



BECKTON  
PARKSIDE  
LONDON E6

GROVE COURT



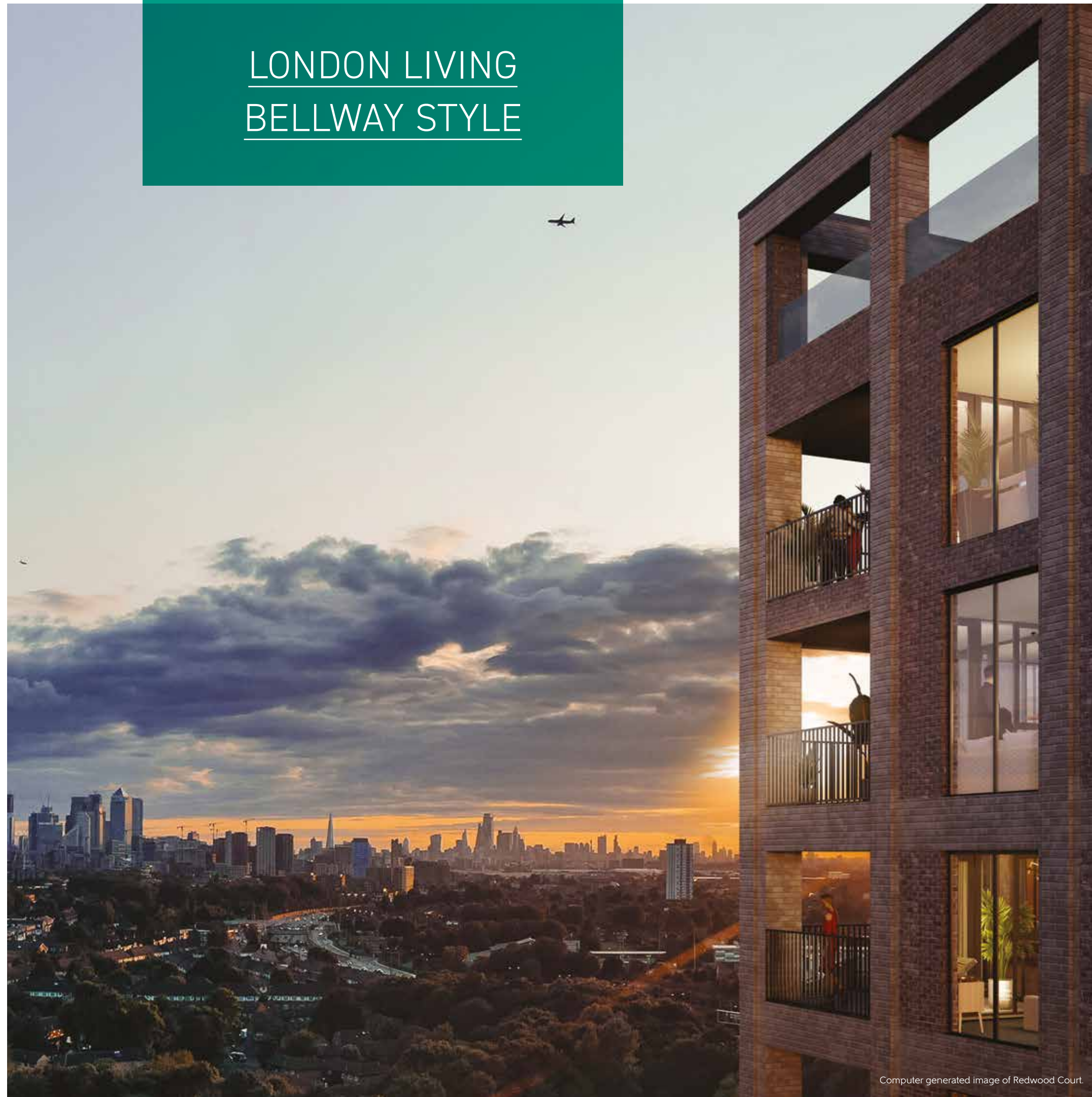
BECKTON  
PARKSIDE  
LONDON E6

GROVE COURT IS A COLLECTION OF STUDIO, 1, 2 AND 3 BEDROOM  
APARTMENTS AND DUPLEXES OVERLOOKING BECKTON PARK

CONTENTS

INTRODUCTION	2
LOCATION	6
YOUR NEW HOME	14
SPECIFICATION	22
THE PLANS	28
ABOUT BELLWAY	54
CONTACTS AND MAP	64

# LONDON LIVING BELLWAY STYLE



Computer generated image of Redwood Court.



This stunning collection of apartments occupies a fantastic location next to the beautiful Beckton District Park with Beckton and East Ham on your doorstep and Beckton DLR station providing a convenient link to the city.

Each thoughtfully designed home at Beckton Parkside benefits from a high-quality specification, the use of the residents' gym and a secure ground floor cycle store, plus roof gardens and podium gardens which create an oasis of calm in the bustling capital.



Photography of Beckton Parkside Show Apartment.



# PARKSIDE LIVING WITH PANORAMIC CITY VIEWS

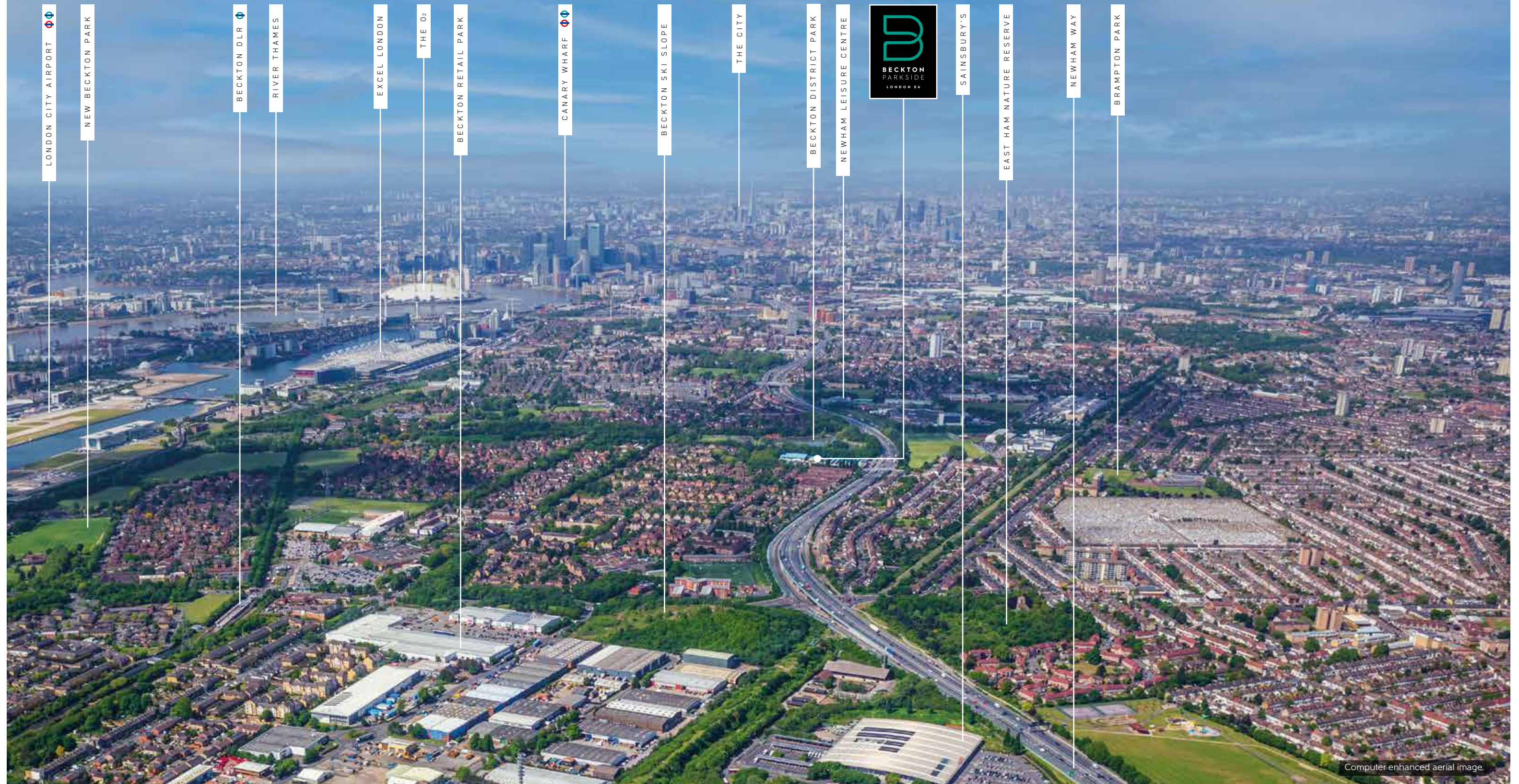
ENJOY FAR REACHING VIEWS TOWARDS  
CANARY WHARF AND THE CITY FROM  
YOUR NEW HOME.





# THE CITY WITHIN EASY REACH

Beckton Parkside enjoys an excellent location with outstanding connections to the capital, the country and London City Airport. There is a perfect mix of open green spaces and urban buzz all within easy reach, allowing you to find your perfect balance.



Computer enhanced aerial image.



# PERFECTLY CONNECTED

Beckton Parkside benefits from fantastic road, rail and air links to provide the perfect base from which to enjoy all the very best of London and beyond. Beckton DLR station is just over a mile away by road and not only offers excellent direct connections to some of London's most famous destinations, but also grants access to the rest of the city's extensive rail network.



## KEY TO PLAN

- London Underground
- Docklands Light Railway
- Crossrail
- London Overground
- National Rail

## THAMES CLIPPER STOPS

- |                             |                                  |
|-----------------------------|----------------------------------|
| 1. Woolwich (Royal Arsenal) | 13. Embankment                   |
| 2. Royal Wharf              | 14. London Eye (Waterloo)        |
| 3. North Greenwich          | 15. Westminster                  |
| 4. Greenwich                | 16. Millbank                     |
| 5. Masthouse Terrace        | 17. Vauxhall (St George Wharf)   |
| 6. Greenland (Surrey Quays) | 18. Battersea Power Station      |
| 7. Doubletree Docklands     | 19. Cadogan                      |
| 8. Canary Wharf             | 20. Chelsea Harbour              |
| 9. Tower                    | 21. Plantation Wharf             |
| 10. London Bridge City      | 22. Wandsworth Riverside Quarter |
| 11. Bankside                | 23. Putney                       |
| 12. Blackfriars             |                                  |

Map is drawn for illustrative purposes only and not all roads and stations have been included, please refer to Google maps for further information.



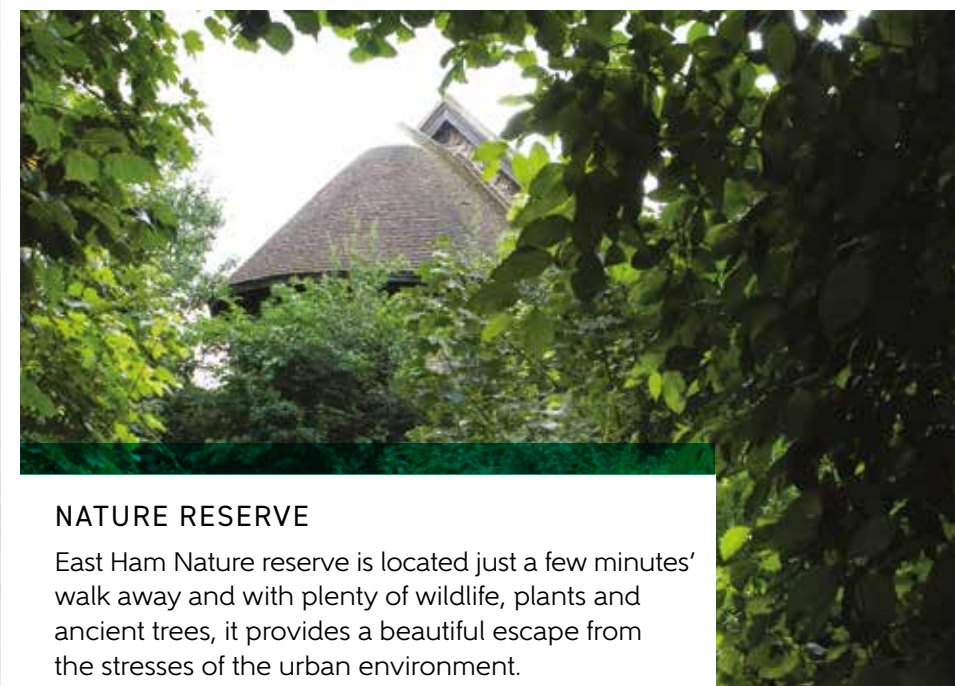
## ON YOUR DOORSTEP

AN EXCELLENTLY CONNECTED AREA  
WITH GREAT AMENITIES AND  
ABUNDANT OPEN SPACE

At Beckton Parkside, you are perfectly positioned to make the most of all that Beckton and the rest of London has to offer.

Beckton has undergone large scale regeneration over the past few decades and is now firmly establishing itself as a desirable new area of London. Its close proximity to the city and great transport links have made it a popular home for young professionals seeking an easy commute to Canary Wharf.

At Beckton Parkside you can find everyday amenities such as supermarkets, bars, restaurants and cafés right on your doorstep, plus Gallions Reach Shopping Park is also within easy reach. Here, you can enjoy major high street stores, restaurants, a gym and a number of superstores including Currys and B&Q.



### NATURE RESERVE

East Ham Nature reserve is located just a few minutes' walk away and with plenty of wildlife, plants and ancient trees, it provides a beautiful escape from the stresses of the urban environment.



### WORLD CUISINE

Take a journey around a world of flavours by sampling the wide range of international cuisine in the area. From the far east, to south Asia, right through to the Mediterranean, it's all close by and it's all delicious.



### RED DOOR STUDIOS

This unique venue plays host to anything from workshops and art exhibitions through to live music, comedy and pop-up cafés.



### COFFEE AND COCKTAILS

Whether it's coffee and cake at Central Park Café to re-charge after an afternoon stroll or cocktails with friends to the sound of live music at the Red Lion, at Beckton Parkside there is plenty of choice right on your doorstep.



# PARK LIFE

ACRES OF NEARBY GREEN SPACE ARE  
PERFECT FOR BOTH ENERGETIC MORNINGS  
AND LAZY AFTERNOONS



## BECKTON DISTRICT PARK

🚶 4 minutes on foot

This beautiful park lies adjacent to Beckton Parkside and offers all the outdoor entertainment you could need, including a fishing lake, children's playground and woodland walks, plus sports courts, football pitches and a cycle route for those feeling more active.



## BECKTON CORRIDOR

🚲 5 minutes by bike

Beckton Corridor carves a straight green line through the concrete of the city and offers the perfect place for running, cycling or walking. Lined with trees from start to finish it is a beautiful place to stroll under dappled summer sunlight, or to admire the beautiful colours of autumn.



## NEW BECKTON PARK

🚲 8 minutes by bike

This open space offers the perfect spot for activity or relaxation. There is an extensive grass area that is perfect for weekend workouts or frisbee with friends, while rose beds and spring bulbs offer a beautiful backdrop for traditional picnics during the warmer months.



## CENTRAL PARK

🚲 8 minutes by bike

Not only does Central Park offer a large open space for various activities, there are also three public tennis courts available for hire and a bowling green for those that prefer their sports slightly more relaxed. Plus, there is a café on site offering plenty of refreshments.



