemporary city living with its light-filled interiors, thoughtfully designed living space and stylish kitchens and bathrooms.

Naturally too there is the energy-efficiency that comes with a new-build home. With a choice of layouts and sizes, whether you are buying your first home, making a second step, looking to share, or to start family life, you will find a home that works for you.



* = 83% of homes are affordable † = 28% of homes are affordable

This 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 your sales executive prior to reservation.

Factory Yard



Computer generated image.

Plot 62

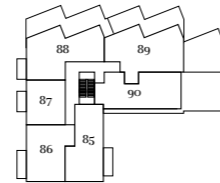
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
6.60m x 4.42m 21'8" x 14'6"

Bedroom
4.53m x 3.24m 14'10" x 10'8"

Balcony
5.4 sq m

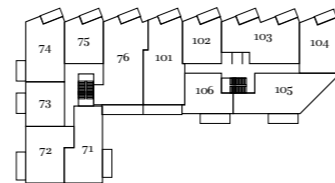
Gross total internal area
51.2 sq m 551 sq ft



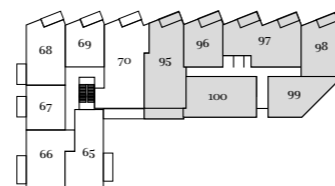
Fifth floor



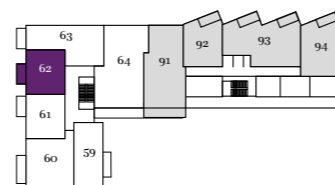
Fourth floor



Third floor



Second floor



First Floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 61

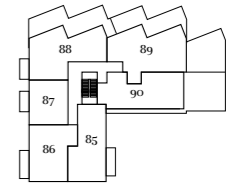
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
6.60m x 4.52m 21'8" x 14'10"

Bedroom
4.53m x 3.21m 14'10" x 10'6"

Balcony
5.4 sq m

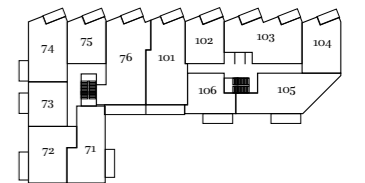
Gross total internal area
51.6 sq m 555 sq ft



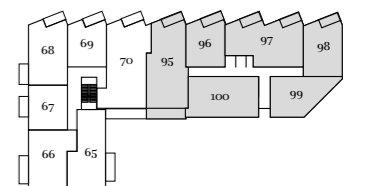
Fifth floor



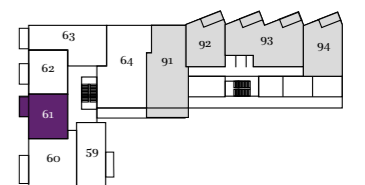
Fourth floor



Third floor



Second floor



First Floor

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Plots 67,
73, 79 & 87

1 BEDROOM APARTMENT

Kitchen/Living/Dining Area

6.60m x 4.24m 21'8" 13'11"

Bedroom

4.33m x 3.49m 14'3" x 11'6"

Balcony

5.4 sq m

Gross total internal area

51.6 sq m 555 sq ft

Plot 82

1 BEDROOM APARTMENT

Kitchen/Living/Dining Area

8.20m x 3.72m 26'11" x 12'3"

Bedroom

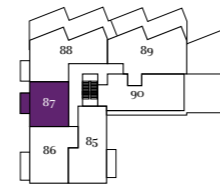
5.95m x 3.08m 19'6" x 10'1"

Balcony

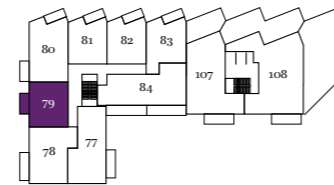
6.0 sq m

Gross total internal area

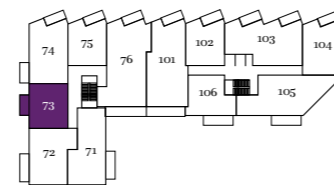
52.2 sq m 562 sq ft



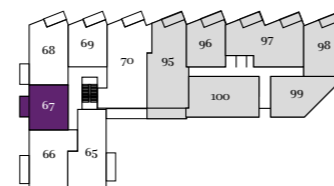
Fifth floor



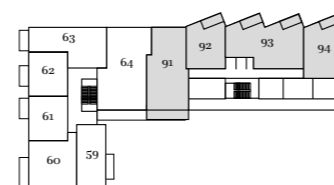
Fourth floor



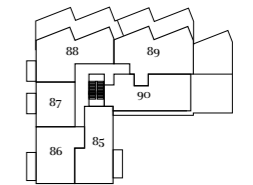
Third floor



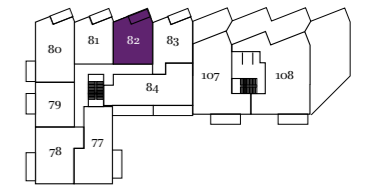
Second floor



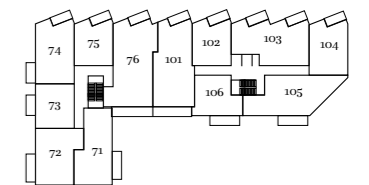
First Floor



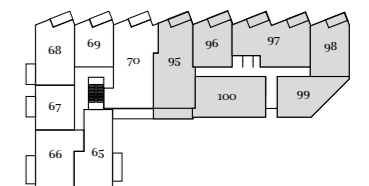
Fifth floor



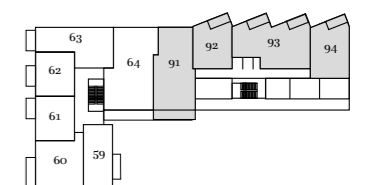
Fourth floor



Third floor



Second floor



First Floor

The 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. Greyed out plots in the plot locator are affordable housing.

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Plots 69, 75 & 81

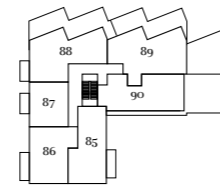
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
8.21m x 3.57m 27'0" x 11'9"

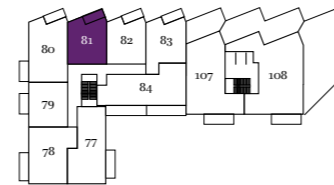
Bedroom
6.17m x 3.26m 20'3" x 10'8"

Balcony
6.0 sq m

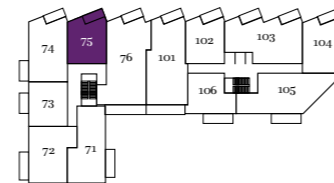
Gross total internal area
52.6 sq m 566 sq ft



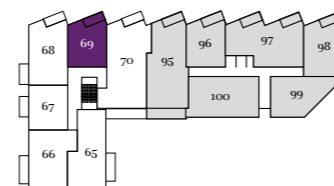
Fifth floor



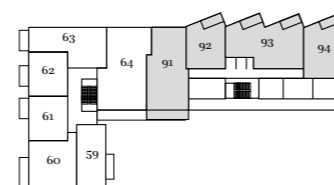
Fourth floor



Third floor



Second floor



First Floor

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Plot 59

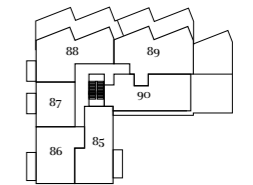
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
5.36m x 4.84m 17'7" x 15'11"

