



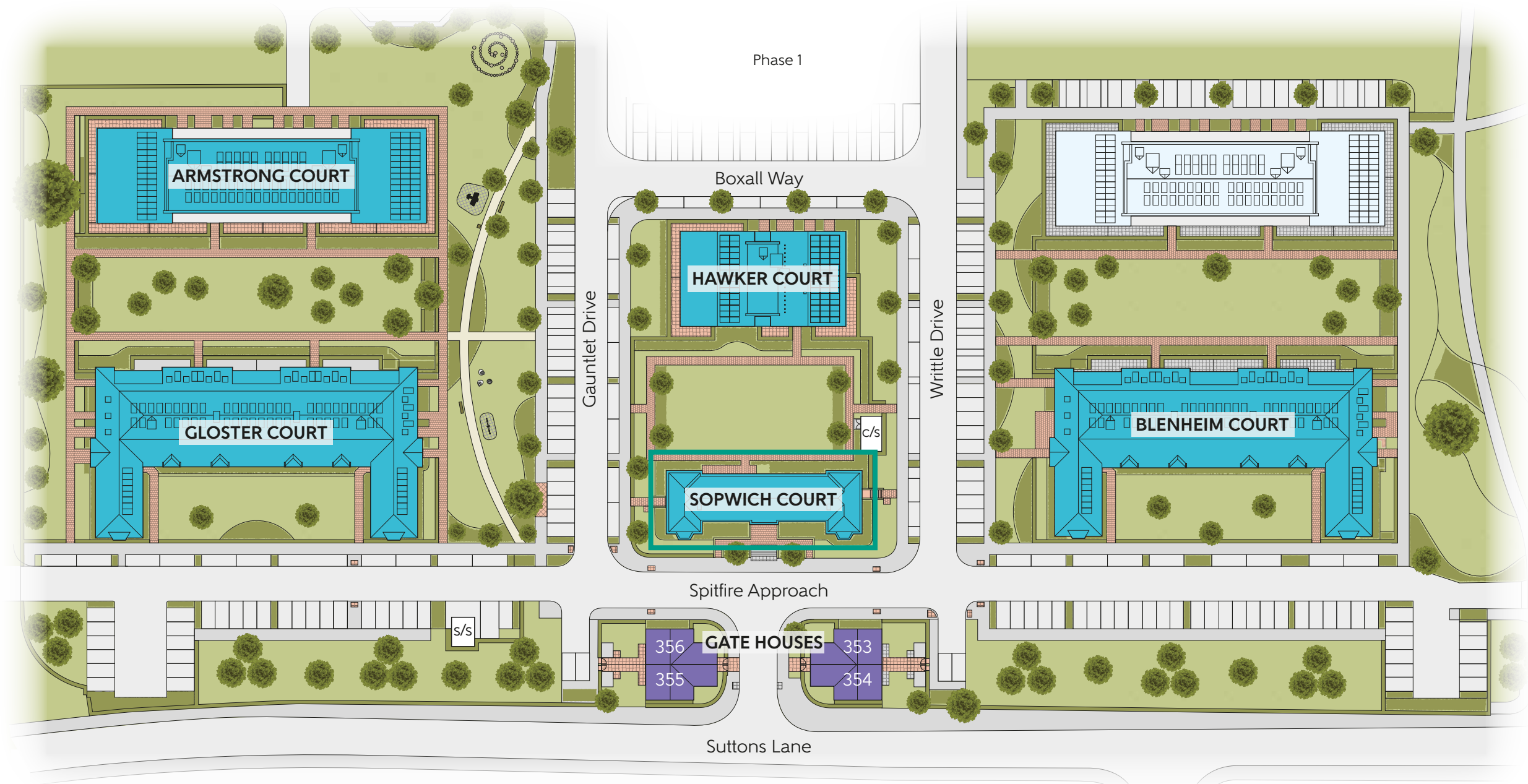
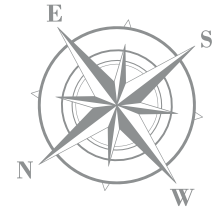
St George's Park

