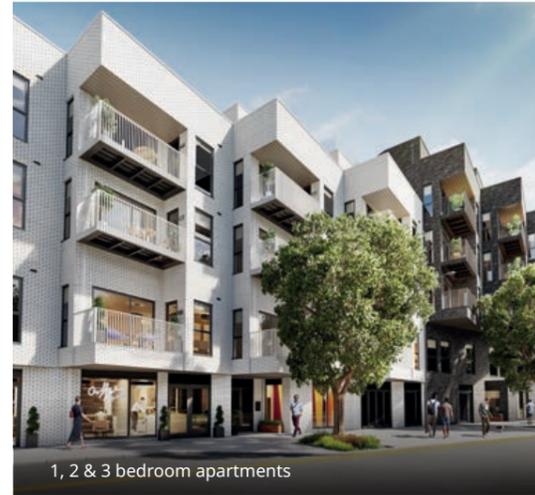




# Hertford Mill, Hackney Wick



## Address

Monier Road, Hackney, London, E3 2ND

## Estimated completion dates

From Q4 2025

## Tenure

Leasehold 999 years

## Service charge

1, 2, 3 bed apartments – £2.40–£2.90  
£p/sq. ft.

2 bed duplexes – £1.16 £p/sq. ft.

## Ground rent

A peppercorn ground rent will be charged.

## Local authority

Tower Hamlets

## Council Tax Levels†

For guidance only 2022/2023 rates were:

Band H: More than £320,000 –  
£3,039.96

## Building warranty

NHBC: 10 years

Taylor Wimpey London Fixtures &  
Fittings: 2 years

## Palette options

Three colour palette options:  
Light, Earth & Urban

## Amenities

3 landscaped podium gardens each  
with a play area

9 disabled parking bays within the  
undercroft car park

Cycle storage  
272 residential cycle spaces and 90  
workspace cycle spaces.

8 commercial units: B1 Business use

## Public transport

8 mins\* walk to Hackney Wick  
Overground station

17 mins\* walk to Pudding Mill Lane DLR

6 mins\* cycle to Stratford station

## Terms of payment

Reservation fee: £1,000.  
Documentation needed for sales: Proof  
of identification; passport, driving  
licence and ID card. Proof of address;  
a current utility bill no older than 3  
months.

## Solicitors

**Taylor's Legal**  
184 Manor Road, Chigwell, Essex,  
IG7 5PZ  
020 8501 4959  
elliott.costa@taylorlegal.com

**Braddon & Snow**  
North Park House,  
The Precinct, High Road,  
Bromley, EN10 7HY  
01992 471 227  
jane@braddonsnow.co.uk

## Financial advisor

**Threshold Mortgage Advice**  
mark.lacey@thresholdmortgages.com  
0330 024 9115  
www.thresholdmortgages.com

## Developer

Taylor Wimpey London

## Architects

dRMM

## Affordable housing

Taylor Wimpey will deliver minimum  
35% affordable housing in line with  
the London Legacy Development  
Corporation and Greater London  
Authority policy

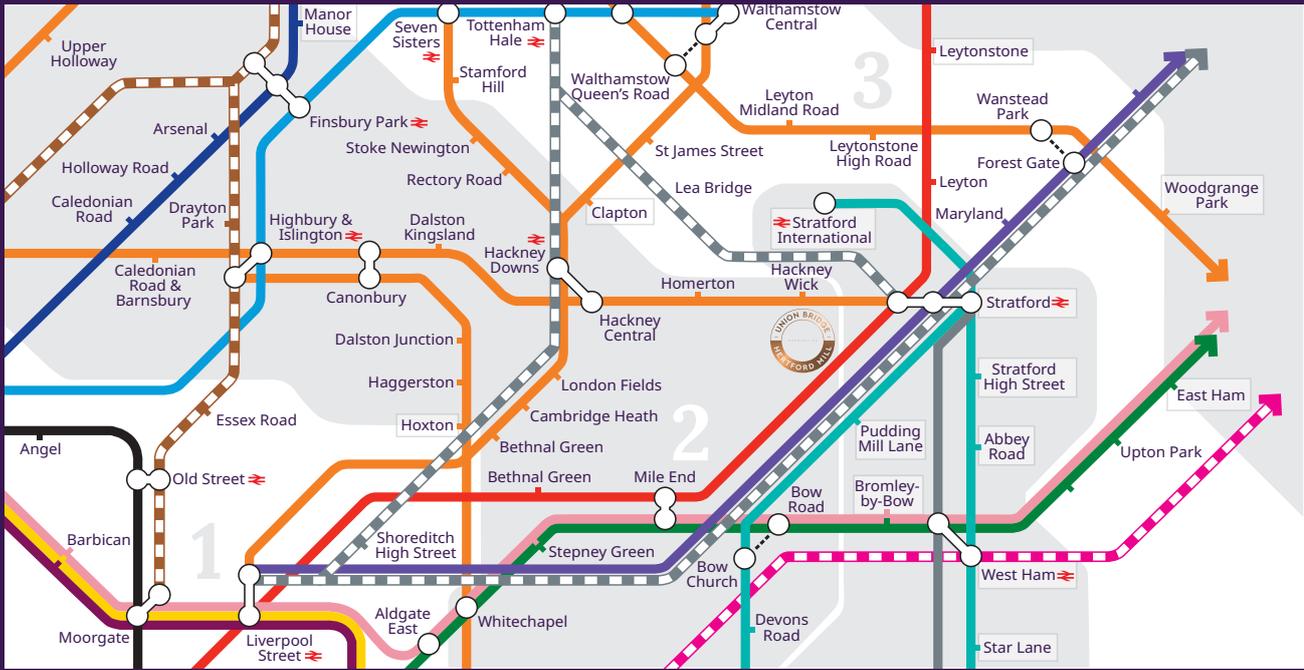
Tenure split includes Shared  
Ownership, London Affordable Rent  
and Private