Bedroom
4.42m x 3.57m 14'6" x 11'9"

Terrace
7.1 sq m

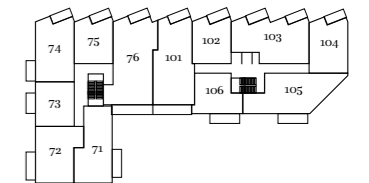
Gross total internal area
53.3 sq m 574 sq ft



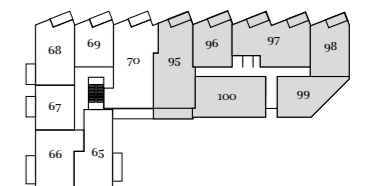
Fifth floor



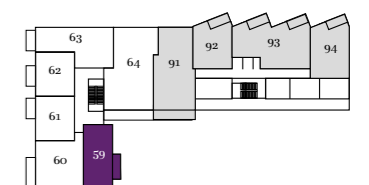
Fourth floor



Third floor



Second floor



First Floor

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Plot 83

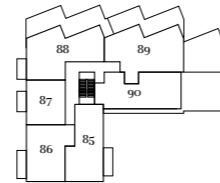
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
8.01m x 3.41m 26'4" x 11'2"

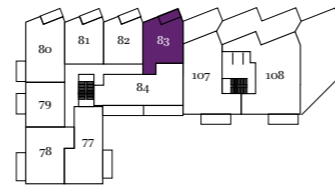
Bedroom
4.65m x 3.28m 15'3" x 10'9"

Balcony
6.0 sq m

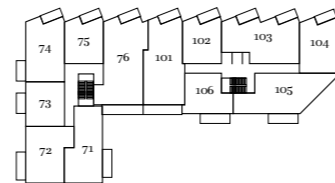
Gross total internal area
55.1 sq m 593 sq ft



Fifth floor



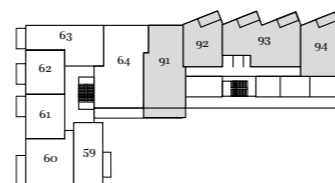
Fourth floor



Third floor



Second floor



First Floor

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Plot 60

2 BEDROOM APARTMENT

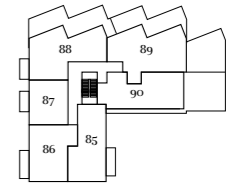
Kitchen/Living/Dining Area
5.48m x 4.96m 18'0" x 16'4"

Bedroom 1
4.47m x 2.75m 14'8" x 9'0"

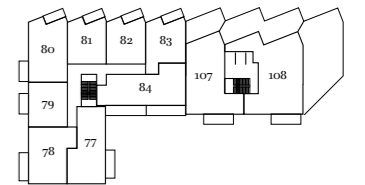
Bedroom 2
3.48m x 3.37m 11'5" x 11'1"

Balcony
7.5 sq m

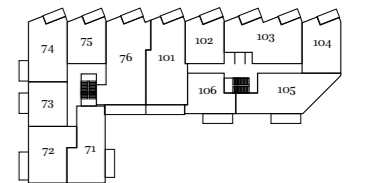
Gross total internal area
72.2 sq m 777 sq ft



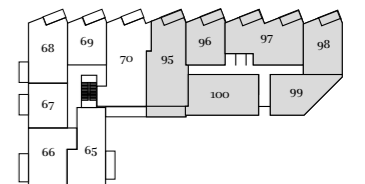
Fifth floor



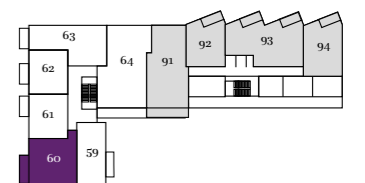
Fourth floor



Third floor



Second floor



First Floor

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Plots 66,
72, 78 & 86

2 BEDROOM APARTMENT

Kitchen/Living/Dining Area
6.61m x 4.61m 21'9" x 15'2"

Bedroom 1
5.16m x 2.83m 16'11" x 9'4"

Bedroom 2
5.16m x 2.35m 16'11" x 7'9"

Balcony
7.1 sq m

Gross total internal area
72.5 sq m 780 sq ft

Plots 68,
74 & 80

2 BEDROOM APARTMENT

Kitchen/Living/Dining Area
6.60m x 4.79m 21'8" x 15'9"

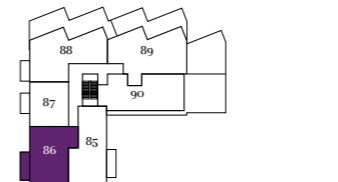
Bedroom 1
5.17m x 3.35m 17'0" x 11'0"

Bedroom 2
3.28m x 3.21m 10'9" x 10'6"

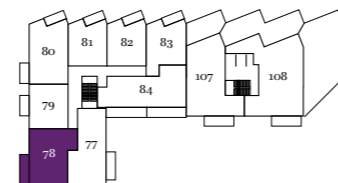
Balcony 1
5.4 sq m

Balcony 2
5.6 sq m

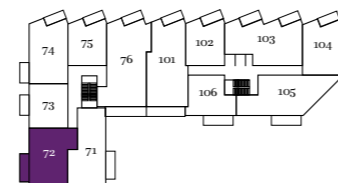
Gross total internal area
72.5 sq m 780 sq ft



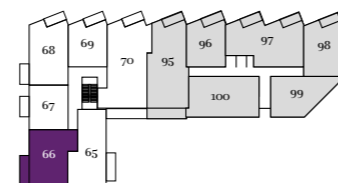
Fifth floor



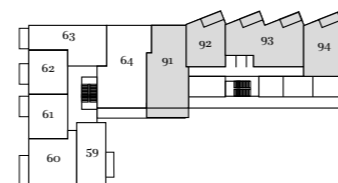
Fourth floor



Third floor

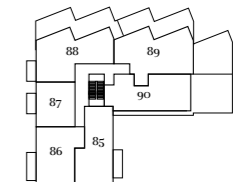


Second floor

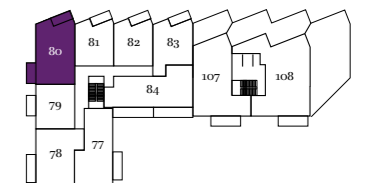


First Floor

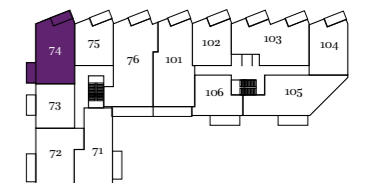
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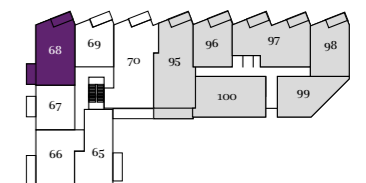
Fifth floor



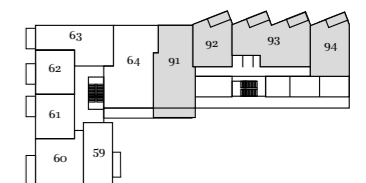
Fourth floor



Third floor



Second floor



First Floor

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Plots 65,
71, 77 & 85

2 BEDROOM APARTMENT

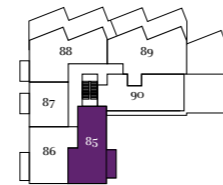
Kitchen/Living/Dining Area
6.64m x 4.76m 21'10" x 15'8"