## NEWHAM CITY FARM

🚶 18 minutes on foot

Also known as King George IV Park, Newham City Farm plays home to a variety of animals from those you might find on a traditional farm through to the more exotic, including llamas, ferrets, wallabies and guinea pigs. The perfect way to reconnect with nature.



## QEII PARK STRATFORD

🚶 25 minutes  
by DLR/Underground

Built to host the London 2012 Olympics, this fantastic park not only provides world-class sporting facilities and stadium, but also relaxing boat rides, super-fun swan pedalos, the world's longest tunnel slide, picturesque walkways and a wide variety of restaurants.



# YOUR NEW HOME AWAITS

INTRODUCING OUR  
COLLECTION OF STUDIO, 1, 2 AND 3  
BEDROOM APARTMENTS AND DUPLEXES



Computer generated image of Grove Court.



## HOME WORKING THAT WORKS FOR YOU

WORKING FROM HOME IS MADE EASIER WITH DEDICATED WORKING SPACE AND HYPERFAST CONNECTIVITY FROM THE DAY YOU MOVE IN

The apartments at Beckton Parkside offer versatility to create a practical home-working environment. Spacious, open-plan interiors with additional sockets and USB ports for home working zones and the option of transforming a spare bedroom into a dedicated home office, makes it easy to create a healthy balance between personal and professional life.

Getting online couldn't be easier, your new home at Beckton Parkside will be connected to hyper-fast broadband and can be activated on the day you move in with a simple telephone call.



**DEDICATED HOME WORKING  
ZONE WITH ADDITIONAL SOCKETS  
AND USB PORTS**



**RESIDENTS' ONLY ACCESS TO  
YOUR ONSITE WORK HUB, WITH  
CONFERENCING FACILITIES, MEETING  
SPACE AND PRIVATE BOOTHS**



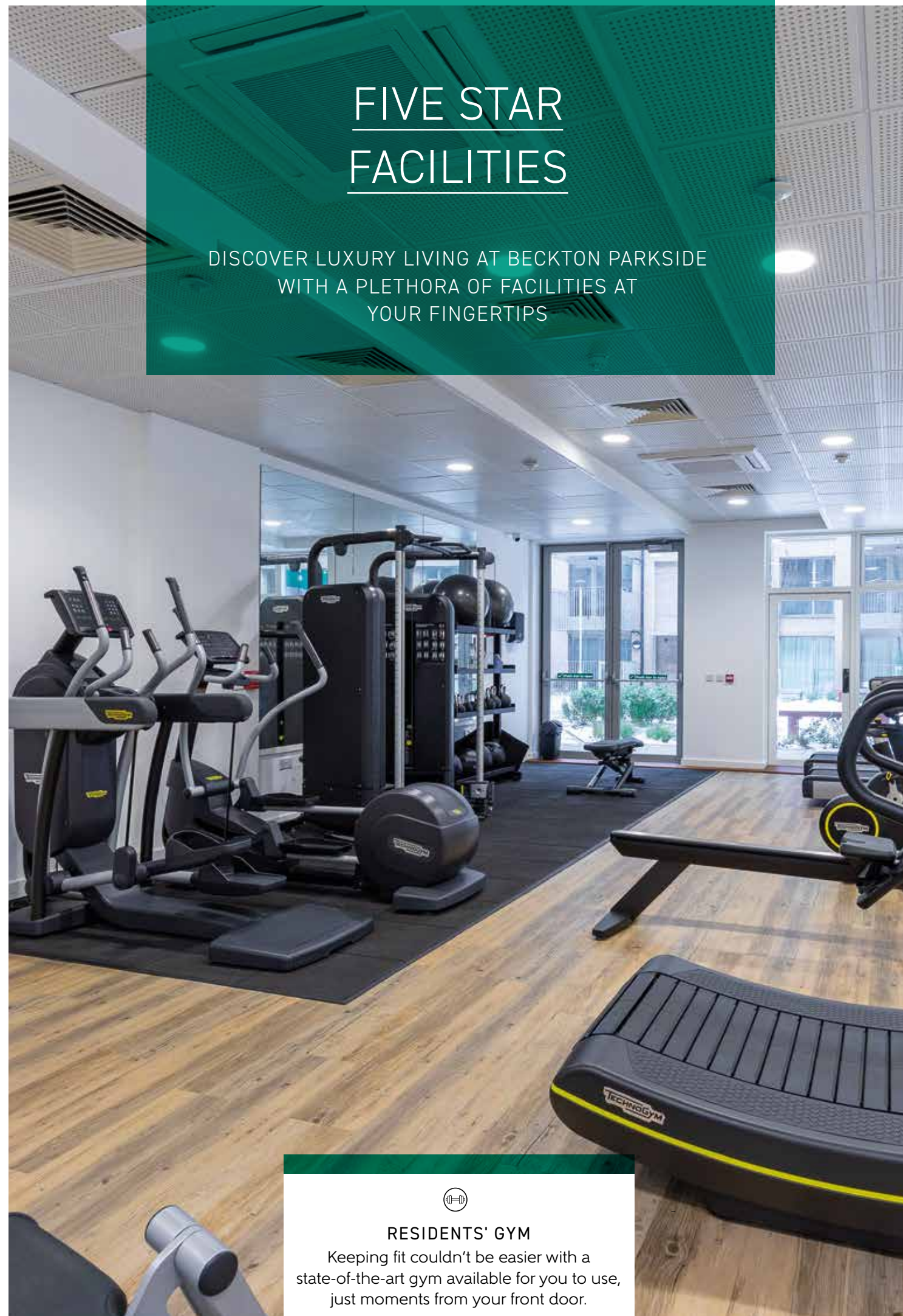
**CONNECT TO HYPEROPTIC  
BROADBAND, THAT'S 12X FASTER\*  
THAN THE UK AVERAGE, FROM  
THE DAY YOU MOVE IN**

Photograph taken at nearby development.  
\*Broadband speed calculations: The UK's average broadband speeds are 71.8Mbps for downloads and 14.2Mbps for uploads, compared to Hyperoptic's top average speed of 900Mbps which is achieved through a wired connection. Average speeds taken from Ofcom's 'UK Home Broadband Performance' measurement period May 2020.



# FIVE STAR FACILITIES

DISCOVER LUXURY LIVING AT BECKTON PARKSIDE  
WITH A PLETHORA OF FACILITIES AT  
YOUR FINGERTIPS



## RESIDENTS' GYM

Keeping fit couldn't be easier with a state-of-the-art gym available for you to use, just moments from your front door.



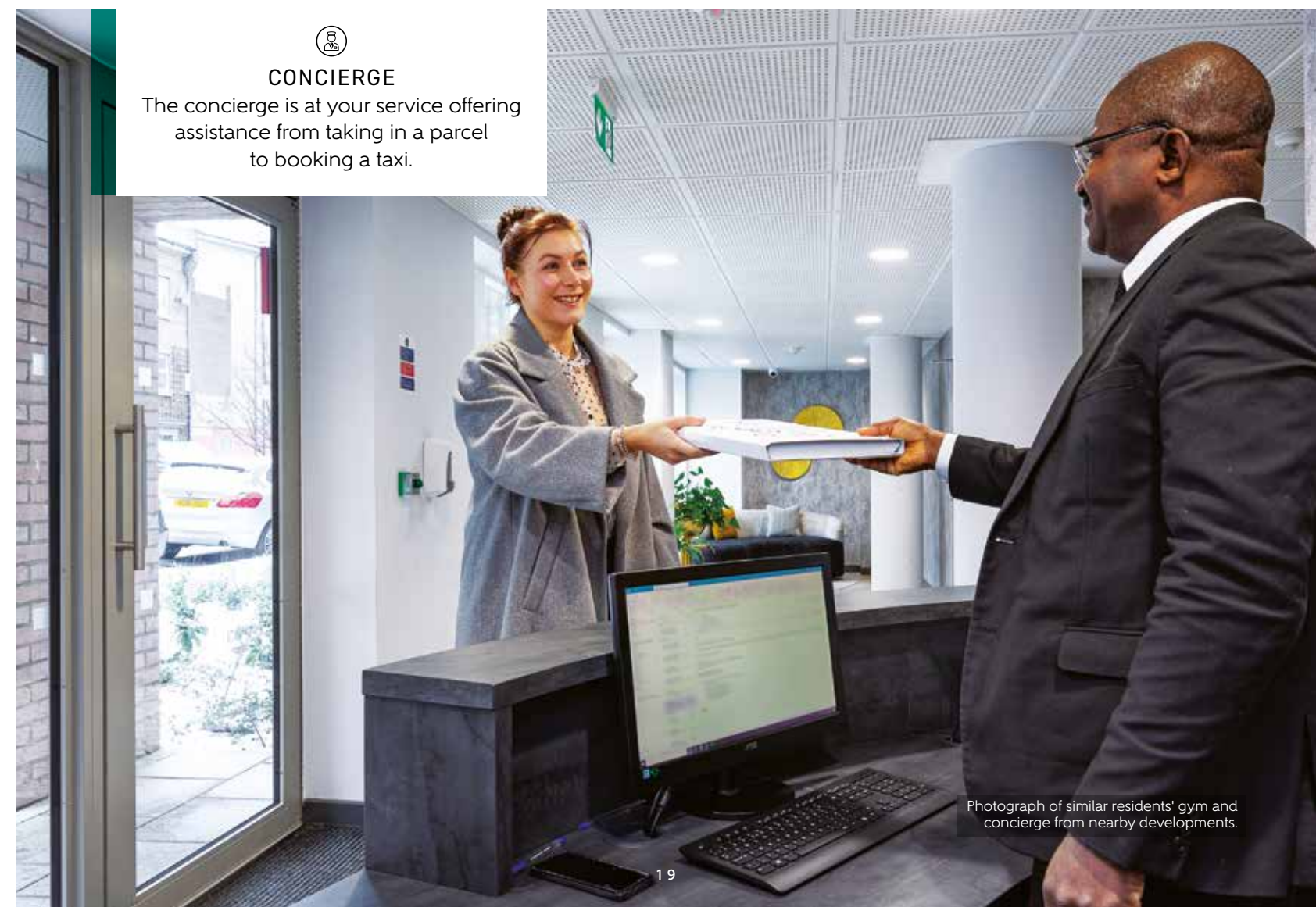
## WORK HUB

Work Hub allows residents exclusive access to a dedicated work space with WiFi, conferencing facilities, meeting space and private booths.



## CONCIERGE

The concierge is at your service offering assistance from taking in a parcel to booking a taxi.



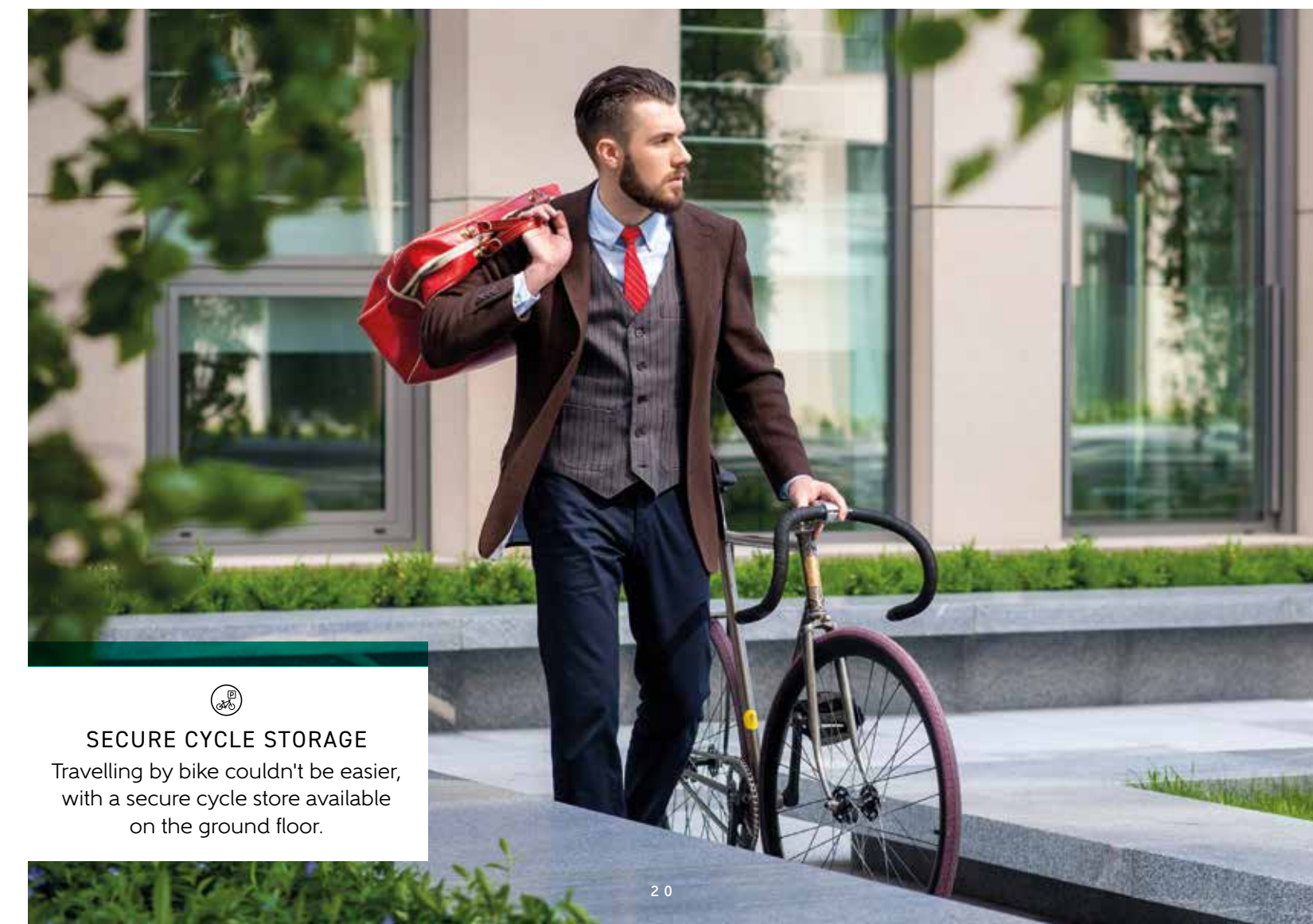
Photograph of similar residents' gym and concierge from nearby developments.