## Planning application

Planning permission reference  
no.18/00325/FUL as amended by  
24/00028/NMA

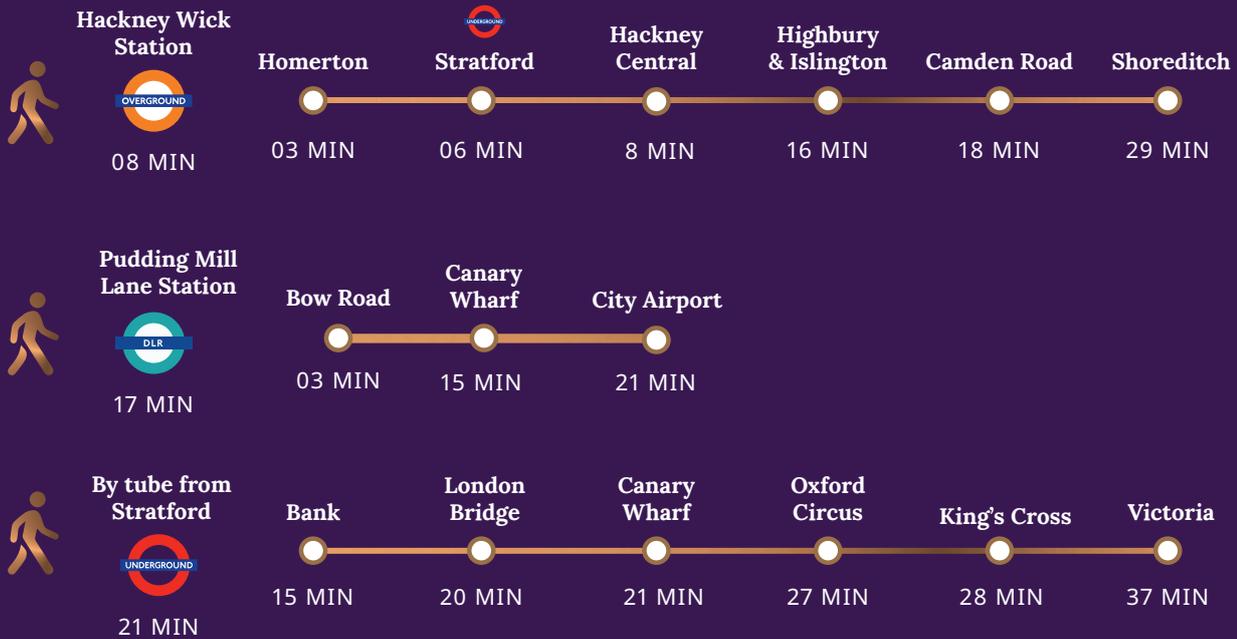
\*Tube and rail times are taken from tfl.gov.uk and nationalrail.co.uk and are approximate only. Walking and cycling times taken from google.co.uk/maps and are approximate only.  
†Council Tax Levels are taken from https://hackney.gov.uk/council-tax-bands.

# City living at its best means great connections



Map not to scale.

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## Why choose us?

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.

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)  
02039 187 047

**Taylor  
Wimpey**

Normal Taylor Wimpey terms and conditions apply. Layouts, facilities and equipment may alter subject to final planning and availability. The computer generated images are for illustrative purposes only. Their purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Maps not to scale. Walking, cycling times taken from [google.co.uk/maps](http://google.co.uk/maps) and are approximate only. Tube and rail times are taken from [tfl.gov.uk](http://tfl.gov.uk) and [nationalrail.co.uk](http://nationalrail.co.uk) and are approximate only. Please speak to your Sales Executive for further details. 58339/July 2024.