Bedroom 1
3.78m x 3.51m 12'5" x 11'6"

Bedroom 2
3.63m x 3.51m 11'11" x 11'6"

Balcony
7.5 sq m

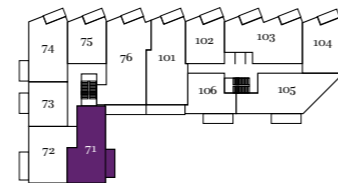
Gross total internal area
76.6 sq m 825 sq ft



Fifth floor



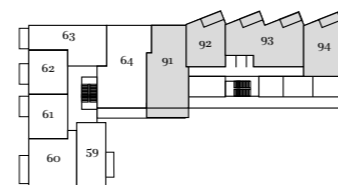
Fourth floor



Third floor



Second floor



First Floor

Plot 63

2 BEDROOM APARTMENT

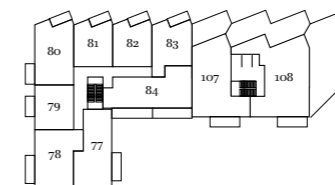
Kitchen/Living/Dining Area
7.20m x 4.08m 23'8" x 13'5"

Bedroom 1
5.06m x 2.99m 16'8" x 9'10"

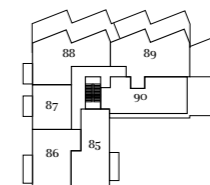
Bedroom 2
3.89m x 3.48m 12'9" x 11'5"

Balcony
5.4 sq m

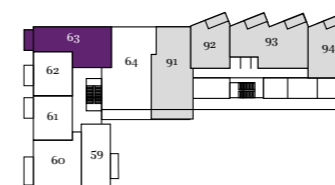
Gross total internal area
77.4 sq m 833 sq ft



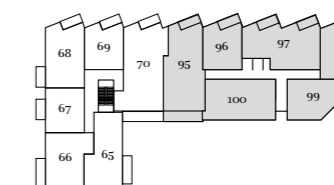
Fourth floor



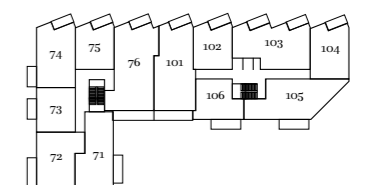
Fifth floor



First Floor



Second floor



Third floor

The 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. Greyed out plots in the plot locator are affordable housing.

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 90

2 BEDROOM APARTMENT

Kitchen/Living/Dining Area
6.12m x 5.35m 20'1" x 17'7"

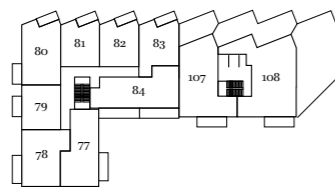
Bedroom 1
4.46m x 3.88m 14'8" x 12'9"

Bedroom 2
3.72m x 2.92m 12'3" x 9'7"

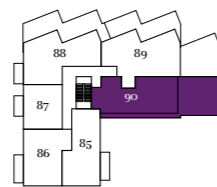
Terrace 1
11.1 sq m

Terrace 2
46.9 sq m

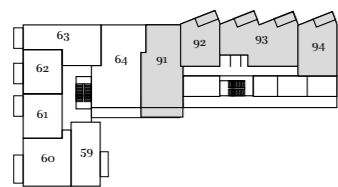
Gross total internal area
86.8 sq m 934 sq ft



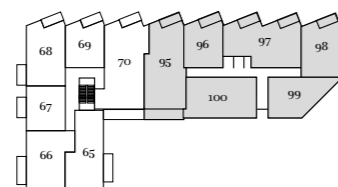
Fourth floor



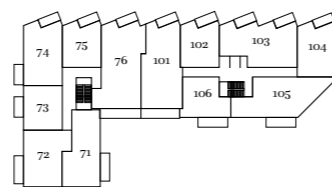
Fifth floor



First floor



Second floor



Third floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 88

2 BEDROOM APARTMENT

Kitchen/Living/Dining Area
9.41m x 6.28m 30'11" x 20'7"

Bedroom 1
6.05m x 4.33m 19'10" x 14'3"

Bedroom 2
4.30m x 3.30m 14'3" x 10'9"

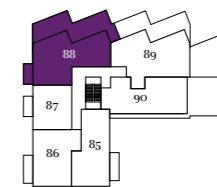
Terrace
38.9 sq m

Balcony
5.4 sq m

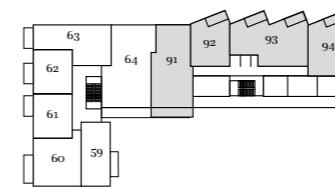
Gross total internal area
93.2 sq m 1,003 sq ft



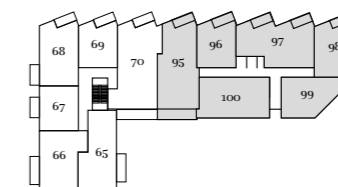
Fourth floor



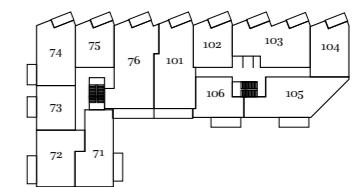
Fifth floor



First floor



Second floor



Third floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 89

2 BEDROOM APARTMENT

Kitchen/Living/Dining Area
8.14m x 6.06m 26'8" x 19'11"

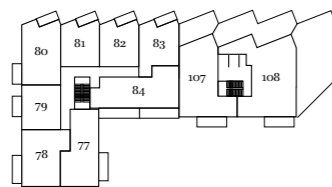
Bedroom 1
5.94m x 4.33m 19'6" x 14'3"

Bedroom 2
6.67m x 3.41m 21'11" x 11'3"

Terrace 1
42.3 sq m

Terrace 2
36.7 sq m

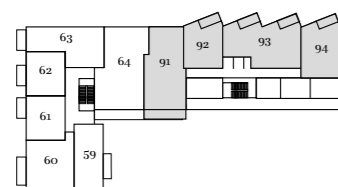
Gross total internal area
97.5 sq m 1,049 sq ft



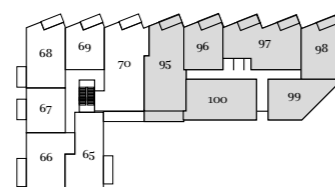
Fourth floor



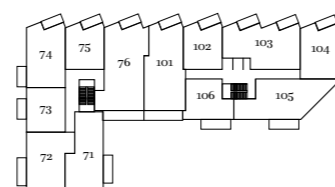
Fifth floor



First floor



Second floor



Third floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 84

3 BEDROOM APARTMENT

Kitchen/Living/Dining Area
6.49m x 5.22m 21'4" x 17'2"

Bedroom 1
5.75m x 2.77m 18'11" x 9'1"

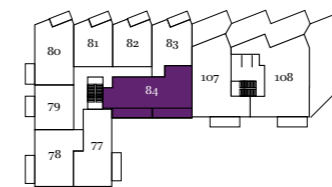
Bedroom 2
3.98m x 3.83m 13'1" x 12'7"

Bedroom 3
3.98m x 2.46m 13'1" x 8'1"

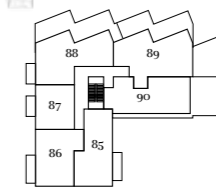
Balcony 1
11.9 sq m

Balcony 2
11.3 sq m

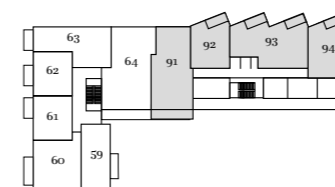
Gross total internal area
88.9 sq m 957 sq ft