Hornchurch

SOPWICH COURT FLOOR PLANS

1 AND 2 BEDROOM REFURBISHED APARTMENTS
PLOTS 261-268






St George's Park
Hornchurch

DEVELOPMENT PLAN

DEVELOPMENT PLAN

- Blenheim Court: 1 & 2 Bedroom Apartments
plots 195-224
- Sopwich Court: 1 & 2 Bedroom Apartments (Refurbished)
plots 261-268
- Hawker Court: 1 & 2 Bedroom Apartments
plots 269-286
- Gloster Court: 1 & 2 Bedroom Apartments
plots 287-316
- Armstrong Court: 1 & 2 Bedroom Apartments
plots 317-352
- The Gatehouses: 3 Bedroom Homes
plots 353-356
- Affordable Homes

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.

SOPWICH COURT

GROUND FLOOR

PLOT 261 THE BUTTERCUP

Kitchen	3.366m x 2.400m	11'1" x 7'10"
Living/Dining Room	5.131m x 3.327m	16'10" x 10'11"
Bedroom	5.139m x 2.753m	16'10" x 9'0"
Total area	53.19 sq.m.	572 sq.ft.

PLOT 262 THE CROCUS

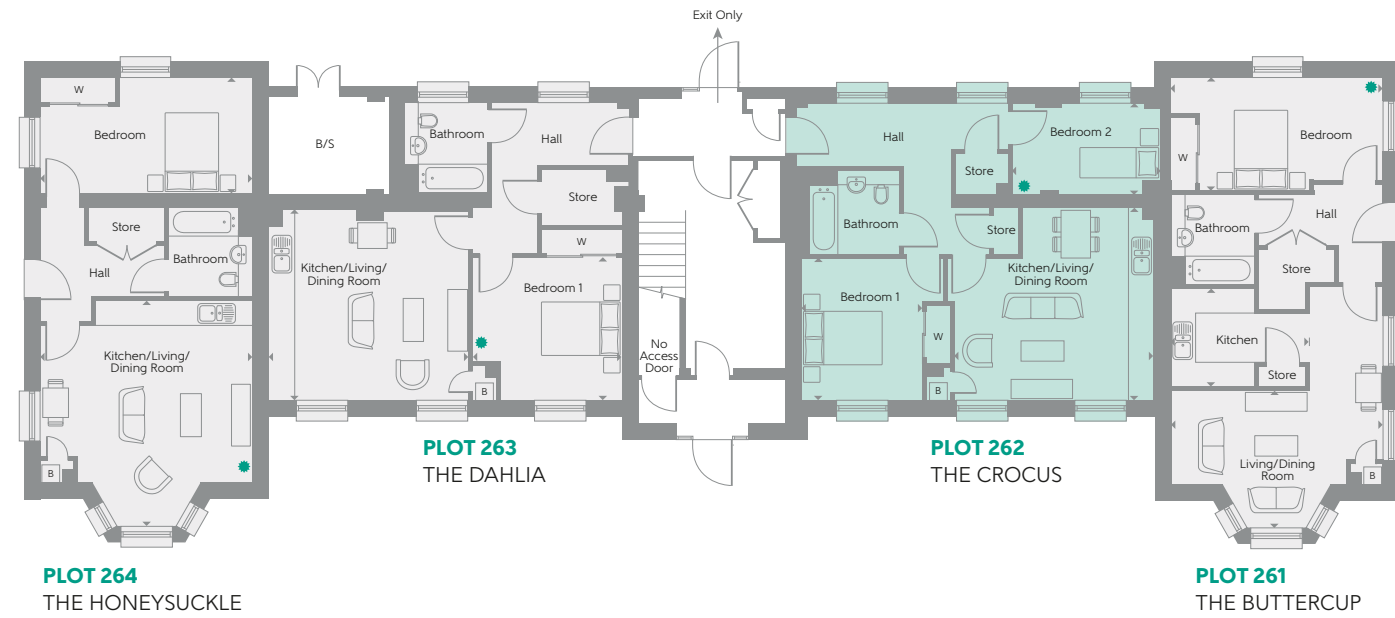
Kitchen/Living/ Dining Room	4.850m x 4.658m	15'11" x 15'3"
Bedroom 1	3.429m x 2.961m	11'3" x 9'9"
Bedroom 2	3.649m x 2.203m	12'0" x 7'3"
Total area	62.15 sq.m.	668 sq.ft.