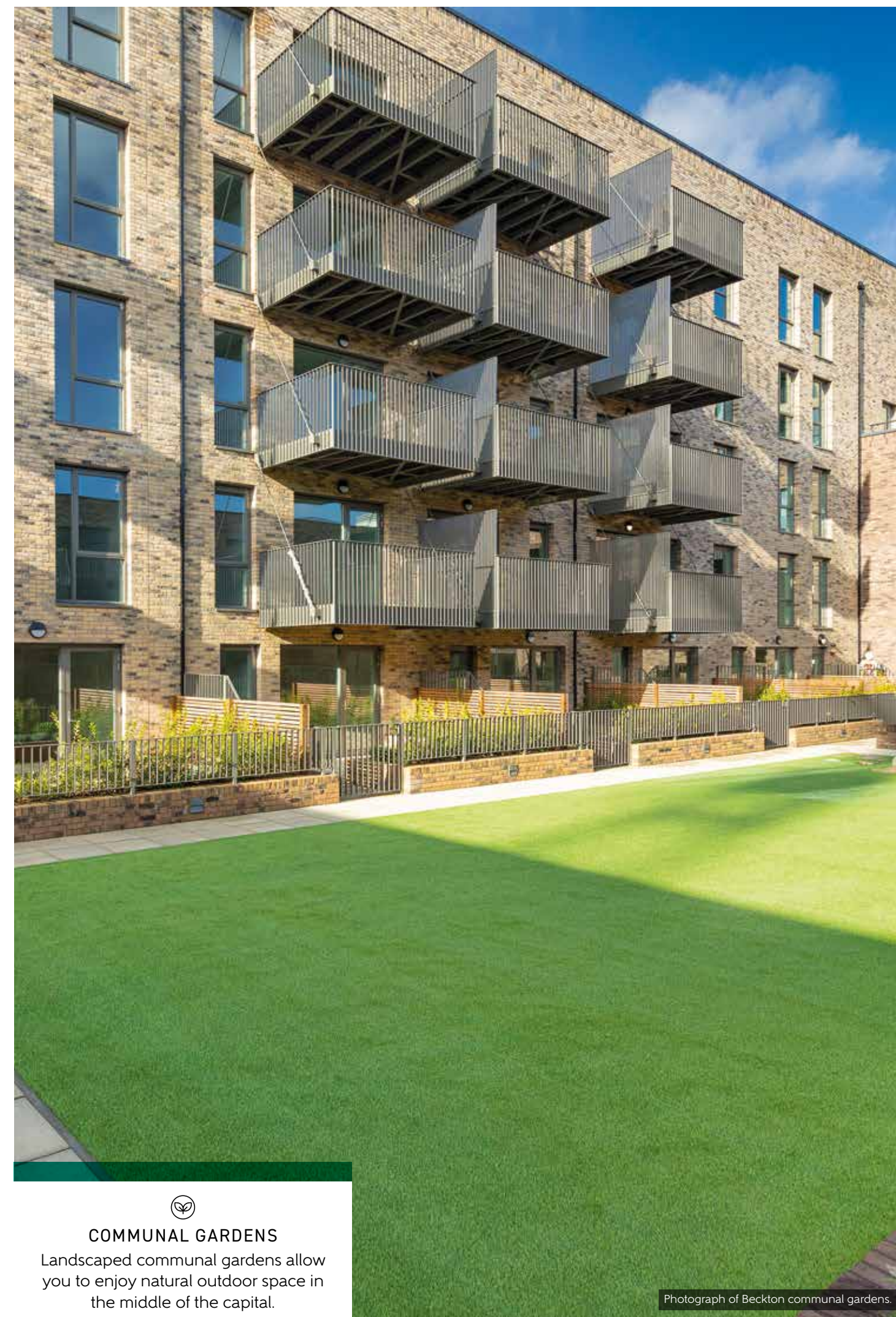
#### CAR PARKING

With over 150 allocated parking bays available for residents to purchase you'll have peace of mind that there's always a space for you when you return home.



#### SECURE CYCLE STORAGE

Travelling by bike couldn't be easier, with a secure cycle store available on the ground floor.

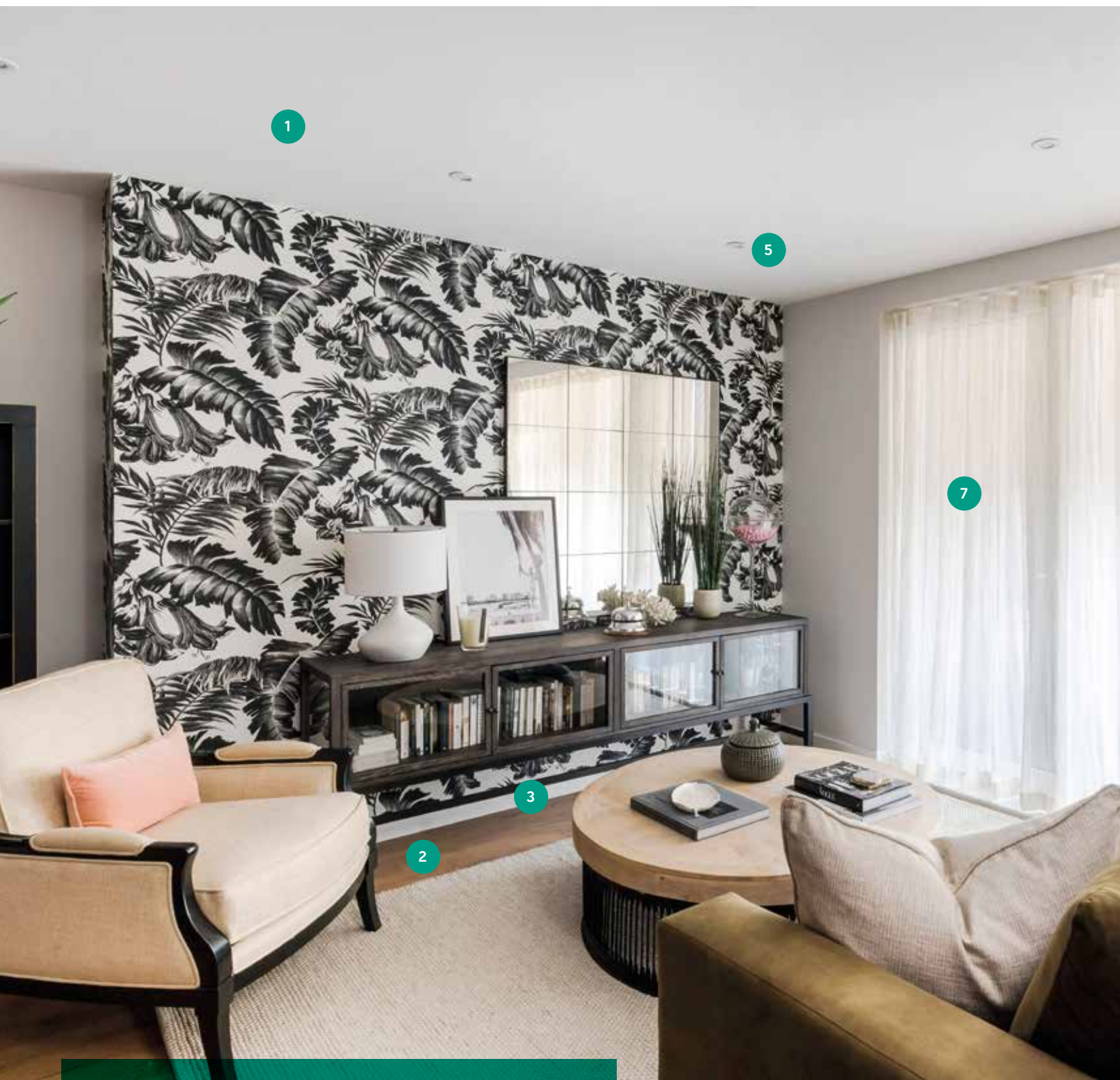


#### COMMUNAL GARDENS

Landscaped communal gardens allow you to enjoy natural outdoor space in the middle of the capital.

Photograph of Beckton communal gardens.

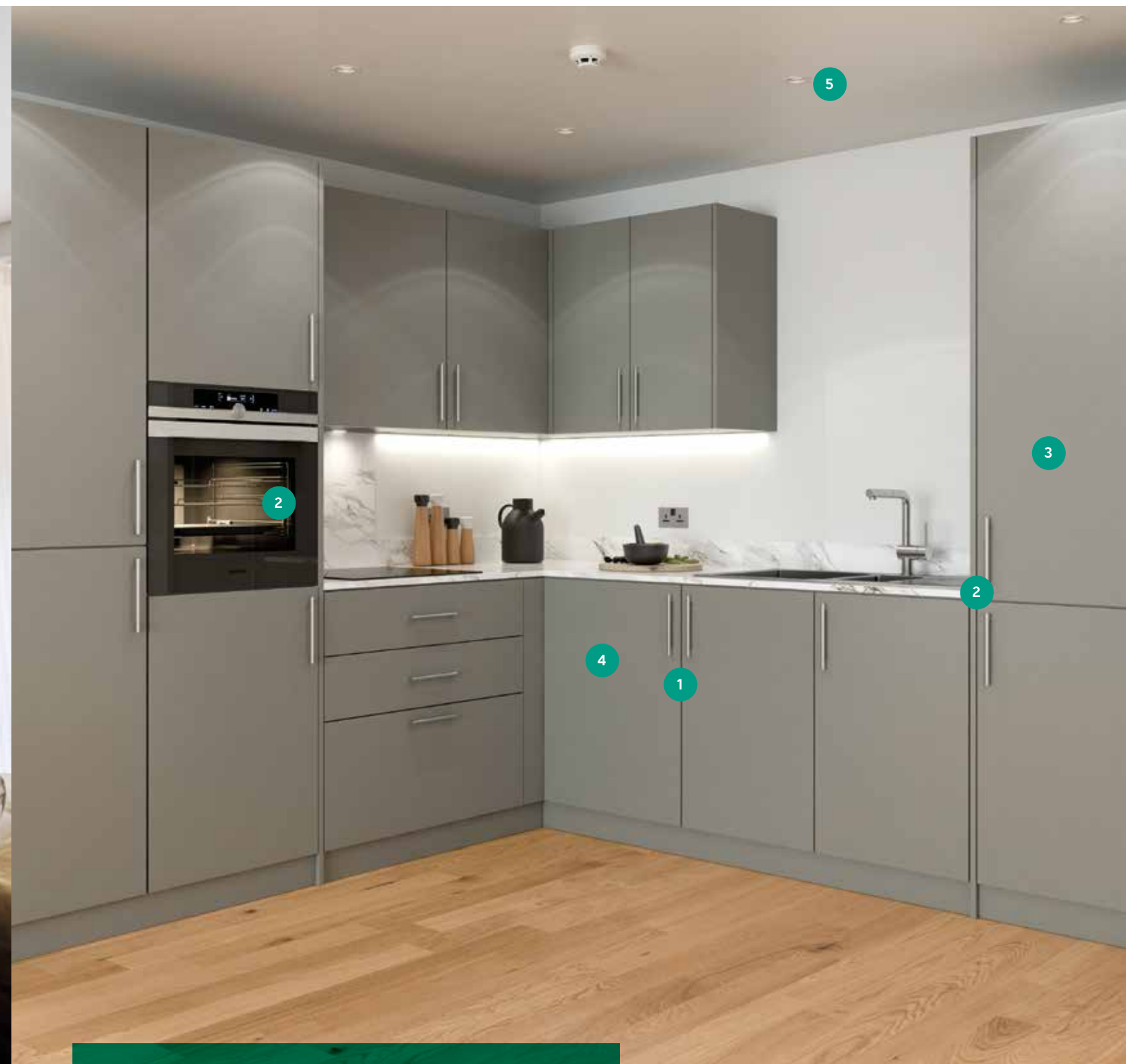




## THE LIVING SPACE

- 1 | Walls and ceilings finished in white
- 2 | Laminate wood flooring
- 3 | Pencil rounded skirting and architraves
- 4 | Media plate to living room with Sky Q (connection to Sky to be arranged by purchaser via communal satellite dish)
- 5 | LED downlights to living areas with dimmer switch
- 6 | Mains linked smoke detector with battery backup
- 7 | Aluminium composite French doors and windows
- 8 | Video door entry system
- 9 | Heating and hot water provided via central plant room

Photography from Beckton Parkside Show Apartment.



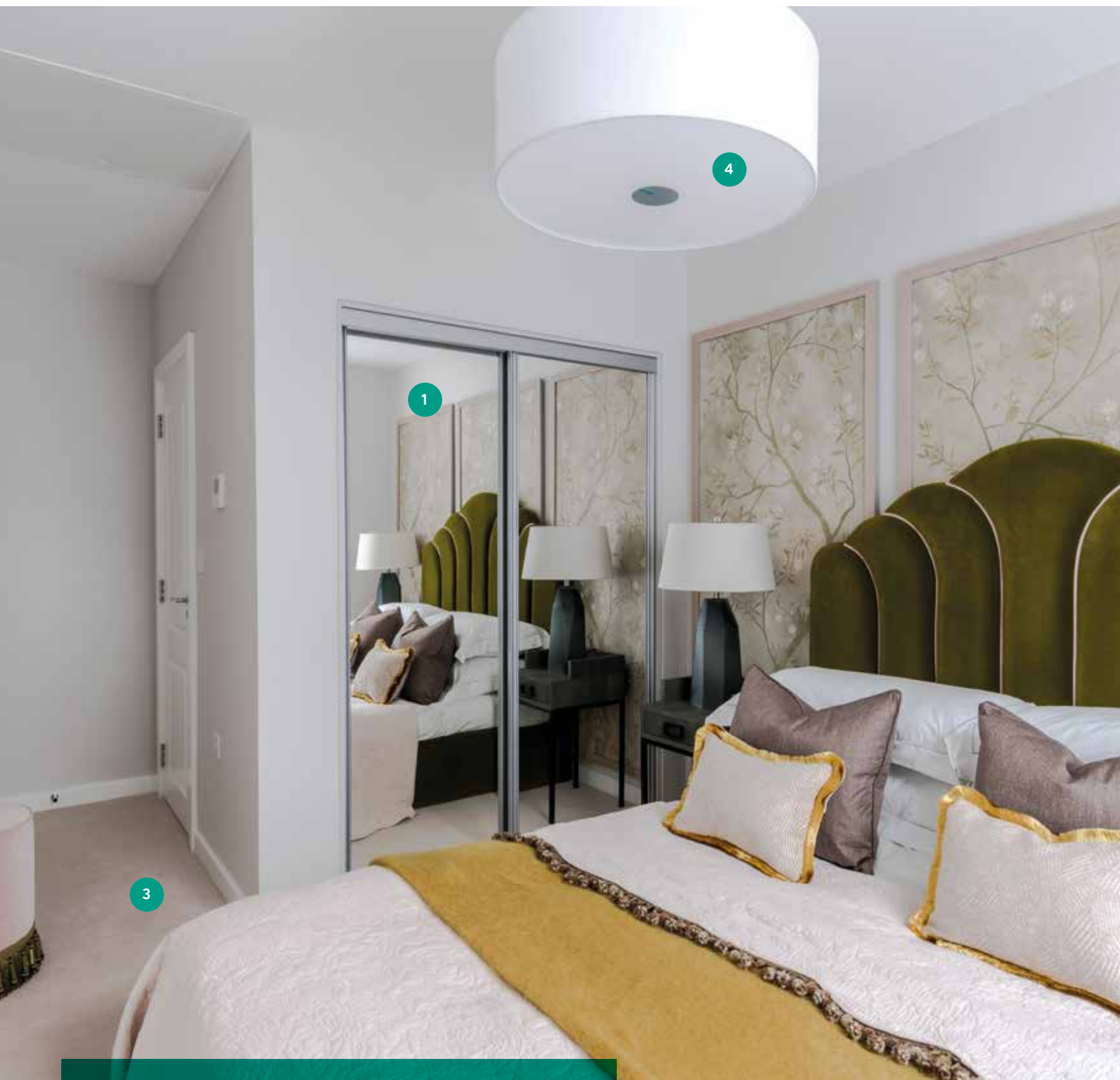
## THE KITCHEN

- 1 | Soft close doors and drawers
- 2 | Built in stainless steel oven, ceramic hob and hood
- 3 | Integrated fridge/freezer
- 4 | Removable cupboard with space for a dishwasher and microwave
- 5 | Feature LED lighting
- 6 | White sockets and switches

All appliances come with full manufacturer warranties for your peace of mind

Computer generated image of kitchen.