Fourth floor



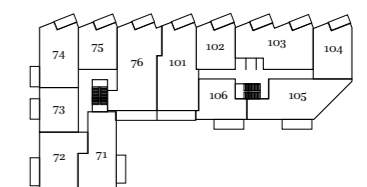
Fifth floor



First floor



Second floor



Third floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 103

3 BEDROOM APARTMENT

Kitchen/Living/Dining Area
8.07m x 3.74m 26'6" x 12'4"

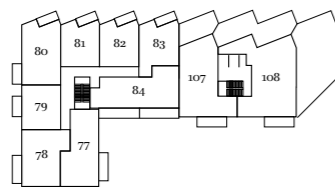
Bedroom 1
4.75m x 3.49m 15'7" x 11'6"

Bedroom 2
5.91m x 3.07m 19'5" x 10'1"

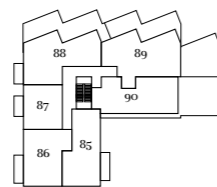
Bedroom 3
3.59m x 3.47m 11'9" x 11'5"

Balconies 1 & 2
5.6 sq m

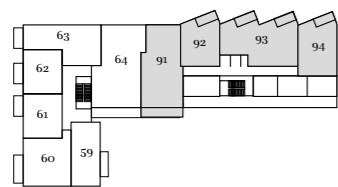
Gross total internal area
90.8 sq m 977 sq ft



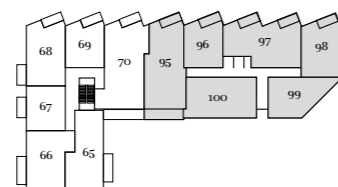
Fourth floor



Fifth floor



First Floor



Second floor



Third floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 101

3 BEDROOM APARTMENT

Kitchen/Living/Dining Area
7.10m x 4.79m 23'4" x 15'9"

Bedroom 1
5.37m x 3.25m 17'8" x 10'8"

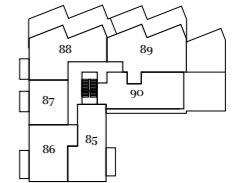
Bedroom 2
5.90m x 2.75m 19'4" x 9'0"

Bedroom 3
5.05m x 2.47m 16'7" x 8'1"

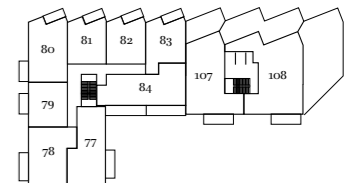
Balcony 1
11.0 sq m

Balcony 2
5.6 sq m

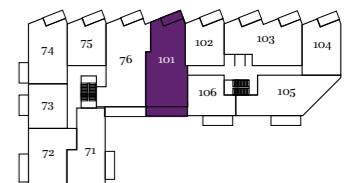
Gross total internal area
101.8 sq m 1,096 sq ft



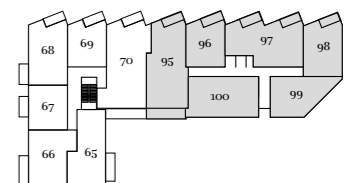
Fifth floor



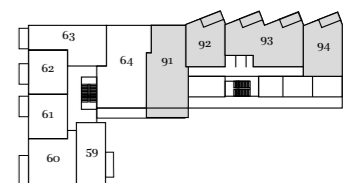
Fourth floor



Third floor



Second floor



First Floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 107

3 BEDROOM APARTMENT

Kitchen/Living/Dining Area
5.92m x 5.55m 19'5" x 18'3"

Bedroom 1
5.26m x 3.90m 17'3" x 12'10"

Bedroom 2
4.73m x 3.33m 15'6" x 10'11"

Bedroom 3
4.11m x 2.97m 13'6" x 9'9"

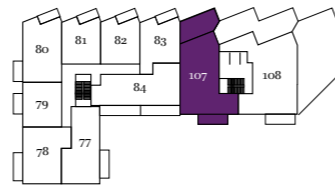
Terrace
20.0 sq m

Balcony
8.0 sq m

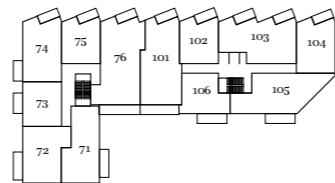
Gross total internal area
104.3 sq m 1,123 sq ft



Fifth floor



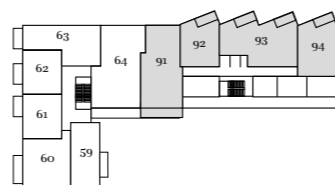
Fourth floor



Third floor



Second floor



First Floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 64

3 BEDROOM APARTMENT

Kitchen/Living/Dining Area
8.66m x 5.64m 28'5" x 18'6"

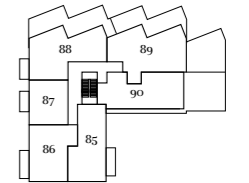
Bedroom 1
6.06m x 2.73m 19'11" x 9'0"

Bedroom 2
4.72m x 2.73m 15'6" x 8'11"

Bedroom 3
4.72m x 2.15m 15'6" x 7'1"

Terrace
10.2 sq m

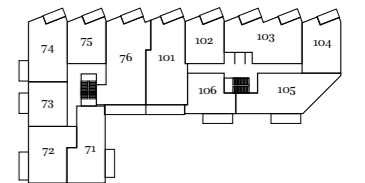
Gross total internal area
109.9 sq m 1,183 sq ft



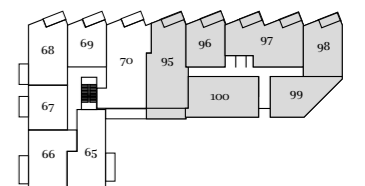
Fifth floor



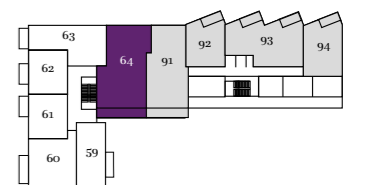
Fourth floor



Third floor



Second floor



First Floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plots 70 & 76

3 BEDROOM APARTMENT

Kitchen/Living/Dining Area
10.9m x 5.04m 36'1" x 16'7"

Bedroom 1
4.31m x 3.45m 14'2" x 11'4"

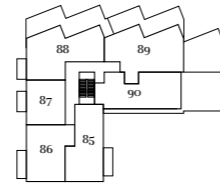
Bedroom 2
4.57m x 2.69m 15'0" x 8'10"

Bedroom 3
5.73m x 2.65m 18'10" x 8'8"

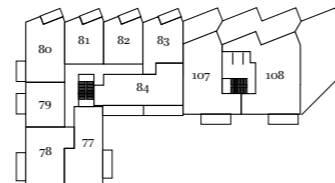
Balcony 1
11.9 sq m

Balcony 2
6.0 sq m

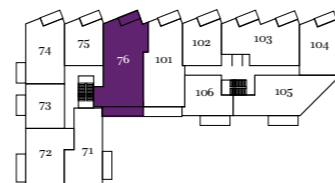
Gross total internal area
114.1 sq m 1,228 sq ft



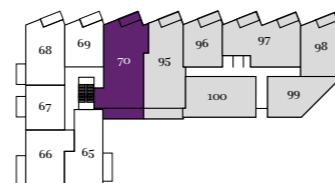
Fifth floor



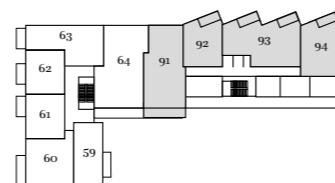
Fourth floor



Third floor



Second floor



First Floor

The 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. Greyed out plots in the plot locator are affordable housing.