PLOT 263 THE DAHLIA

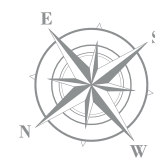
Kitchen/Living/ Dining Room	4.847m x 4.585m	15'11" x 15'1"
Bedroom	3.663m x 3.423m	12'0" x 11'3"
Total area	53.19 sq.m.	572 sq.ft.

PLOT 264 THE HONEYSUCKLE

Kitchen/Living/ Dining Room	5.492m x 5.122m	18'0" x 16'10"
Bedroom	5.139m x 2.815m	16'10" x 9'3"
Total area	52.97 sq.m.	570 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.



Front Elevation



Ground Floor

KEY

- 1 Bedroom
- 2 Bedroom
- Fitted Wardrobe
- Boiler
- Indicates where dimensions are taken from
- Suggested working from home area with USB socket

SOPWICH COURT

FIRST FLOOR

PLOT 265 THE LILY

Kitchen	3.270m x 1.725m	10'9" x 5'8"
Living/Dining Room	5.142m x 4.657m	16'10" x 15'3"
Bedroom	4.027m x 2.870m	13'3" x 9'5"
Total area	57.44 sq.m.	618 sq.ft.

PLOT 266 THE YARROW

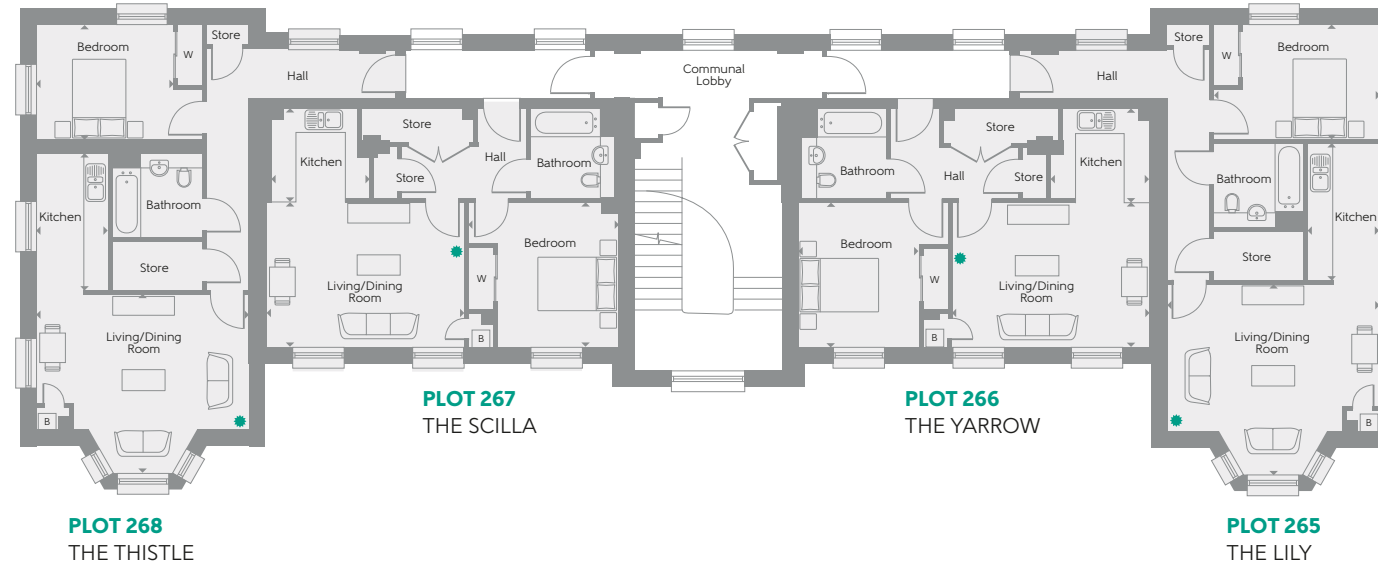
Kitchen	2.400m x 2.200m	7'10" x 7'3"
Living/Dining Room	4.807m x 3.463m	15'9" x 11'4"
Bedroom	3.468m x 2.975m	11'5" x 9'9"
Total area	49.27 sq.m.	530 sq.ft.