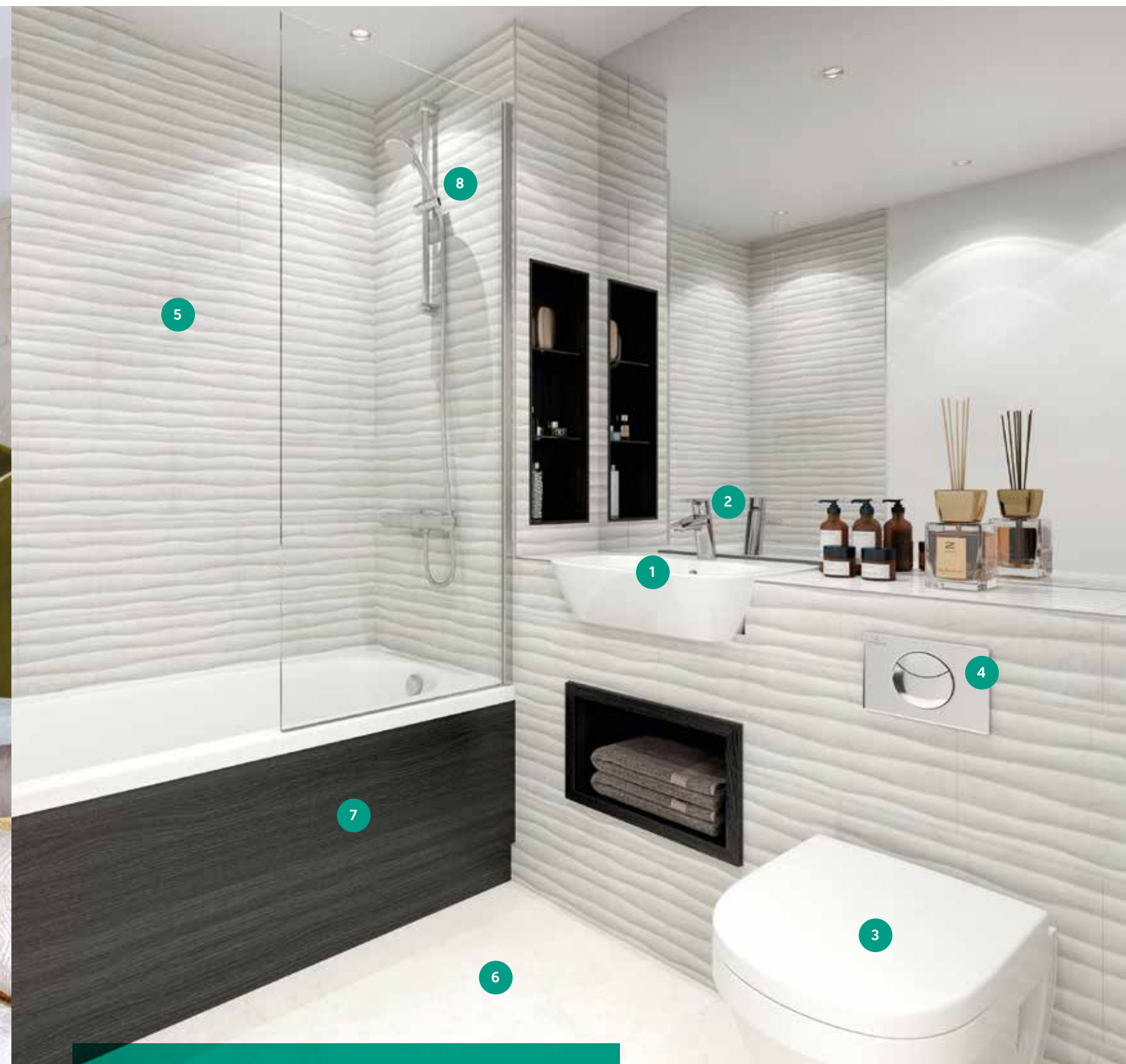




## THE BEDROOMS

- 1 | Fitted sliding wardrobes to bedroom 1
- 2 | BT socket and TV/data point to bedroom 1
- 3 | Carpets to all bedrooms
- 4 | Energy efficient pendant lighting to all bedrooms

Photography from Beckton Parkside Show Apartment.



## THE BATHROOM AND EN SUITE

- 1 | White Roca sanitaryware
- 2 | Chrome Bristan fittings
- 3 | Floor mounted WC with concealed cistern
- 4 | Roca dual chrome flush
- 5 | Fully ceramic tiled walls around bath/shower
- 6 | Ceramic tiles to floor
- 7 | Armarii slot-in shelving and bath panel
- 8 | Mira 'Relate ERD' thermostatic shower
- 9 | Heated chrome towel rail

Computer generated image of bathroom.



# UPGRADE AND PERSONALISE YOUR HOME

TAILOR YOUR INTERIORS  
TO REFLECT YOUR TASTE

Every Bellway home has been lovingly designed and crafted to provide a versatile living space that is simply begging to be turned from a blank canvas into a place to call home. It's for this reason that Bellway Additions offers you the opportunity to upgrade your interior specification to reflect your own personality.

We have a range of options available, from adding integrated appliances to upgrading your flooring and bathroom tiles. Once you have chosen your Additions we'll ensure they are all expertly fitted and finished by the time you move in, giving you the peace of mind that your new home will reflect your own personal taste from day one.

## FLOORING

Completely transform your interior by selecting from a variety of laminate and carpets.



## BEDROOMS

Additional fitted wardrobes can be installed to spare bedrooms providing extra made-to-measure storage.



## APPLIANCES

In addition to the appliances included as standard, we can supply and install an A+ rated dishwasher or microwave in your kitchen or a washer dryer in hall cupboard.

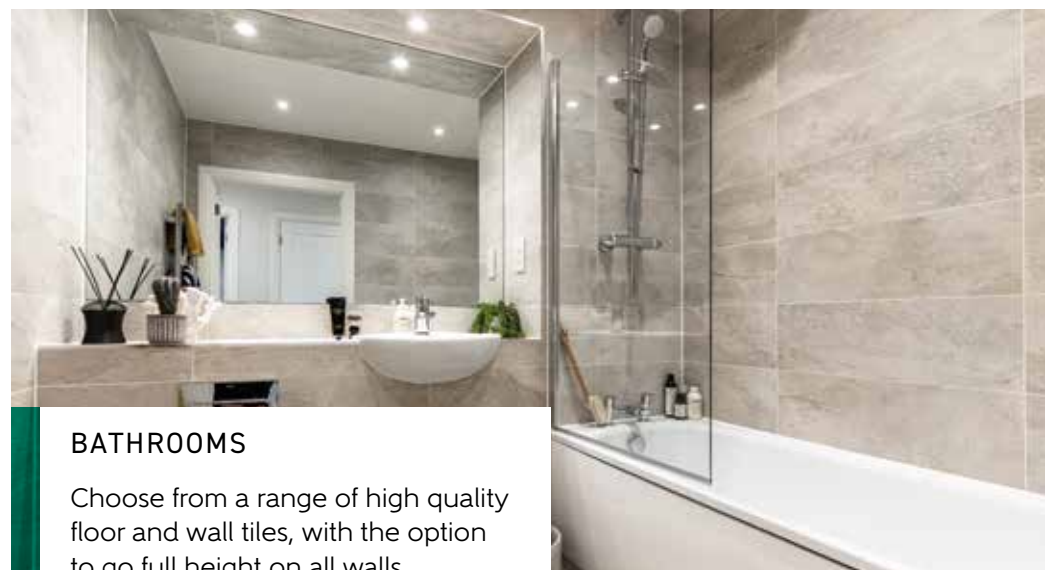


## KITCHENS

Personalise your kitchen by choosing from a range of doors and units.

## BATHROOMS

Choose from a range of high quality floor and wall tiles, with the option to go full height on all walls.



The options available may vary by development and orders can only be accepted up to certain stages of the construction process. Please ask your Sales Advisor to show you the full range of product upgrades available on your development and chosen home.

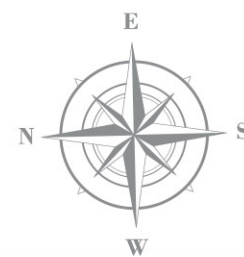
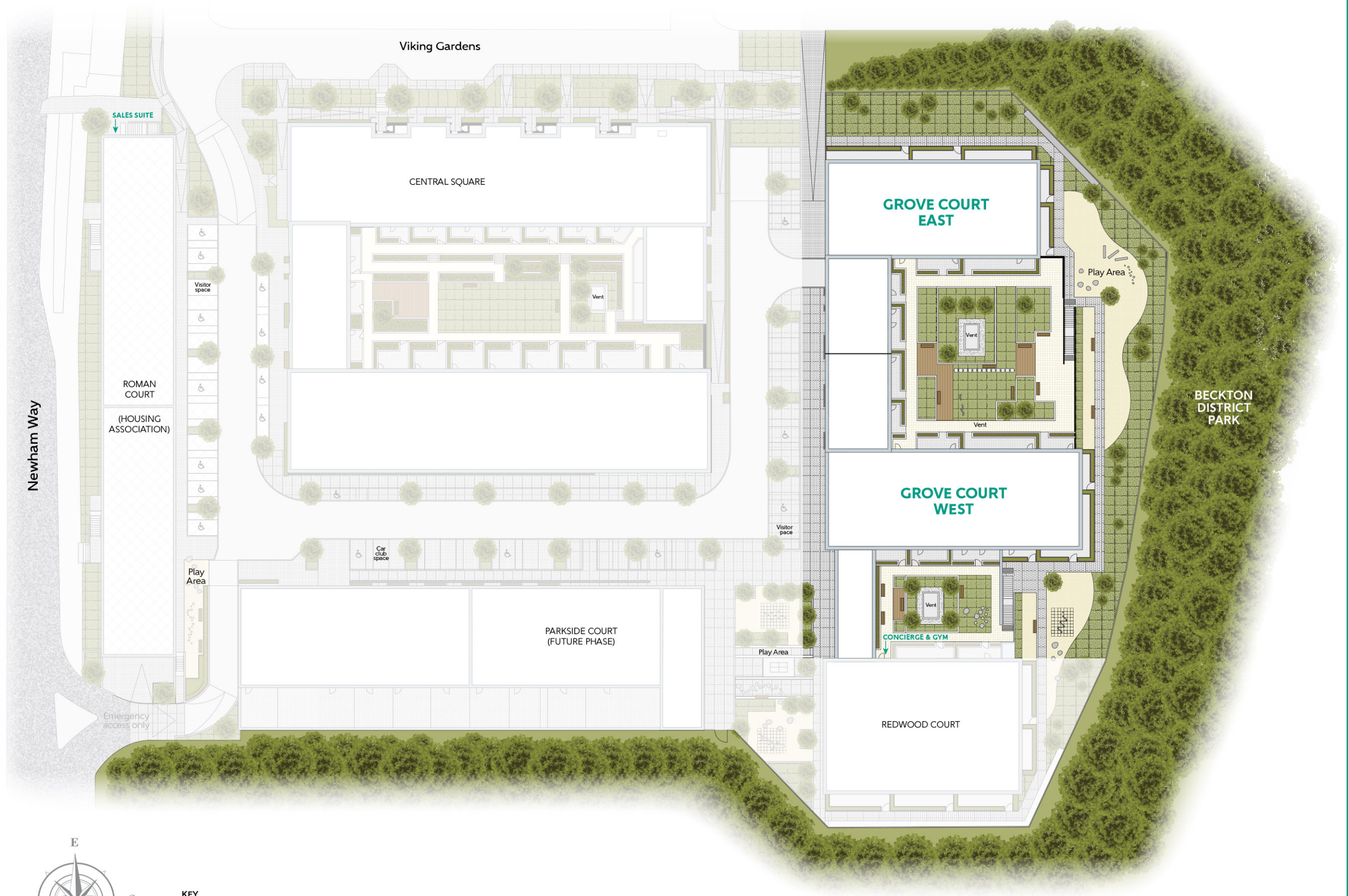




BECKTON  
PARKSIDE  
LONDON E6

## DEVELOPMENT PLAN

The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Hard and soft landscaping is indicative only.



### KEY

□ Affordable Apartments and Parking



GROVE COURT EAST

Ground Floor

1, 2 and 3 bedroom apartments and duplexes  
Plots 285 - 290

PLOT 285 TYPE BP51 LOWER FLOOR

Kitchen/ Dining Room	4.385m x 4.273m	14'5" x 14'0"
Living Room	4.339m x 4.108m	14'3" x 13'6"
Bedroom 1	3.659m x 3.153m	12'0" x 10'4"
Bedroom 2	3.560m x 3.241m	11'8" x 10'8"
Bedroom 3	3.241m x 2.656m	10'8" x 8'9"
Total area	102.5 sq.m.	1103 sq.ft.

PLOT 286 TYPE BP28 LOWER FLOOR

Kitchen/Living/ Dining Room	7.685m x 3.742m	25'3" x 12'3"
Bedroom 1	3.920m x 3.324m	12'10" x 10'11"
Bedroom 2	3.324m x 2.625m	10'11" x 8'7"
Total area	84.3 sq.m.	907 sq.ft.

PLOT 287 TYPE BP21 (WCH)

Kitchen	3.910m x 2.200m	12'10" x 7'3"
Living/ Dining Room	4.615m x 4.103m	15'2" x 13'6"
Bedroom 1	4.541m x 3.945m	14'11" x 12'11"
Bedroom 2	4.214m x 2.740m	13'19" x 9'0"
Total area	83.3 sq.m.	897 sq.ft.

PLOT 288 TYPE BP22

Kitchen/Living/ Dining Room	6.394m x 4.714m	21'0" x 15'6"
Bedroom	3.296m x 3.229m	10'10" x 10'7"
Total area	50.7 sq.m.	546 sq. ft.

PLOT 289 TYPE BP23

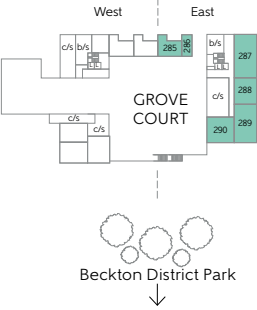
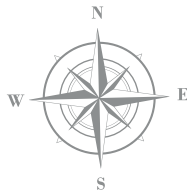
Kitchen/Living/ Dining Room	6.394m x 3.635m	21'0" x 11'11"
Bedroom 1	3.689m x 3.418m	12'1" x 11'3"
Bedroom 2	4.240m x 3.104m	13'11" x 10'2"
Total area	72.8 sq.m.	784 sq.ft.

PLOT 290 TYPE BP24 (WCH)

Kitchen/Living/ Dining Room	5.103m x 4.997m	16'9" x 16'5"
Bedroom	4.995m x 3.195m	16'5" x 10'6"
Total area	62.7 sq.m.	675 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



KEY			
1 Bedroom Apartment	W	Fitted Wardrobe	
2 Bedroom Apartment	WCH	Wheelchair Adaptable	
2 Bedroom Duplex	L	Lift	
3 Bedroom Duplex			
			Indicates where dimensions are taken from



GROVE COURT EAST

First Floor

1, 2 and 3 bedroom apartments and duplexes  
Plots 285, 286 and 291 - 296

PLOT 285 TYPE BP51 UPPER FLOOR

Kitchen/ Dining Room	4.385m x 4.273m	14'5" x 14'0"
Living Room	4.339m x 4.108m	14'3" x 13'6"
Bedroom 1	3.659m x 3.153m	12'0" x 10'4"
Bedroom 2	3.560m x 3.241m	11'8" x 10'8"
Bedroom 3	3.241m x 2.656m	10'8" x 8'9"
Total area	102.5 sq.m.	1103 sq.ft.