Plot 108

3 BEDROOM APARTMENT

Kitchen/Living/Dining Area
5.98m x 5.74m 19'8" x 18'10"

Bedroom 1
4.94m x 4.07m 16'3" x 13'5"

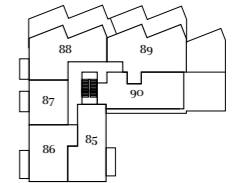
Bedroom 2
5.81m x 5.40m 19'1" x 17'9"

Bedroom 3
4.37m x 3.33m 14'4" x 10'11"

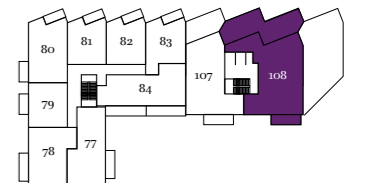
Terrace
125.4 sq m

Balcony
8.1 sq m

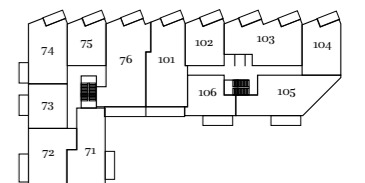
Gross total internal area
127.0 sq m 1,367 sq ft



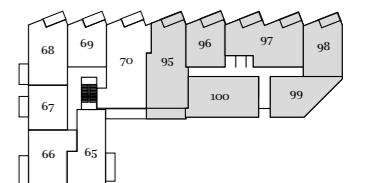
Fifth floor



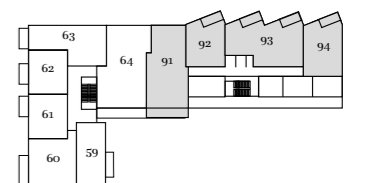
Fourth floor



Third floor



Second floor



First Floor

The 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. Greyed out plots in the plot locator are affordable housing.

Townhouses



Townhouses

Plots 1, 2 & 3

2 BEDROOM TOWNHOUSE

Kitchen/Living/Dining Area
7.05m x 4.09m 23'2" x 13'5"

Bedroom 1
5.02m x 2.56m 16'6" x 8'5"

Bedroom 2
3.97m x 3.33m 13'0" x 10'11"

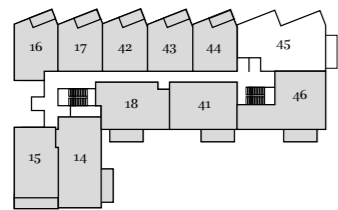
Terrace
5.3 sq m

Gross total internal area
97.0 sq m 936 sq ft

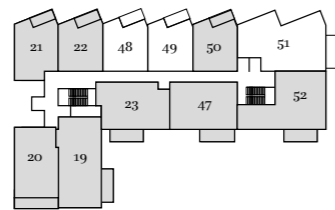


GROUND FLOOR

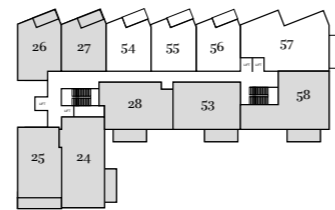
FIRST FLOOR



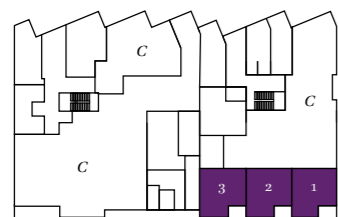
Third Floor



Fourth Floor



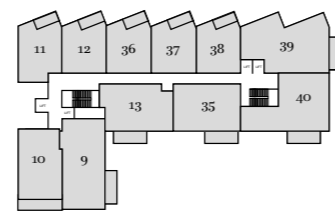
Fifth Floor



Ground Floor



First Floor



Second Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.



Computer generated image.

Factory Mill

THE FACTORY
HACKNEY E3



Computer generated image.

Plot 115

STUDIO APARTMENT

Kitchen/Living/Dining Area
5.77m x 2.37m 18'11" x 7'10"

Bedroom
3.45m x 2.62m 11'4" x 8'8"

Terrace
5.7 sq m

Gross total internal area
39.0 sq m 420 sq ft

Plots 112, 120, 128, 136 & 144

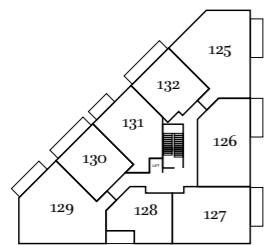
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
7.26m x 5.14m 23'10" x 16'11"

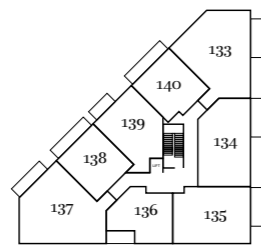
Bedroom
4.13m x 3.69m 13'7" x 12'1"

Balcony
5.3 sq m

Gross total internal area
50.3 sq m 541 sq ft



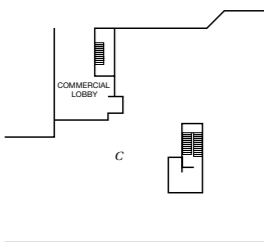
Fourth Floor



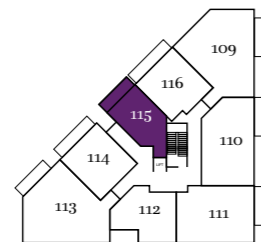
Fifth Floor



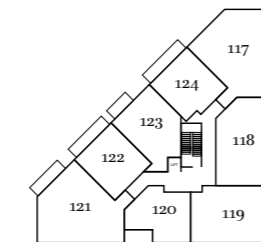
Sixth Floor



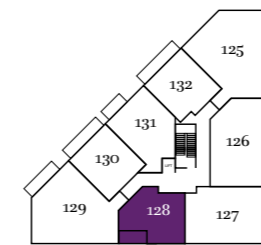
First Floor



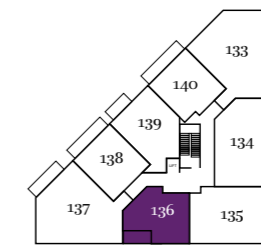
Second Floor



Third Floor



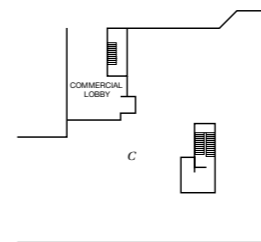
Fourth Floor



Fifth Floor



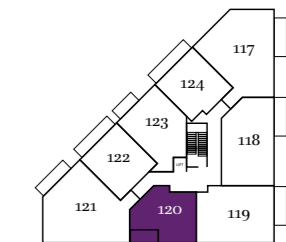
Sixth Floor



First Floor



Second Floor



Third Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.