PLOT 267 THE SCILLA

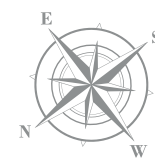
Kitchen	2.400m x 2.200m	7'10" x 7'3"
Living/Dining Room	4.836m x 3.477m	15'10" x 11'5"
Bedroom	3.670m x 3.474m	12'0" x 11'5"
Total area	49.44 sq.m.	532 sq.ft.

PLOT 268 THE THISTLE

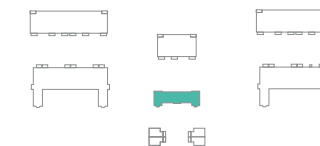
Kitchen	3.345m x 1.712m	11'0" x 5'7"
Living/Dining Room	5.136m x 4.366m	16'10" x 14'4"
Bedroom	3.313m x 2.816m	10'10" x 9'3"
Total area	56.87 sq.m.	612 sq.ft.



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.



Front Elevation



First Floor

KEY

- 1 Bedroom
- W Fitted Wardrobe
- B Boiler
- ▶ Indicates where dimensions are taken from
- Suggested working from home area with USB socket



THE LIVING SPACE

- 1 | Walls and ceilings finished in 'White Pepper'
- 2 | Engineered wood flooring by Quickstep
- 3 | Ogee MDF skirting
- 4 | Media plate to living room with Sky Q/Sky+ HD (connection to Sky to be arranged by purchaser via satellite dish)
- 5 | Lower energy downlights to living area with dimmer switch
- 6 | Mains linked smoke detector
- 7 | uPVC windows
- 8 | Video door entry system