PLOT 286 TYPE BP28 UPPER FLOOR

Kitchen/Living/ Dining Room	7.685m x 3.742m	25'3" x 12'3"
Bedroom 1	3.920m x 3.324m	12'10" x 10'11"
Bedroom 2	3.324m x 2.625m	10'11" x 8'7"
Total area	84.3 sq.m.	907 sq.ft.

PLOT 291 TYPE BP57

Kitchen/Living/ Dining Room	6.813m x 4.654m	22'4" x 15'3"
Bedroom	4.350m x 3.975m	14'3" x 13'0"
Total area	63.6 sq.m	685 sq.ft.

PLOT 292 TYPE BP52

Kitchen/Living/ Dining Room	6.286m x 4.698m	20'7" x 15'5"
Bedroom	3.404m x 3.212m	11'2" x 10'6"
Total area	51.0 sq.m.	549 sq.ft.

PLOT 293 TYPE BP22

Kitchen/Living/ Dining Room	6.394m x 4.714m	21'0" x 15'6"
Bedroom	3.296m x 3.229m	10'10" x 10'7"
Total area	50.7 sq.m.	546 sq. ft.

PLOT 294 TYPE BP30

Kitchen/Living/ Dining Room	8.199m x 4.308m	26'11" x 14'2"
Bedroom 1	4.496m x 2.990m	14'9" x 9'10"
Bedroom 2	4.496m x 2.790m	14'9" x 9'2"
Bedroom 3	4.496m x 2.180m	14'9" x 7'2"
Total area	86.6 sq.m.	932 sq.ft.

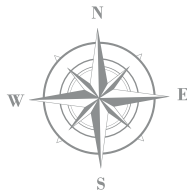
PLOT 295 TYPE BP31

Kitchen/Living/ Dining Room	6.470m x 4.201m	21'3" x 13'9"
Bedroom 1	4.725m x 3.097m	15'6" x 10'2"
Bedroom 2	4.090m x 3.130m	13'5" x 10'3"
Total area	74.7 sq.m	804 sq.ft.

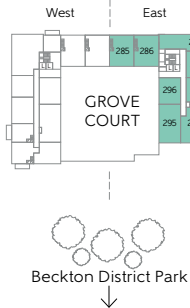
PLOT 296 TYPE BP46

Kitchen/Living/ Dining Room	6.470m x 4.726m	21'3" x 15'6"
Bedroom	4.175mm x 3.329m	13'8" x 10'11"
Total area	52.0 sq.m.	560 sq.ft.

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



South Elevation



Beckton District Park

KEY			
	1 Bedroom Apartment	W	Fitted Wardrobe
	2 Bedroom Apartment	WCH	Wheelchair Adaptable
	2 Bedroom Duplex	L	Lift
	3 Bedroom Apartment	▶	Indicates where dimensions are taken from
	3 Bedroom Duplex		





GROVE COURT EAST

Second Floor

1, 2 and 3 bedroom apartments  
Plots 297 - 304

PLOT 297 TYPE BP29

Kitchen/Living/ Dining Room	6.394m x 4.654m	21'0" x 15'3"
Bedroom	3.975m x 3.024m	13'0" x 9'11"
Total area	56.3 sq.m.	606 sq.ft.

PLOT 298 TYPE BP52

Kitchen/Living/ Dining Room	6.286m x 4.698m	20'7" x 15'5"
Bedroom	3.404m x 3.212m	11'2" x 10'6"
Total area	51.0 sq.m.	549 sq.ft.

PLOT 299 TYPE BP22

Kitchen/Living/ Dining Room	6.394m x 4.714m	21'0" x 15'6"
Bedroom	3.296m x 3.229m	10'10" x 10'7"
Total area	50.7 sq.m.	546 sq. ft.

PLOT 300 TYPE BP30

Kitchen/Living/ Dining Room	8.199m x 4.308m	26'11" x 14'2"
Bedroom 1	4.496m x 2.990m	14'9" x 9'10"
Bedroom 2	4.496m x 2.790m	14'9" x 9'2"
Bedroom 3	4.496m x 2.180m	14'9" x 7'2"
Total area	86.6 sq.m.	932 sq.ft.

PLOT 301 TYPE BP31

Kitchen/Living/ Dining Room	6.470m x 4.201m	21'3" x 13'9"
Bedroom 1	4.725m x 3.097m	15'6" x 10'2"
Bedroom 2	4.090m x 3.130m	13'5" x 10'3"
Total area	74.7 sq.m.	804 sq.ft.

PLOT 302 TYPE BP46

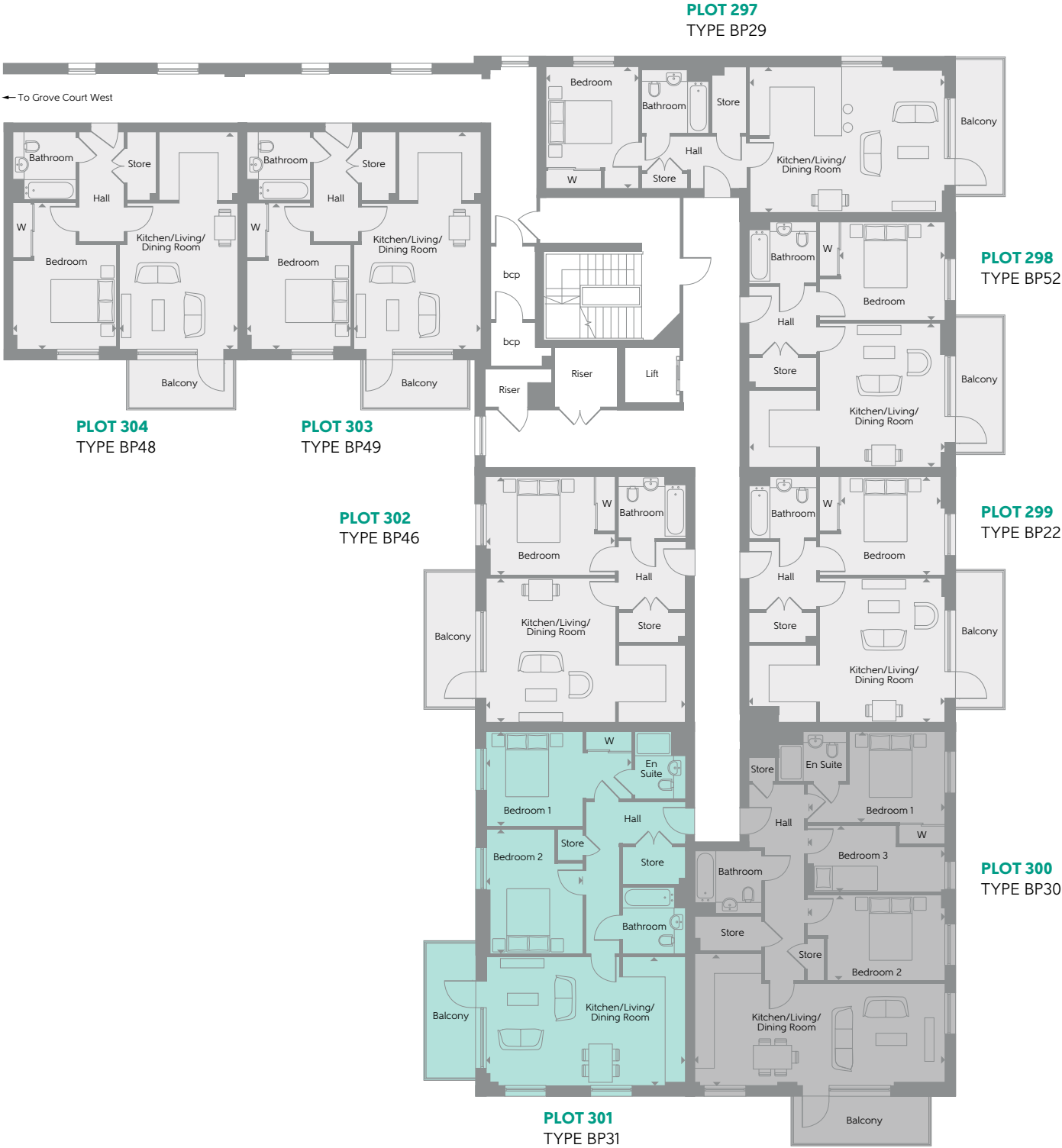
Kitchen/Living/ Dining Room	6.470m x 4.726m	21'3" x 15'6"
Bedroom	4.175m x 3.329m	13'8" x 10'11"
Total area	52.0 sq.m	560 sq.ft.

PLOT 303 TYPE BP49

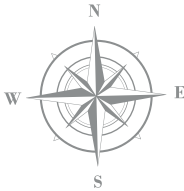
Kitchen/Living/ Dining Room	7.086m x 4.145m	23'3" x 13'7"
Bedroom	4.791m x 3.445m	15'9" x 11'4"
Total area	54.2 sq.m.	583 sq.ft.

PLOT 304 TYPE BP48

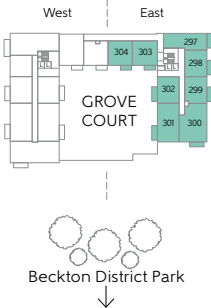
Kitchen/Living/ Dining Room	7.086m x 3.862m	23'3" x 12'8"
Bedroom	4.791m x 3.398m	15'9" x 11'2"
Total area	52.0 sq.m.	560 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



South Elevation



KEY			
1 Bedroom Apartment	W	Fitted Wardrobe	
2 Bedroom Apartment	L	Lift	
3 Bedroom Apartment	BCP	Bin Collection Point	
		Indicates where dimensions are taken from	



GROVE COURT EAST

Third Floor

1, 2 and 3 bedroom apartments  
Plots 307 - 314

PLOT 307 TYPE BP29

Kitchen/Living/ Dining Room	6.394m x 4.654m	21'0" x 15'3"
Bedroom	3.975m x 3.024m	13'0" x 9'11"
Total area	56.3 sq.m.	606 sq.ft.

PLOT 308 TYPE BP52

Kitchen/Living/ Dining Room	6.286m x 4.698m	20'7" x 15'5"
Bedroom	3.404m x 3.212m	11'2" x 10'6"
Total area	51.0 sq.m.	549 sq.ft.

PLOT 309 TYPE BP22

Kitchen/Living/ Dining Room	6.394m x 4.714m	21'0" x 15'6"
Bedroom	3.296m x 3.229m	10'10" x 10'7"
Total area	50.7 sq.m.	546 sq. ft.

PLOT 310 TYPE BP30

Kitchen/Living/ Dining Room	8.199m x 4.308m	26'11" x 14'2"
Bedroom 1	4.496m x 2.990m	14'9" x 9'10"
Bedroom 2	4.496m x 2.790m	14'9" x 9'2"
Bedroom 3	4.496m x 2.180m	14'9" x 7'2"
Total area	86.6 sq.m.	932 sq.ft.

PLOT 311 TYPE BP31

Kitchen/Living/ Dining Room	6.470m x 4.201m	21'3" x 13'9"
Bedroom 1	4.725m x 3.097m	15'6" x 10'2"
Bedroom 2	4.090m x 3.130m	13'5" x 10'3"
Total area	74.7 sq.m.	804 sq.ft.

PLOT 312 TYPE BP46

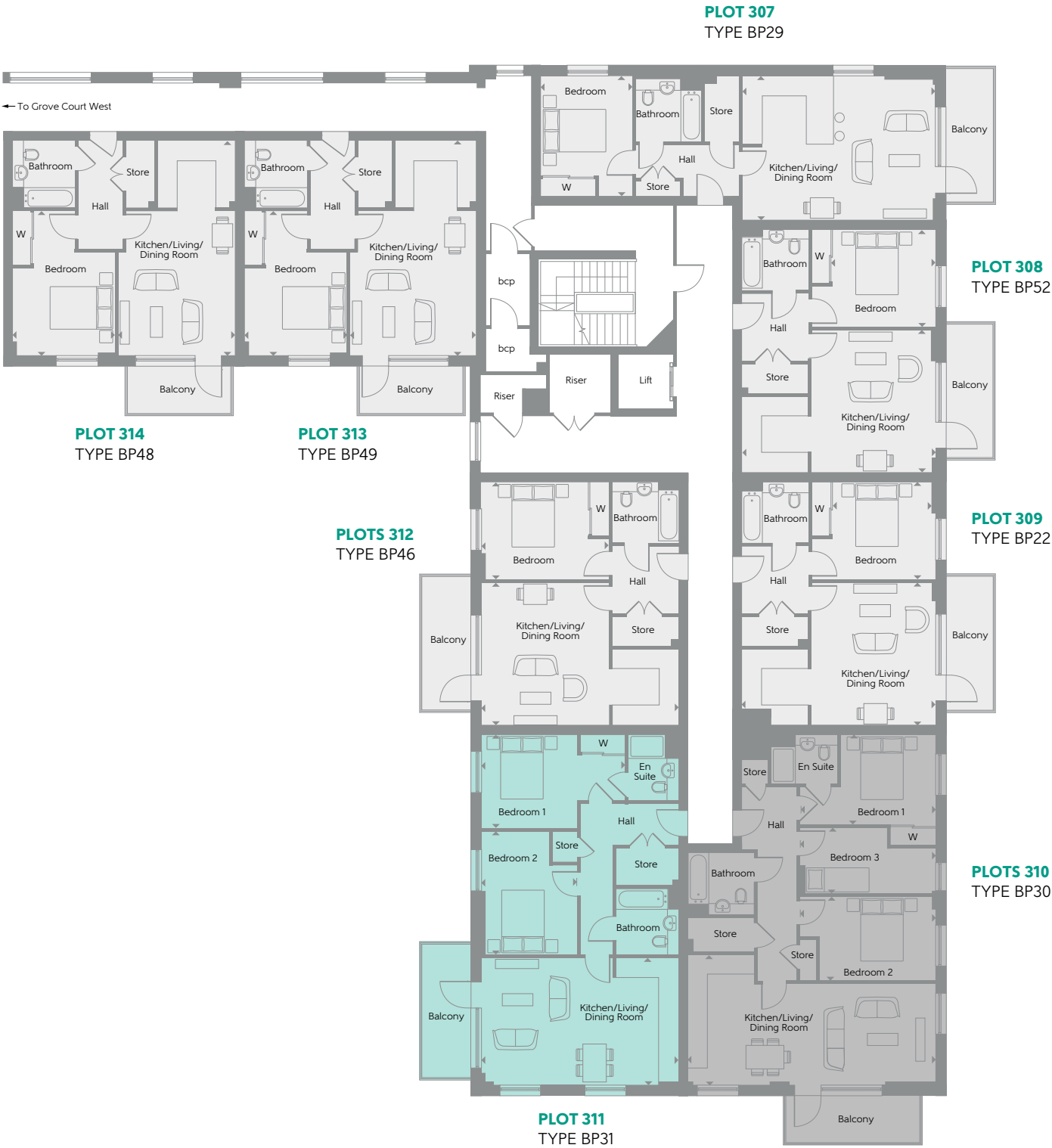
Kitchen/Living/ Dining Room	6.470m x 4.726m	21'3" x 15'6"
Bedroom	4.175m x 3.329m	13'8" x 10'11"
Total area	52.0 sq.m	560 sq.ft.