Plots 116, 124, 132, 140 & 148

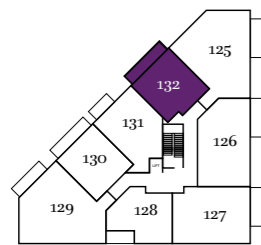
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
7.45m x 3.82m 24'6" x 12'7"

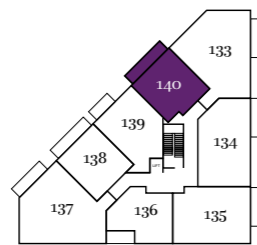
Bedroom
4.45m x 3.07m 14'7" x 10'1"

Terrace
10.1 sq m

Gross total internal area
51.0 sq m 549 sq ft



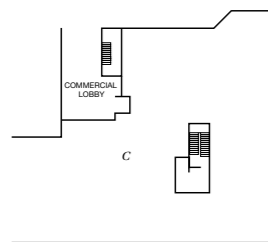
Fourth Floor



Fifth Floor



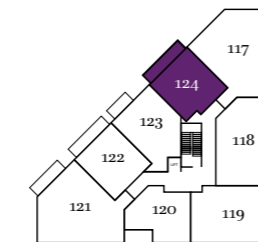
Sixth Floor



First Floor



Second Floor



Third Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.

Plots 114, 122, 130, 138 & 146

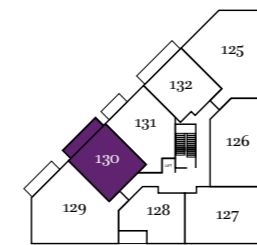
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
7.45m x 3.78m 24'5" x 12'5"

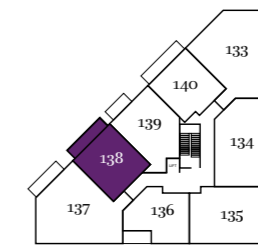
Bedroom
5.17m x 3.08m 17'0" x 10'1"

Terrace
9.5 sq m

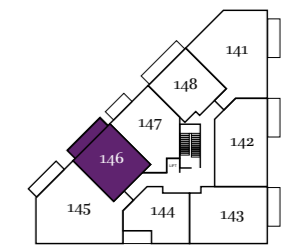
Gross total internal area
51.7 sq m 556 sq ft



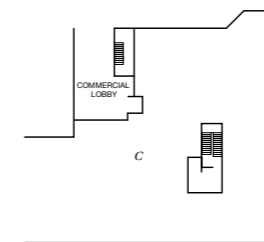
Fourth Floor



Fifth Floor



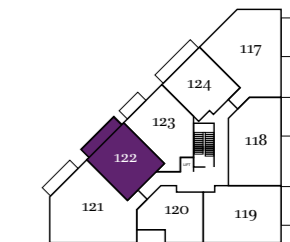
Sixth Floor



First Floor



Second Floor



Third Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.

Plots 123, 131, 139 & 147

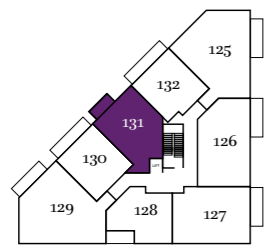
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
7.76m x 3.82m 25'6" x 12'6"

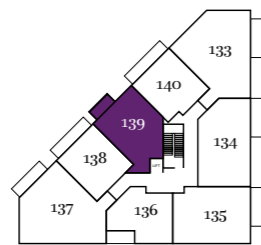
Bedroom
5.17m x 3.14m 17'0" x 10'4"

Balcony
5.4 sq m

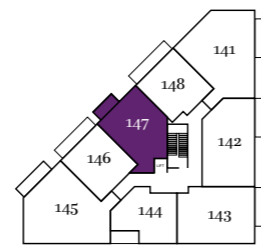
Gross total internal area
59.5 sq m 640 sq ft



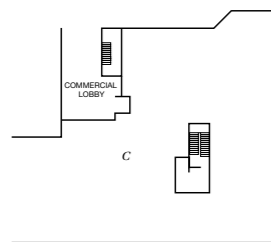
Fourth Floor



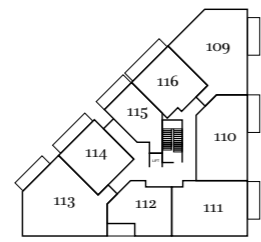
Fifth Floor



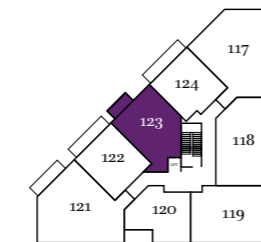
Sixth Floor



First Floor



Second Floor



Third Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.

Plots 111, 119, 127, 135 & 143

2 BEDROOM APARTMENT

Kitchen/Living/Dining Area
7.22m x 3.89m 23'8" x 12'9"

Bedroom 1
3.86m x 3.37m 12'8" x 11'1"

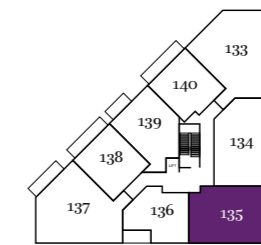
Bedroom 2
3.86m x 3.51m 12'8" x 11'7"

Balcony
8.0 sq m

Gross total internal area
73.3 sq m 789 sq ft



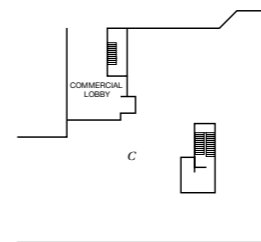
Fourth Floor



Fifth Floor



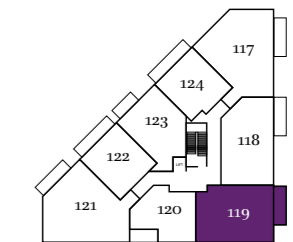
Sixth Floor



First Floor



Second Floor



Third Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.

Plots 110, 118, 126, 134 & 142

2 BEDROOM APARTMENT

Kitchen/Living/Dining Area
6.86m x 5.36m 22'6" x 17'7"

Bedroom 1
4.79m x 3.53m 15'9" x 11'7"

Bedroom 2
4.79m x 2.71m 15'9" x 8'11"

Balcony
8.0 sq m

Gross total internal area
77.2 sq m 831 sq ft



Plots 113, 121, 129, 137 & 145

3 BEDROOM APARTMENT

Kitchen/Dining Area
3.86m x 3.66m 12'8" x 12'0"

Living Area
3.76m x 3.73m 12'4" x 12'3"

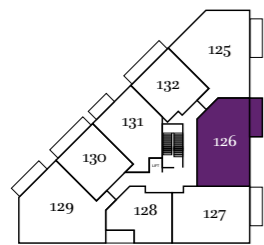
Bedroom 1
4.26m x 2.92m 14'0" x 9'7"

Bedroom 2
3.79m x 3.15m 12'5" x 10'4"

Bedroom 3
3.79m x 2.51m 12'5" x 8'3"

Terrace
8.0 sq m

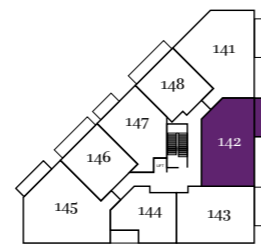
Gross total internal area
92.5 sq m 996 sq ft