PLOT 313 TYPE BP49

Kitchen/Living/ Dining Room	7.086m x 4.145m	23'3" x 13'7"
Bedroom	4.791m x 3.445m	15'9" x 11'4"
Total area	54.2 sq.m.	583 sq.ft.

PLOT 314 TYPE BP48

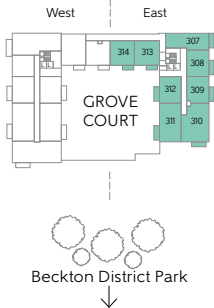
Kitchen/Living/ Dining Room	7.086m x 3.862m	23'3" x 12'8"
Bedroom	4.791m x 3.398m	15'9" x 11'2"
Total area	52.0 sq.m.	560 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



South Elevation



KEY			
1 Bedroom Apartment	W	Fitted Wardrobe	
2 Bedroom Apartment	L	Lift	
3 Bedroom Apartment	BCP	Bin Collection Point	
		Indicates where dimensions are taken from	



GROVE COURT EAST

Fourth Floor

1 and 2 bedroom apartments  
Plots 317 - 322

PLOT 317 TYPE BP38

Kitchen/Living/ Dining Room	6.206m x 4.654m	20'4" x 15'3"
Bedroom	4.350m x 3.975m	14'3" x 13'0"
Total area	64.0 sq.m.	689 sq.ft.

PLOT 318 TYPE BP52

Kitchen/Living/ Dining Room	6.286m x 4.698m	20'7" x 15'5"
Bedroom	3.404m x 3.212m	11'2" x 10'6"
Total area	51.0 sq.	549 sq.ft.

PLOT 319 TYPE BP22

Kitchen/Living/ Dining Room	6.394m x 4.714m	21'0" x 15'6"
Bedroom	3.296m x 3.229m	10'10" x 10'7"
Total area	50.7 sq.m.	546 sq. ft.

PLOT 320 TYPE BP53

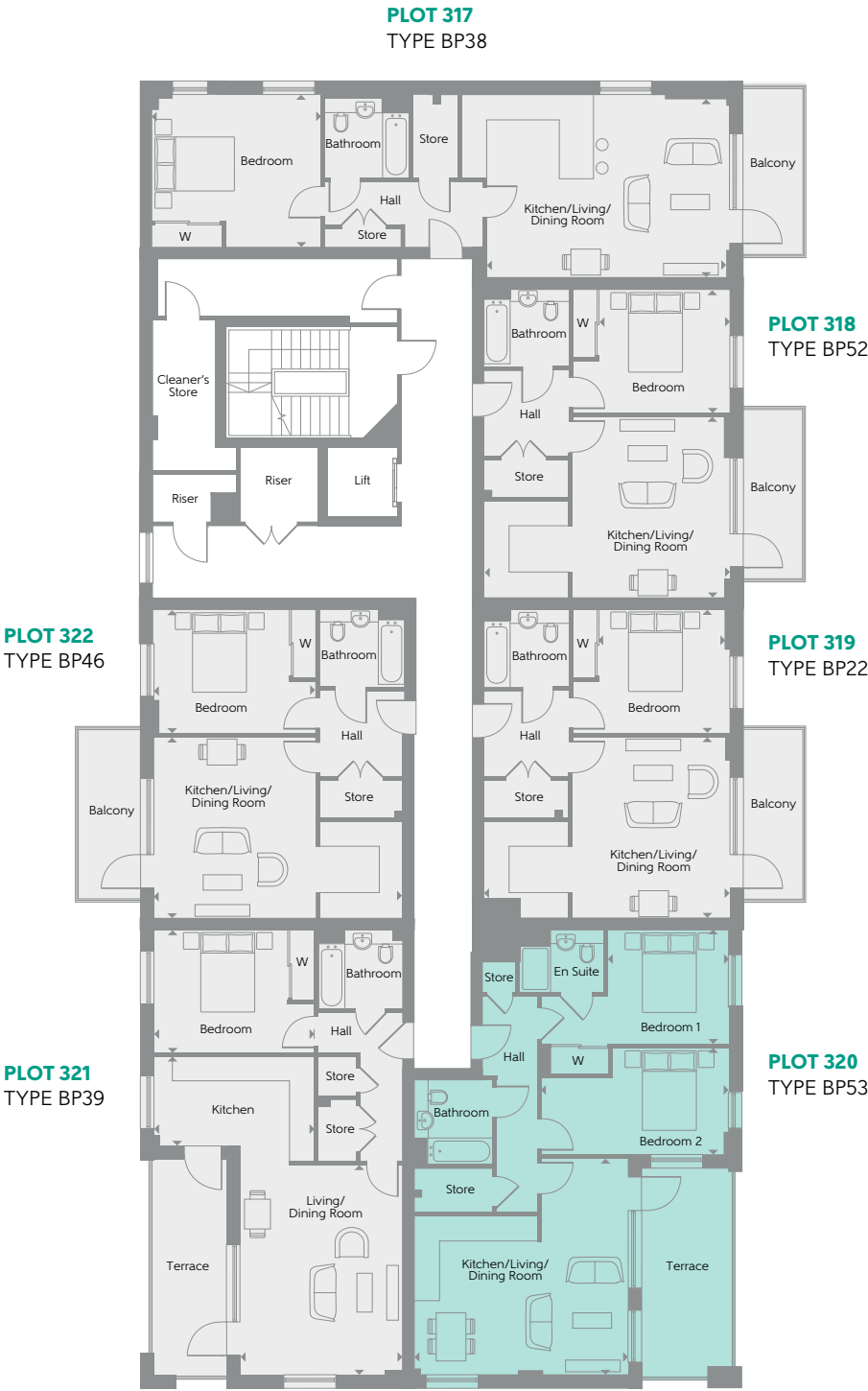
Kitchen/Living/ Dining Room	5.643m x 5.499m	18'6" x 18'0"
Bedroom 1	3.139m x 2.985m	10'4" x 9'10"
Bedroom 2	4.896m x 2.773m	16'1" x 9'1"
Total area	71.3 sq.m.	767 sq.ft.

PLOT 321 TYPE BP39

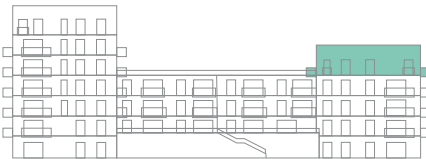
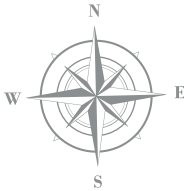
Kitchen	4.067m x 2.338m	13'4" x 7'8"
Living/ Dining Room	5.466m x 4.220m	17'11" x 13'10"
Bedroom	4.175m x 3.182m	13'8" x 10'5"
Total area	61.4 sq.m.	661 sq.ft.

PLOT 322 TYPE BP46

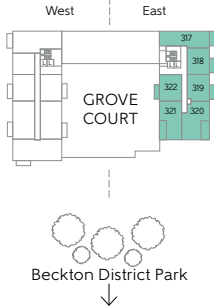
Kitchen/Living/ Dining Room	6.470m x 4.726m	21'3" x 15'6"
Bedroom	4.175m x 3.329m	13'8" x 10'11"
Total area	52.0 sq.m	560 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



South Elevation



KEY		
1 Bedroom Apartment	W	Fitted Wardrobe
2 Bedroom Apartment	L	Lift
	►	Indicates where dimensions are taken from



GROVE COURT WEST

Ground Floor

2 and 3 bedroom duplexes  
Plots 244 - 246, 283 and 284

PLOT 244 TYPE BP25 LOWER FLOOR

Kitchen/Living/ Dining Room	8.204m x 3.842m	26'11" x 12'7"
Bedroom 1	5.350m x 2.891m	17'7" x 9'6"
Bedroom 2	3.933m x 3.567m	12'11" x 11'8"
Total area	95.1 sq.m.	1024 sq.ft.

PLOT 245 TYPE BP26 LOWER FLOOR

Kitchen/Living/ Dining Room	6.195m x 4.185m	20'4" x 13'9"
Bedroom 1	4.185m x 2.952m	13'9" x 9'8"
Bedroom 2	4.185m x 3.150m	13'9" x 10'4"
Total area	91.9 sq.m.	989 sq.ft.

PLOT 246 TYPE BP27 LOWER FLOOR

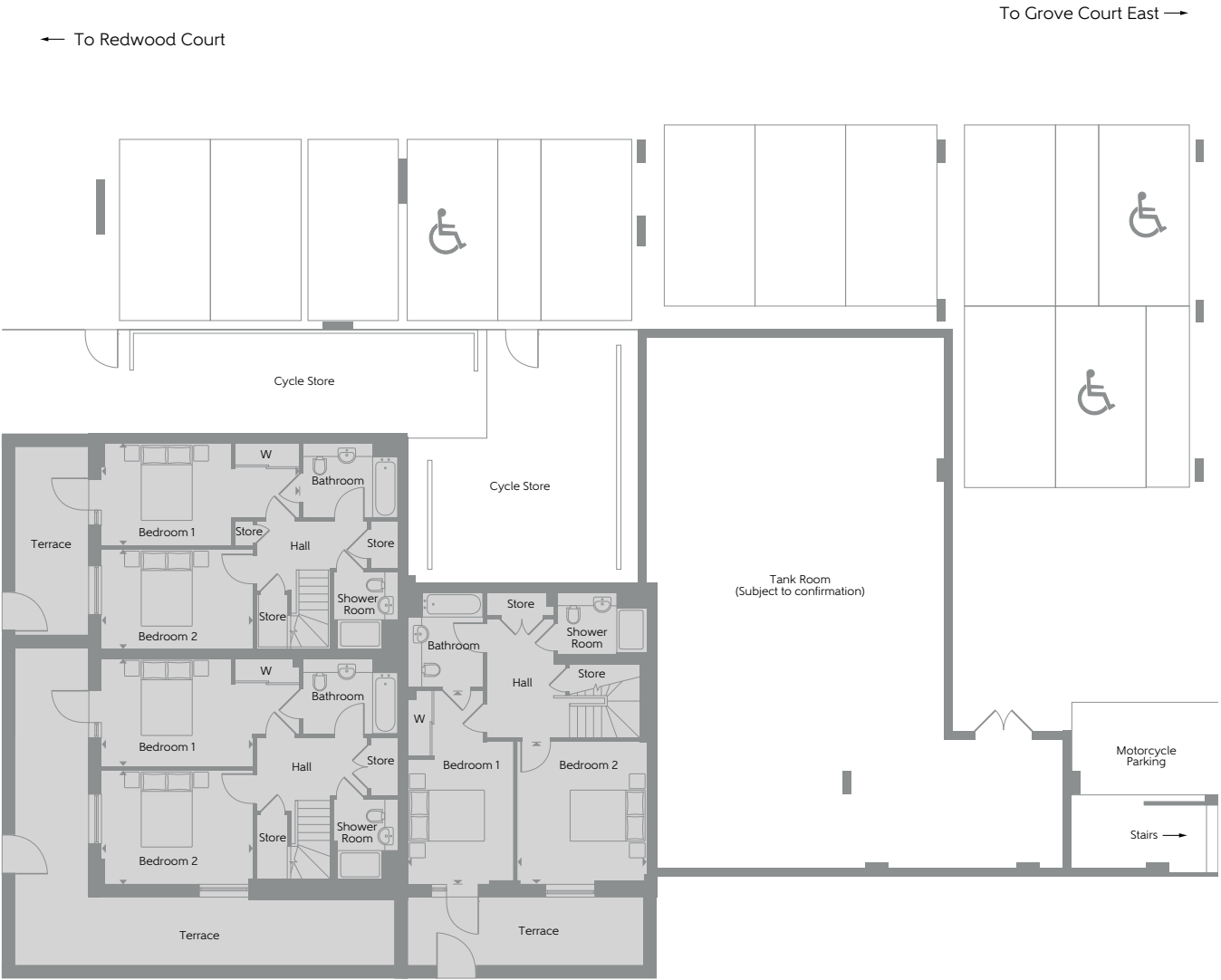
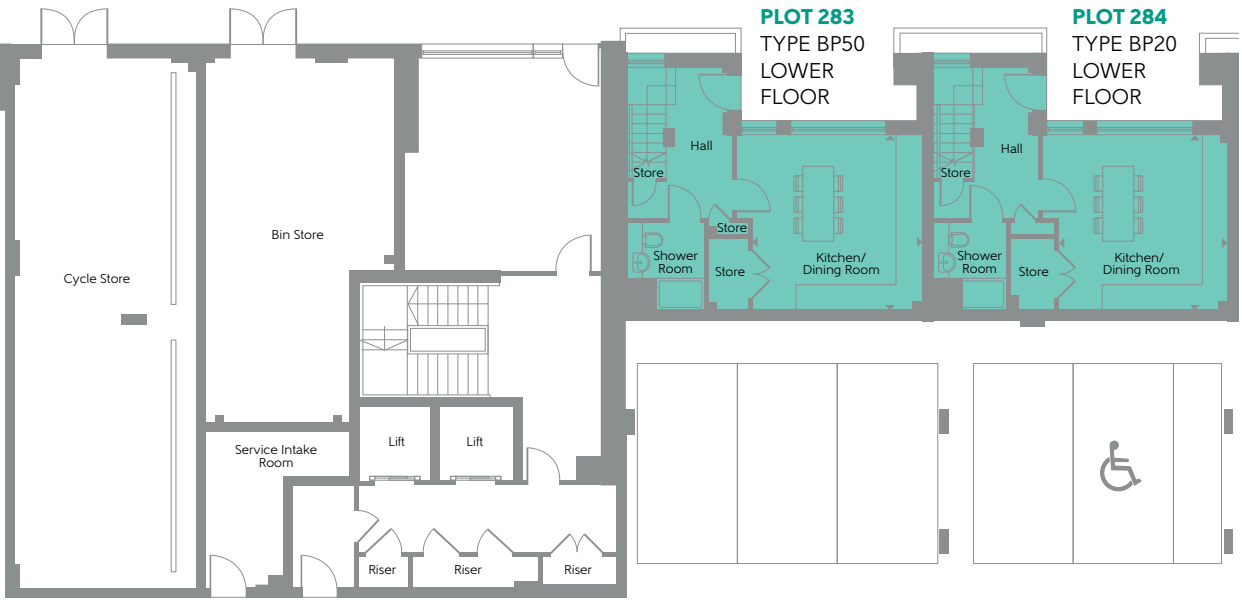
Kitchen/Living/ Dining Room	5.585m x 4.185m	18'4" x 13'9"
Bedroom 1	5.480m x 2.819m	18'0" x 9'3"
Bedroom 2	4.185m x 2.740m	13'9" x 9'0"
Total area	81.5 sq.m.	877 sq.ft.

PLOT 283 TYPE BP50 LOWER FLOOR

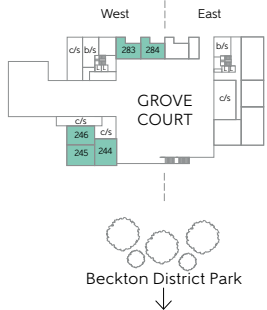
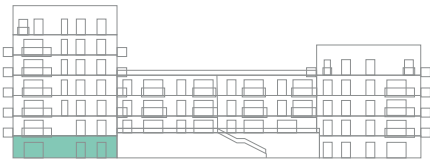
Kitchen/ Dining Room	4.385m x 4.232m	14'5" x 13'11"
Living Room	4.086m x 3.380m	13'5" x 11'1"
Bedroom 1	4.354m x 3.169m	14'3" x 10'5"
Bedroom 2	3.574m x 3.241m	11'9" x 10'8"
Bedroom 3	2.647m x 2.546m	8'8" x 8'4"
Total area	102.0 sq.m.	1098 sq.ft.

PLOT 284 TYPE BP20 LOWER FLOOR

Kitchen/ Dining Room	4.385m x 4.252m	14'5" x 13'11"
Living Room	4.097m x 3.380m	13'5" x 11'1"
Bedroom 1	4.296m x 3.153m	14'1" x 10'4"
Bedroom 2	3.549m x 3.241m	11'8" x 10'8"
Bedroom 3	2.667m x 2.546m	8'9" x 8'4"
Total area	101.9 sq.m.	1097 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



KEY		
2 Bedroom Duplex	W	Fitted Wardrobe
3 Bedroom Duplex	WCH	Wheelchair Adaptable
	L	Lift
	C/S	Cycle Store
	B/S	Bin Store
	►	Indicates where dimensions are taken from



GROVE COURT WEST

First Floor

Studio, 1, 2 and 3 bedroom apartments and duplexes  
Plots 242 - 249, 283 and 284

PLOT 242 TYPE BP54			
Kitchen/Living/Dining Room	6.399m x 4.689m	21'0" x 15'5"	
Bedroom	3.409m x 3.242m	11'2" x 10'8"	
Total area	51.3 sq.m.	552 sq.ft.	

PLOT 243 TYPE BP34 (WCH)			
Kitchen/Living/Dining Room	6.399m x 4.625m	21'0" x 15'2"	
Bedroom 1	4.104m x 3.195m	13'6" x 10'6"	
Bedroom 2	3.723m x 2.671m	12'3" x 8'9"	
Total area	73.8 sq.m.	794 sq.ft.	

PLOT 244 TYPE BP25 UPPER FLOOR			
Kitchen/Living/Dining Room	8.204m x 3.842m	26'11" x 12'7"	
Bedroom 1	5.350m x 2.891m	17'7" x 9'6"	
Bedroom 2	3.933m x 3.567m	12'11" x 11'8"	
Total area	95.1 sq.m.	1024 sq.ft.	

PLOT 245 TYPE BP26 UPPER FLOOR			
Kitchen/Living/Dining Room	6.195m x 4.185m	20'4" x 13'9"	
Bedroom 1	4.185m x 2.952m	13'9" x 9'8"	
Bedroom 2	4.185m x 3.150m	13'9" x 10'4"	
Total area	91.9 sq.m.	989 sq.ft.	

PLOT 246 TYPE BP27 UPPER FLOOR			
Kitchen/Living/Dining Room	5.585m x 4.185m	18'4" x 13'9"	
Bedroom 1	5.480m x 2.819m	18'0" x 9'3"	
Bedroom 2	4.185m x 2.740m	13'9" x 9'0"	
Total area	81.5 sq.m.	877 sq.ft.	

PLOT 247 TYPE BP56			
Kitchen/Living/Dining Room	6.352m x 4.731m	20'10" x 15'6"	
Bedroom	3.362m x 3.262m	11'0" x 10'8"	
Total area	51.5 sq.m.	554 sq.ft.	

PLOT 248 TYPE BP32			
Kitchen/Living/Dining Room	6.162m x 4.323m	20'3" x 14'2"	
Bedroom Area	3.254m x 2.085m	10'8" x 6'10"	
Total area	40.8 sq.m.	439 sq.ft.	

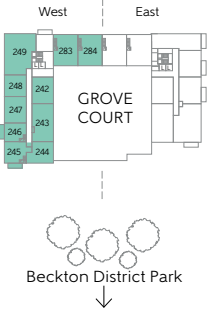
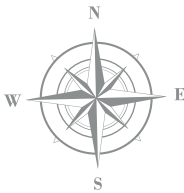
PLOT 249 TYPE BP33 (WCH)			
Kitchen/Living/Dining Room	9.185m x 4.886m	30'2" x 16'0"	
Bedroom 1	5.148m x 4.409m	16'11" x 14'6"	
Bedroom 2	4.167m x 3.060m	13'8" x 10'0"	
Total area	102.9 sq.m.	1108 sq.ft.	

PLOT 283 TYPE BP50 UPPER FLOOR			
Kitchen/Dining Room	4.385m x 4.232m	14'5" x 13'11"	
Living Room	4.086m x 3.380m	13'5" x 11'1"	
Bedroom 1	4.354m x 3.169m	14'3" x 10'5"	
Bedroom 2	3.574m x 3.241m	11'9" x 10'8"	
Bedroom 3	2.647m x 2.546m	8'8" x 8'4"	
Total area	102.0 sq.m.	1098 sq.ft.	

PLOT 284 TYPE BP20 UPPER FLOOR			
Kitchen/Dining Room	4.385m x 4.252m	14'5" x 13'11"	
Living Room	4.097m x 3.380m	13'5" x 11'1"	
Bedroom 1	4.296m x 3.153m	14'1" x 10'4"	
Bedroom 2	3.549m x 3.241m	11'8" x 10'8"	
Bedroom 3	2.667m x 2.546m	8'9" x 8'4"	
Total area	101.9 sq.m.	1097 sq.ft.	



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



KEY			
	Studio/1 Bedroom Apartment	W	Fitted Wardrobe
	2 Bedroom Apartment	CLKS	Cloakroom
	2 Bedroom Duplex	WCH	Wheelchair Adaptable
	3 Bedroom Duplex	L	Lift
		C/S	Cycle Store
		B/S	Bin Store
		►	Indicates where dimensions are taken from



GROVE COURT WEST

Second Floor

Studio, 1, 2 and 3 bedroom apartments  
Plots 250 - 256, 305 and 306

PLOT 250 TYPE BP54

Kitchen/Living/ Dining Room	6.399m x 4.689m	21'0" x 15'5"
Bedroom	3.409m x 3.242m	11'2" x 10'8"
Total area	51.3 sq.m.	552 sq.ft.

PLOT 251 TYPE BP34 (WCH)

Kitchen/Living/ Dining Room	6.399m x 4.625m	21'0" x 15'2"
Bedroom 1	4.104m x 3.195m	13'6" x 10'6"
Bedroom 2	3.723m x 2.671m	12'3" x 8'9"
Total area	73.8sq.m.	794 sq.ft.

PLOT 252 TYPE BP37

Kitchen/Living/ Dining Room	6.190m x 5.407m	20'4" x 17'9"
Bedroom 1	4.222m x 3.445m	13'10" x 11'4"
Bedroom 2	4.243m x 2.655m	13'11" x 8'9"
Bedroom 3	2.788m x 2.728m	9'2" x 8'11"
Total area	90.1 sq.m.	970 sq.ft.

PLOT 253 TYPE BP45 (WCH)

Kitchen/Living/ Dining Room	6.352m x 4.690m	20'10" x 15'5"
Bedroom 1	4.057m x 3.563m	13'4" x 11'8"
Bedroom 2	3.230m x 2.762m	10'7" x 9'1"
Total area	74.0 sq.m.	797 sq.ft.

PLOT 254 TYPE BP55

Kitchen/Living/ Dining Room	6.352m x 4.682m	20'10" x 15'4"
Bedroom	3.362m x 3.212m	11'0" x 10'6"
Total area	50.6 sq.m.	545 sq.ft.

PLOT 255 TYPE BP60

Kitchen/Living/ Dining Room	6.352m x 3.661m	20'10" x 12'0"
Bedroom Area	3.362m x 2.725m	11'0" x 8'11"
Total area	40.6 sq.m.	437 sq.ft.

PLOT 256 TYPE BP35

Kitchen/Living/ Dining Room	8.020m x 4.003m	26'4" x 13'2"
Bedroom 1	4.003m x 3.116m	13'2" x 10'3"
Bedroom 2	3.778m x 3.665m	12'5" x 12'0"
Bedroom 3	3.330m x 2.281m	10'11" x 7'6"
Total area	86.1 sq.m.	927 sq.ft.

PLOT 305 TYPE BP36

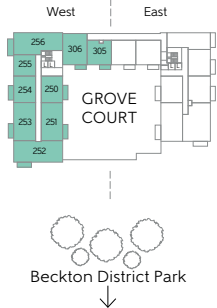
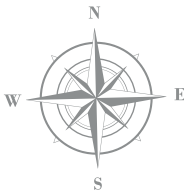
Kitchen/Living/ Dining Room	7.086m x 3.736m	23'3" x 12'3"
Bedroom	4.096m x 3.513m	13'5" x 11'6"
Total area	50.7 sq.m.	546 sq.ft.

PLOT 306 TYPE BP47

Kitchen/Living/ Dining Room	7.349m x 3.865m	24'1" x 12'8"
Bedroom	4.791m x 3.390m	15'9" x 11'1"
Total area	66.0 sq.m.	710 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



KEY			
	Studio/1 Bedroom Apartment	W	Fitted Wardrobe
	2 Bedroom Apartment	WCH	Wheelchair Adaptable
	3 Bedroom Apartment	L	Lift
		➤	Indicates where dimensions are taken from



GROVE COURT WEST

Third Floor

Studio, 1, 2 and 3 bedroom apartments  
Plots 257 - 263, 315 and 316

PLOT 257 TYPE BP54

Kitchen/Living/ Dining Room	6.399m x 4.689m	21'0" x 15'5"
Bedroom	3.409m x 3.242m	11'2" x 10'8"
Total area	51.3 sq.m.	552 sq.ft.

PLOT 258 TYPE BP34 (WCH)

Kitchen/Living/ Dining Room	6.399m x 4.625m	21'0" x 15'2"
Bedroom 1	4.104m x 3.195m	13'6" x 10'6"
Bedroom 2	3.723m x 2.671m	12'3" x 8'9"
Total area	73.8 sq.m.	794 sq.ft.

PLOT 259 TYPE BP37

Kitchen/Living/ Dining Room	6.190m x 5.407m	20'4" x 17'9"
Bedroom 1	4.222m x 3.445m	13'10" x 11'4"
Bedroom 2	4.243m x 2.655m	13'11" x 8'9"
Bedroom 3	2.788m x 2.728m	9'2" x 8'11"
Total area	90.1 sq.m.	970 sq.ft.

PLOT 260 TYPE BP45 (WCH)

Kitchen/Living/ Dining Room	6.352m x 4.690m	20'10" x 15'5"
Bedroom 1	4.057m x 3.563m	13'4" x 11'8"
Bedroom 2	3.230m x 2.762m	10'7" x 9'1"
Total area	74.0 sq.m.	797 sq.ft.

PLOT 261 TYPE BP55

Kitchen/Living/ Dining Room	6.352m x 4.682m	20'10" x 15'4"
Bedroom	3.362m x 3.212m	11'0" x 10'6"
Total area	50.6 sq.m.	545 sq.ft.

PLOT 262 TYPE BP60

Kitchen/Living/ Dining Room	6.352m x 3.661m	20'10" x 12'0"
Bedroom Area	3.362m x 2.725m	11'0" x 8'11"
Total area	40.6 sq.m.	437 sq.ft.

PLOT 263 TYPE BP35

Kitchen/Living/ Dining Room	8.020m x 4.003m	26'4" x 13'2"
Bedroom 1	4.003m x 3.116m	13'2" x 10'3"
Bedroom 2	3.778m x 3.665m	12'5" x 12'0"
Bedroom 3	3.330m x 2.281m	10'11" x 7'6"
Total area	86.1 sq.m.	927 sq.ft.

PLOT 315 TYPE BP36

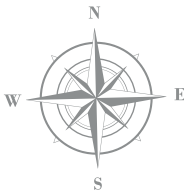
Kitchen/Living/ Dining Room	7.086m x 3.736m	23'3" x 12'3"
Bedroom	4.096m x 3.513m	13'5" x 11'6"
Total area	50.7 sq.m.	546 sq.ft.

PLOT 316 TYPE BP58

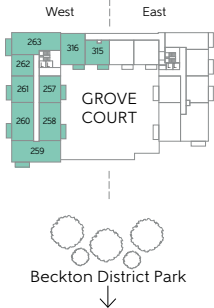
Kitchen/Living/ Dining Room	7.379m x 4.461m	24'3" x 14'8"
Bedroom	4.455m x 3.910m	14'7" x 12'10"
Total area	66.5 sq.m.	716 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



South Elevation



KEY			
	Studio/1 Bedroom Apartment	W	Fitted Wardrobe
	2 Bedroom Apartment	WCH	Wheelchair Adaptable
	3 Bedroom Apartment	L	Lift
		➤	Indicates where dimensions are taken from



GROVE COURT WEST

Fourth Floor

Studio, 1, 2 and 3 bedroom apartments  
Plots 264 - 270

PLOT 264 TYPE BP54

Kitchen/Living/ Dining Room	6.399m x 4.689m	21'0" x 15'5"
Bedroom	3.409m x 3.242m	11'2" x 10'8"
Total area	51.3 sq.m.	552 sq.ft.

PLOT 265 TYPE BP34 (WCH)

Kitchen/Living/ Dining Room	6.399m x 4.625m	21'0" x 15'2"
Bedroom 1	4.104m x 3.195m	13'6" x 10'6"
Bedroom 2	3.723m x 2.671m	12'3" x 8'9"
Total area	73.8 sq.m.	794 sq.ft.

PLOT 266 TYPE BP37

Kitchen/Living/ Dining Room	6.190m x 5.407m	20'4" x 17'9"
Bedroom 1	4.222m x 3.445m	13'10" x 11'4"
Bedroom 2	4.243m x 2.655m	13'11" x 8'9"
Bedroom 3	2.788m x 2.728m	9'2" x 8'11"
Total area	90.1 sq.m.	970 sq.ft.

PLOT 267 TYPE BP45 (WCH)

Kitchen/Living/ Dining Room	6.352m x 4.690m	20'10" x 15'5"
Bedroom 1	4.057m x 3.563m	13'4" x 11'8"
Bedroom 2	3.230m x 2.762m	10'7" x 9'1"
Total area	74.0 sq.m.	797 sq.ft.

PLOT 268 TYPE BP55

Kitchen/Living/ Dining Room	6.352m x 4.682m	20'10" x 15'4"
Bedroom	3.362m x 3.212m	11'0" x 10'6"
Total area	50.6 sq.m.	545 sq.ft.

PLOTS 269 TYPE BP60

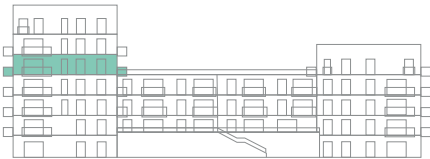
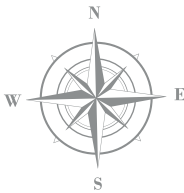
Kitchen/Living/ Dining Room	6.352m x 3.661m	20'10" x 12'0"
Bedroom Area	3.362m x 2.725m	11'0" x 8'11"
Total area	40.6 sq.m.	437 sq.ft.