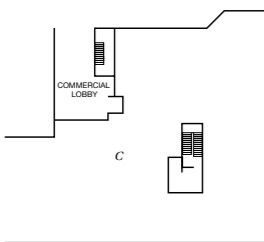
Fourth Floor



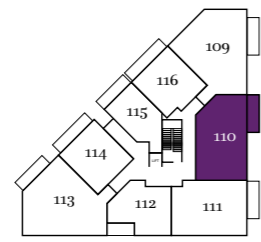
Fifth Floor



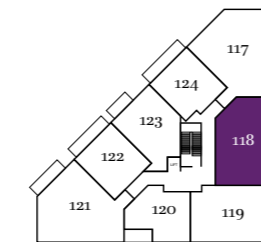
Sixth Floor



First Floor



Second Floor



Third Floor



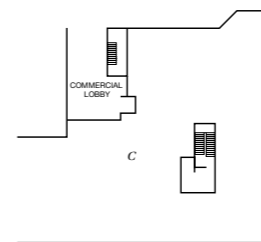
Fourth Floor



Fifth Floor



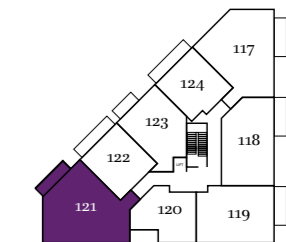
Sixth Floor



First Floor



Second Floor



Third Floor

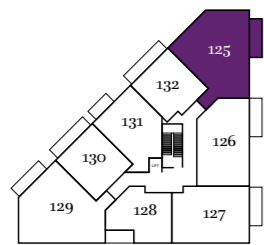
The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. White wardrobe with mirrored doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.

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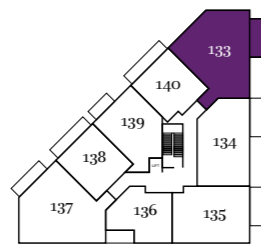
Plots 109, 117, 125, 133 & 141

3 BEDROOM APARTMENT

- Kitchen/Dining Area**
4.05m x 3.78m 13'3" x 12'5"
- Living Area**
4.00m x 3.81m 13'2" x 12'6"
- Bedroom 1**
4.30m x 2.89m 14'1" x 9'6"
- Bedroom 2**
3.92m x 3.15m 12'11" x 10'4"
- Bedroom 3**
3.92m x 2.51m 12'11" x 8'3"
- Balcony**
8.0 sq m
- Gross total internal area**
93.5 sq m / 1,006 sq ft



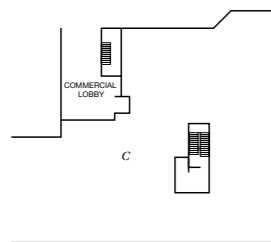
Fourth Floor



Fifth Floor



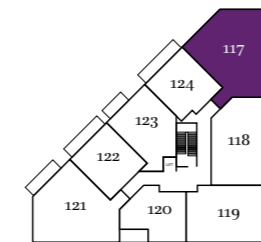
Sixth Floor



First Floor



Second Floor



Third Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.



Computer generated image.

Factory Works



Computer generated image.

Plots 49 & 55

1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
7.97m x 3.49m 26'2" x 11'5"

Bedroom
5.09m x 3.32m 16'8" x 10'11"

Balcony
4.7 sq m

Gross total internal area
50.8 sq m 547 sq ft



Plot 56

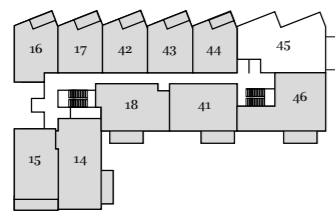
1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
7.96m x 3.47m 26'2" x 11'5"

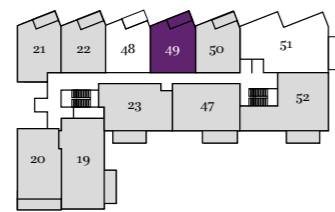
Bedroom
4.98m x 3.32m 16'4" x 10'11"

Balcony
4.8 sq m

Gross total internal area
50.8 sq m 547 sq ft



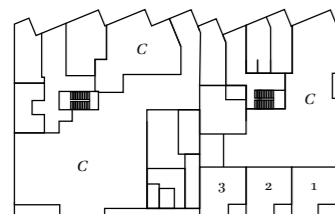
Third Floor



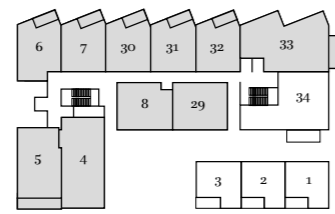
Fourth Floor



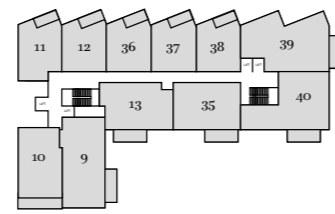
Fifth Floor



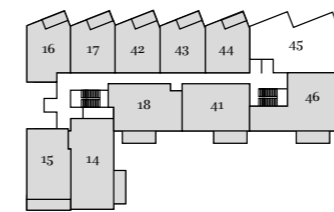
Ground Floor



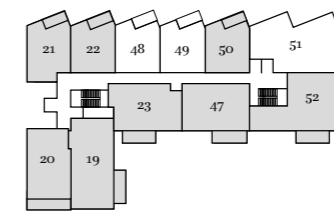
First Floor



Second Floor



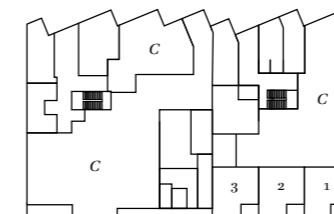
Third Floor



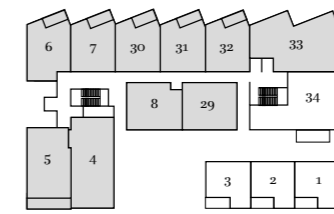
Fourth Floor



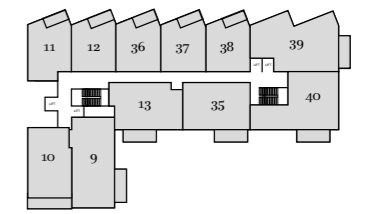
Fifth Floor



Ground Floor



First Floor



Second Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.

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Plots 48 & 54

1 BEDROOM APARTMENT

Kitchen/Living/Dining Area
8.20m x 3.69m 26'11" x 12'1"

Bedroom
6.19m x 3.12m 20'4" x 10'3"

Balcony
4.8 sq m

Gross total internal area
64.0 sq m 689 sq ft



Plot 34

2 BEDROOM APARTMENT

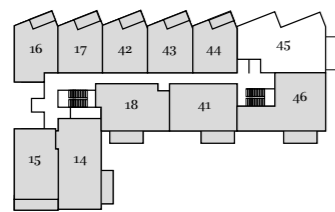
Kitchen/Living/Dining Area
7.71m x 4.47m 25'4" x 14'8"

Bedroom 1
4.07m x 3.58m 13'4" x 11'9"

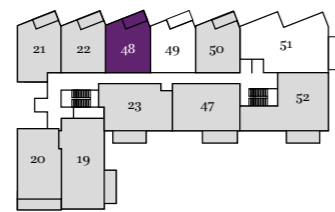
Bedroom 2
4.46m x 3.57m 14'8" x 11'9"

Terrace
9.1 sq m

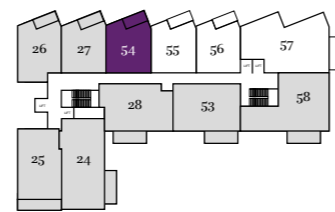
Gross total internal area
91.4 sq m 984 sq ft