PLOT 270 TYPE BP59

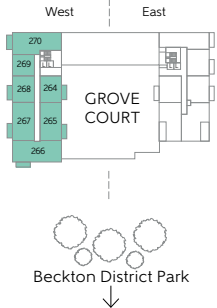
Kitchen/Living/ Dining Room	8.020m x 4.003m	26'4" x 13'2"
Bedroom 1	3.000m x 2.986m	9'10" x 9'10"
Bedroom 2	3.778m x 3.615m	12'5" x 11'10"
Bedroom 3	3.330m x 2.281m	10'11" x 7'6"
Total area	85.6 sq.m.	921 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



South Elevation



KEY			
	Studio/1 Bedroom Apartment	W	Fitted Wardrobe
	2 Bedroom Apartment	WCH	Wheelchair Adaptable
	3 Bedroom Apartment	L	Lift
		➤	Indicates where dimensions are taken from



GROVE COURT WEST

Fifth Floor

Studio, 1, 2 and 3 bedroom apartments  
Plots 271 - 277

PLOT 271 TYPE BP54

Kitchen/Living/ Dining Room	6.399m x 4.689m	21'0" x 15'5"
Bedroom	3.409m x 3.242m	11'2" x 10'8"
Total area	51.3 sq.m.	552 sq.ft.

PLOT 272 TYPE BP34 (WCH)

Kitchen/Living/ Dining Room	6.399m x 4.625m	21'0" x 15'2"
Bedroom 1	4.104m x 3.195m	13'6" x 10'6"
Bedroom 2	3.723m x 2.671m	12'3" x 8'9"
Total area	73.8 sq.m.	794 sq.ft.

PLOT 273 TYPE BP37

Kitchen/Living/ Dining Room	6.190m x 5.407m	20'4" x 17'9"
Bedroom 1	4.222m x 3.445m	13'10" x 11'4"
Bedroom 2	4.243m x 2.655m	13'11" x 8'9"
Bedroom 3	2.788m x 2.728m	9'2" x 8'11"
Total area	90.1 sq.m.	970 sq.ft.

PLOT 274 TYPE BP45 (WCH)

Kitchen/Living/ Dining Room	6.352m x 4.690m	20'10" x 15'5"
Bedroom 1	4.057m x 3.563m	13'4" x 11'8"
Bedroom 2	3.230m x 2.762m	10'7" x 9'1"
Total area	74.0 sq.m.	797 sq.ft.

PLOT 275 TYPE BP55

Kitchen/Living/ Dining Room	6.352m x 4.682m	20'10" x 15'4"
Bedroom	3.362m x 3.212m	11'0" x 10'6"
Total area	50.6 sq.m.	545 sq.ft.

PLOT 276 TYPE BP60

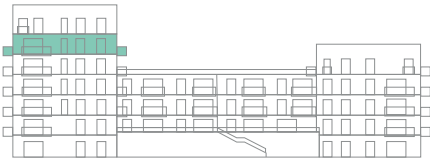
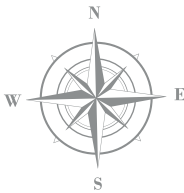
Kitchen/Living/ Dining Room	6.352m x 3.661m	20'10" x 12'0"
Bedroom Area	3.362m x 2.725m	11'0" x 8'11"
Total area	40.6 sq.m.	437 sq.ft.

PLOT 277 TYPE BP59

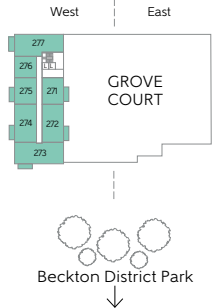
Kitchen/Living/ Dining Room	8.020m x 4.003m	26'4" x 13'2"
Bedroom 1	3.000m x 2.986m	9'10" x 9'10"
Bedroom 2	3.778m x 3.615m	12'5" x 11'10"
Bedroom 3	3.330m x 2.281m	10'11" x 7'6"
Total area	85.6 sq.m.	921 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



South Elevation



KEY			
	Studio/1 Bedroom Apartment	W	Fitted Wardrobe
	2 Bedroom Apartment	WCH	Wheelchair Adaptable
	3 Bedroom Apartment	L	Lift
		➤	Indicates where dimensions are taken from



GROVE COURT WEST

Sixth Floor

Studio, 1, 2 and 3 bedroom apartments  
Plots 278 - 282

PLOT 278 TYPE BP41

Kitchen/Living/ Dining Room	4.036m x 3.534m	13'3" x 11'7"
Bedroom Area	3.609m x 3.489m	11'10" x 11'5"
Total area	40.9 sq.m.	440 sq.ft.

PLOT 279 TYPE BP42

Kitchen/Living/ Dining Room	6.399m x 5.783m	21'0" x 19'0"
Bedroom 1	3.409m x 2.750m	11'2" x 9'0"
Bedroom 2	4.201m x 2.821m	13'9" x 9'3"
Bedroom 3	4.332m x 2.150m	14'3" x 7'1"
Total area	99.1 sq.m.	1067 sq.ft.

PLOT 280 TYPE BP43

Kitchen/Living/ Dining Room	5.795m x 4.584m	19'0" x 15'0"
Bedroom 1	6.352m x 2.795m	20'10" x 9'2"
Bedroom 2	4.413m x 2.961m	14'6" x 9'9"
Total area	70.8 sq.m.	762 sq.ft.

PLOT 281 TYPE BP44

Kitchen/Living/ Dining Room	6.704m x 3.990m	22'0" x 13'1"
Bedroom 1	4.057m x 3.795m	13'4" x 12'5"
Bedroom 2	4.333m x 2.750m	14'3" x 9'0"
Total area	75.3 sq.m.	811 sq.ft.

PLOT 282 TYPE BP40

Kitchen/Living/ Dining Room	7.362m x 6.396m	24'2" x 21'0"
Bedroom 1	3.990m x 3.927m	13'1" x 12'11"
Bedroom 2	4.393m x 3.813m	14'5" x 12'6"
Bedroom 3	3.705m x 2.700m	12'2" x 8'10"
Total area	110.2 sq.m.	1186 sq.ft.

PLOT 282  
TYPE BP40

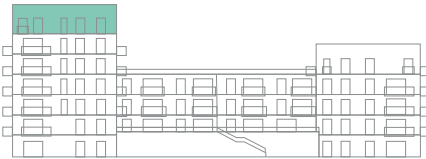
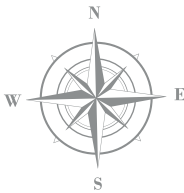
PLOT 281  
TYPE BP44

PLOT 280  
TYPE BP43

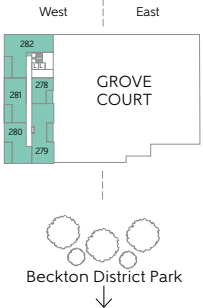
PLOT 278  
TYPE BP41

PLOT 279  
TYPE BP42

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



South Elevation



KEY

- |  |                            |  |   |
|--|----------------------------|--|---|
|  | Studio/1 Bedroom Apartment |  | Fitted Wardrobe                           |
|  | 2 Bedroom Apartment        |  | Lift                                      |
|  | 3 Bedroom Apartment        |  | Indicates where dimensions are taken from |





## OUR PASSION FOR GREAT CUSTOMER CARE

FROM THE FIRST DAY YOU VISIT ONE OF OUR SALES CENTRES TO THE DAY YOU MOVE IN, WE AIM TO PROVIDE A LEVEL OF SERVICE AND AFTER-SALES CARE THAT IS SECOND TO NONE

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise

inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



Backed by  
HM Government

## LONDON HELP TO BUY

### BUY WITH JUST 5% DEPOSIT

Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps up to £600,000 on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 40% of the value of your new home, which means that you only need to secure a 55% mortgage.

Help to Buy is subject to eligibility and may not be available on all homes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.





## OUR PORTFOLIO

BELLWAY LONDON IS COMMITTED TO DELIVERING THE VERY BEST NEW HOMES ACROSS THE CAPITAL. ALL OF OUR FLAGSHIP DEVELOPMENTS HAVE BEEN CAREFULLY CRAFTED TO MEET THE NEEDS AND DEMANDS OF LIFE IN LONDON TODAY.





Photograph of The Residence.

## THE RESIDENCE NINE ELMS

### KEY FACTS

- 1, 2 and 3 bedroom apartments and penthouses
- Podium gardens
- 24 hour concierge
- Private residents' gym
- Meeting suite
- Media room
- Secure car parking
- Opposite the new US Embassy
- Walking distance to new Nine Elms Zone 1 station



Computer generated image of Explorer's Wharf.

## EXPLORER'S WHARF LIMEHOUSE

### KEY FACTS

- 1, 2 and 3 bedroom waterside apartments
- Residents' gym
- Concierge
- Landscaped podium and roof gardens
- Walking distance to Westferry DLR



Photograph of Legacy Wharf.

## LEGACY WHARF STRATFORD

### KEY FACTS

- 1, 2 and 3 bedroom apartments
- Concierge
- Fitness centre
- Communal gardens and play areas
- Part of the regeneration of Stratford
- Walking distance of Pudding Mill Lane DLR



Photograph of Dockside.

## DOCKSIDE TURNBERRY QUAY

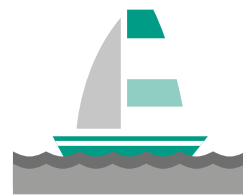
### KEY FACTS

- 1, 2 and 3 bedroom apartments with panoramic views of Canary Wharf
- Concierge
- Parking
- Commercial space
- Walking distance to Crossharbour DLR



# BUILDING COMMUNITIES

Our contribution extends beyond building new HBF-awarded five star homes. We are proud to support local community projects and invest in facilities and infrastructure. This includes improvements towards transport connections, green open spaces and leisure facilities, funding towards education and providing affordable new homes. In turn, this also helps to create new jobs for local people and help boost the local economy.



## OLD ISLEWORTH OVER £1.1 MILLION

including  
£319k towards local infrastructure  
£318k towards local employment

## NINE ELMS OVER £29 MILLION

including  
£10 million towards affordable housing  
£109k towards local employment

## CROYDON OVER £1 MILLION

including  
£242k towards carbon offset  
£239k towards local employment and training

## SYDENHAM OVER £1.5 MILLION

including  
£591k towards local infrastructure  
£532k towards employment

## FOREST HILL £624K

including  
£253k towards local infrastructure  
£167k towards Crossrail

## POPLAR OVER £1 MILLION

including  
£932k towards local infrastructure  
£62k towards local employment



## BECKTON OVER £2 MILLION

including  
£2.1 million towards local infrastructure  
£150k towards local workplace contribution



## HORNCHURCH OVER £6 MILLION

including  
£3.4 million towards local infrastructure  
£1.5 million towards education



## WOOLWICH £612K

including  
£408k towards local infrastructure  
£97k towards carbon offset



## DARTFORD OVER £6 MILLION

towards local infrastructure

## BEXLEYHEATH £4.9 MILLION

towards local infrastructure

## STRATFORD OVER £1.5 MILLION

including  
£1.1 million towards local infrastructure  
£400k towards public realm

**TOTAL CONTRIBUTIONS**  
**£58,847,989**





## AWARDED HIGHEST RATING BY HBF

9/10 WOULD RECOMMEND US TO A FRIEND

Bellway has been awarded five-star status by the Home Builders Federation, confirming the developer's place among the country's elite house-builders. More than nine out of ten customers said they would recommend Bellway to a friend.

The award is the highest accolade a new homes developer can receive. HBF ratings are based on feedback from customers in the weeks after they move into their new home. Only a small handful of housebuilders achieved five-star status this year.



**"** We were reassured by the two-year warranty provided by Bellway on completion, and the wider 10 year NHBC warranty. **"**

Hannah Levene and Tom Hawkins

**"** I am very satisfied with my new Bellway home and I had a great experience purchasing; especially with the staff who were endlessly helpful to me. **"**

Scott Hudson

## A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS.



Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

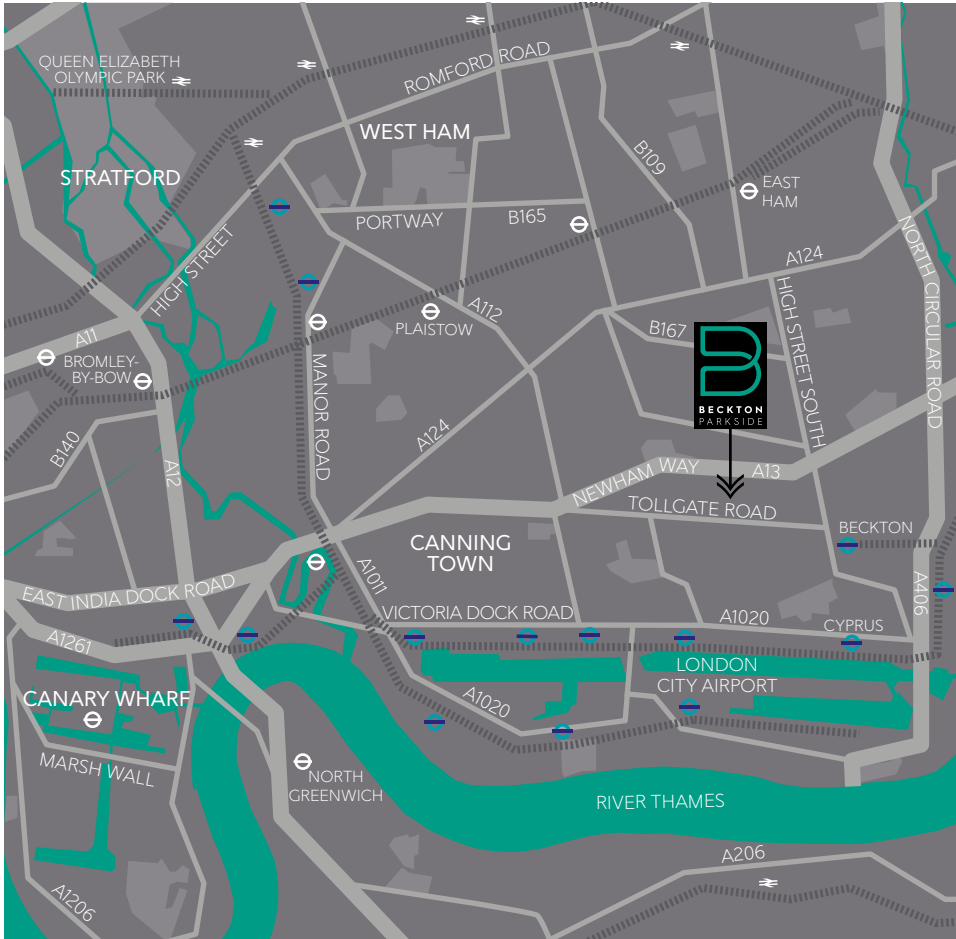
Bellway London abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



Computer generated image of  
The River Gardens, Royal Greenwich.



NEWHAM WAY, BECKTON E6 5JN



**Bellway** | London

Bellway Homes Limited (Thames Gateway Division), Bellway House,  
Anchor Boulevard, Crossways Business Park, Dartford, Kent DA2 6QH

Telephone: 0203 784 8395 | [www.bellwaylondon.co.uk](http://www.bellwaylondon.co.uk) | [@bellwaylondon](https://www.instagram.com/bellwaylondon) | [bellwaylondon](https://www.facebook.com/bellwaylondon)

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and Transport for London. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 220457/05/21.