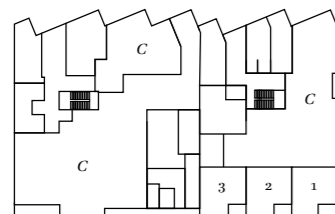
Third Floor



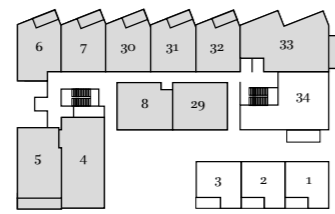
Fourth Floor



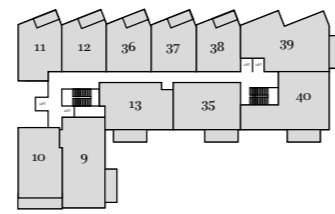
Fifth Floor



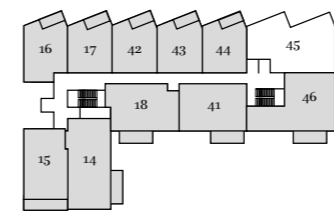
Ground Floor



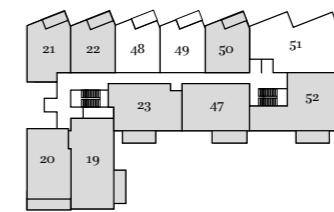
First Floor



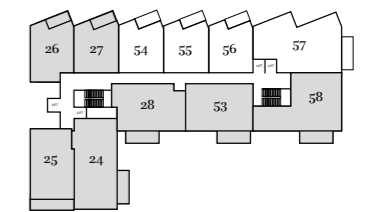
Second Floor



Third Floor



Fourth Floor



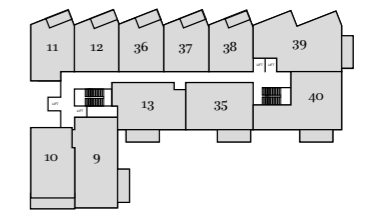
Fifth Floor



Ground Floor



First Floor



Second Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.

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Plots 45,
51 & 57

3 BEDROOM APARTMENT

Kitchen/Living/Dining Area
9.33m x 3.71m 30'7" x 12'2"

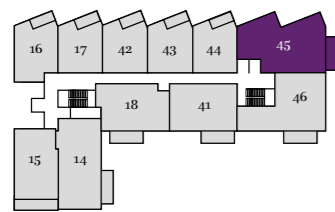
Bedroom 1
6.04m x 3.87m 19'10" x 12'9"

Bedroom 2
5.98m x 2.76m 19'8" x 9'1"

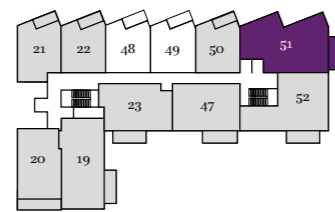
Bedroom 3
4.73m x 3.26m 15'6" x 10'9"

Balcony
9.0 sq m

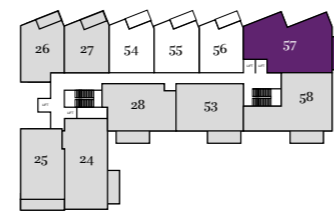
Gross total internal area
105.4 sq m 1,135 sq ft



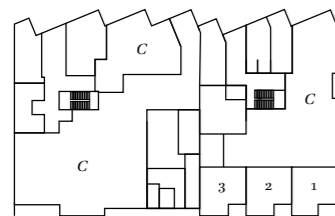
Third Floor



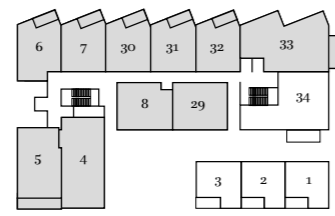
Fourth Floor



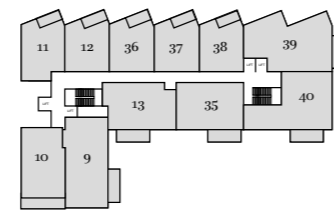
Fifth Floor



Ground Floor



First Floor



Second Floor

The 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. Greyed out plots in the plot locator are affordable housing. C - Commercial Unit.



SPECIFICATION

The information below shows the intended specification for each of the homes available at The Factory. 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
 - Fridge/Freezer with 70/30 divide
 - Dishwasher
 - Washer/dryer*
- Soft close doors/drawers
- Under wall unit lighting
- LineN handle lighting
- Stainless steel sink with 1.5 bowl and Monobloc tap

BATHROOMS - STANDARD

- White sanitaryware throughout with 180 litre bath
- Chrome mixer tap to wash hand basins
- Thermostatic shower, bath screen and full-height tiling to bath for 1 bedroom properties
- Thermostatic shower to shower enclosure in en suite

- Half-height tiling to all walls
- Full-height tiling to shower enclosure in en suite
- 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 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 (to be connected by purchaser)
- TV and telephone point to bedroom 1 (to be connected by purchaser)

- Mains operated smoke detector with battery backup
- Mechanical extract ventilation to selected plots[†]
- Astro balcony downlight

HEATING

- Central district heating system - no gas to individual dwellings

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 Essentials carpet to bedrooms available in a variety of colours
- Amtico Spacia to all other areas, available in a variety of styles

WARDROBES

- 1300mm white surround, glazed sliding wardrobe to bedroom 1 (location as shown in brochure, position cannot be altered)^{††}

OPTIONAL UPGRADES

Please speak to the sales executive if you would like to take advantage of our Options service, which allows you to customise your new Taylor Wimpey home before you move in, so it's exactly as you want it to be. Prices available on request, 50% payment required when ordering. Choices, upgrades and colour choices are available subject to stage of construction.

KITCHEN

- Siemens single oven and microwave in tall housing (where design permits)
- Granite/Silestone worktop and splashback with under mounted 1.5 bowl sink and upgrade tap
- Siemens induction hob

BATHROOMS

- Upgrade taps
- Extend wall tiling to full height
- Mirror above basin
- Adjustable height thermostatic chrome shower over bath with glass screen
- Extend tiling to full-height around bath

WARDROBES

- Additional 1300mm wardrobe to further bedrooms in accordance to specified layouts

FLOORING

- Additional carpet ranges to bedrooms
- Additional styles available in the Amtico Signature range to kitchen/living area, hallway, bathroom and en suite only (not available to stairs or bedrooms)

ELECTRICAL

- Wireless alarm systems
- Additional sockets



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. Image used for illustrative purposes only. Image may include optional upgrades at additional cost.

DIRECTIONS TO THE FACTORY

FROM A12

- Head south-west on A12
- Take the Old Ford exit towards B142
- Turn left onto Wick Ln
- The development will be on your right and the sales centre will be further along the road on your right

FROM STRATFORD

- Head north-east on Station St towards Great Eastern Rd/A118 and continue on
- Turn left onto Great Eastern Rd/A118 and then turn right onto The Grove/A118
- Use the right lane to turn right onto Broadway/A118 and continue straight to stay on Broadway/A118
- Use the left lane to take the slip road to A12 and keep right to continue towards A12
- At Bow Roundabout, take the 3rd exit onto the A12 slip road
- Take the exit towards Old Ford/B142 and then turn right onto Wick Ln
- The development will be on your right and the sales centre will be further along the road on your right



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. Map not to scale. 45210/June 2021.

Computer generated image.

THE **T** FACTORY
HACKNEY • E3

DEVELOPMENT

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