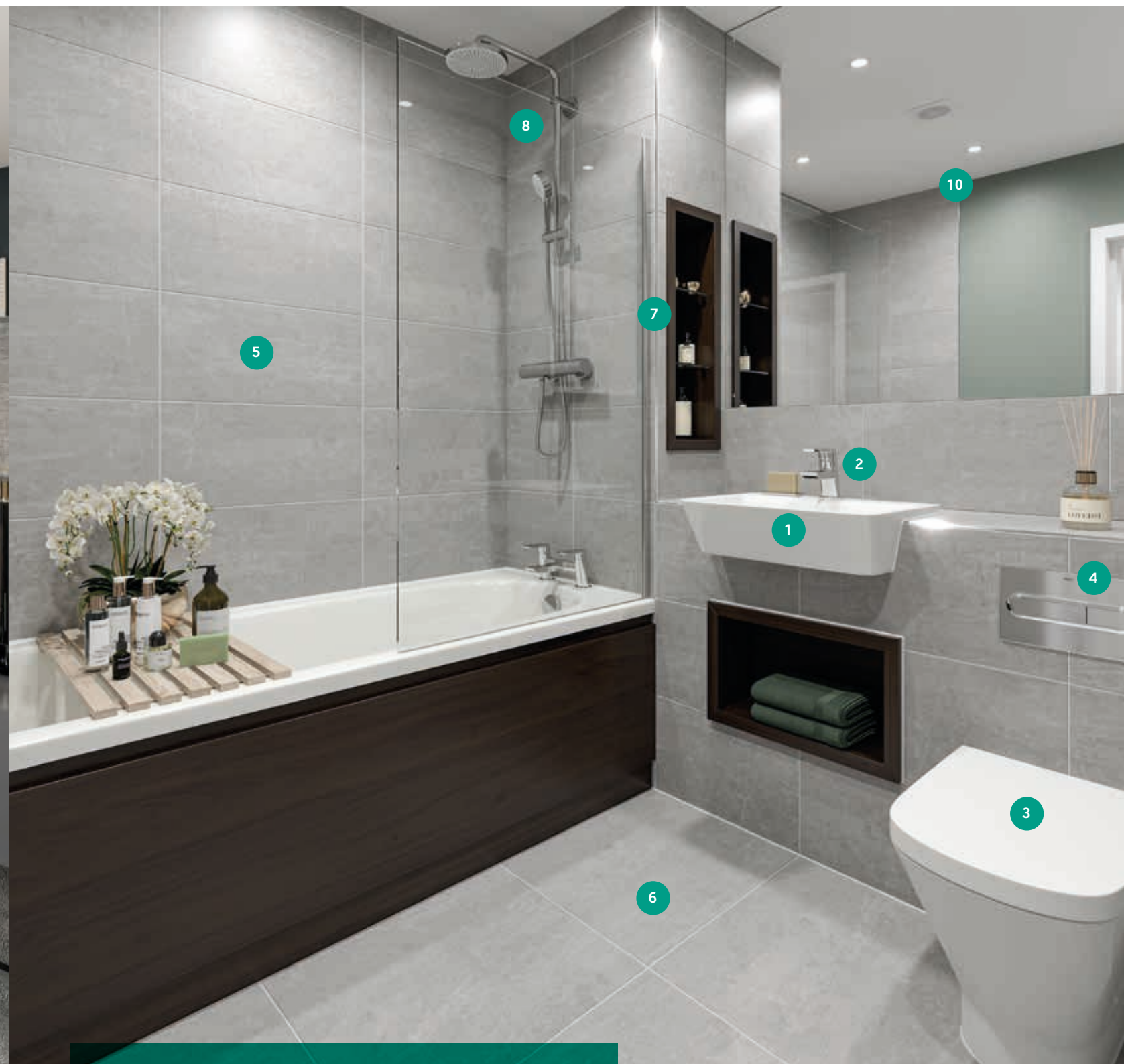
THE KITCHEN

- 1 | Soft close doors and drawers
 - 2 | Handle-less wall units
 - 3 | Integrated oven (typically in tall housing unit where space permits)
 - 4 | Ceramic hob with extractor hood and Cotswold rustic cream tile splash back
 - 5 | Integrated fridge/freezer
 - 6 | Integrated dishwasher
 - 7 | Free standing washer dryer in utility cupboard
 - 8 | Space for microwave oven where possible
 - 9 | Feature LED lighting
 - 10 | Satin chrome sockets and switches
- All appliances come complete with manufacturer warranties for your peace of mind.



THE BEDROOMS

- 1 | Fitted wardrobes to bedroom 1
- 2 | BT socket, TV/data point and USB socket to bedroom 1
- 3 | Cormar Oaklands carpets to all bedrooms
- 4 | Energy efficient pendant lighting to all bedrooms



THE BATHROOM AND EN SUITE

- 1 | White Roca sanitaryware
- 2 | Chrome Bristan fittings
- 3 | Soft close WC with concealed cistern
- 4 | Dual chrome flush
- 5 | Fully ceramic tiled walls around bath/shower (half tiled to remaining walls)
- 6 | Ceramic tiles to floor
- 7 | Armarii slot-in shelving
- 8 | Mira thermostatic shower
- 9 | Heated chrome towel rail
- 10 | Mirror

FIVE STAR FACILITIES

DISCOVER LUXURY LIVING AT ST. GEORGE'S PARK WITH A PLETHORA OF FACILITIES AT YOUR FINGERTIPS



SECURE CYCLE STORAGE

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



COMMUNAL GARDENS

Landscaped communal gardens allow you to enjoy natural outdoor space moments from your doorstep.



CAR PARKING

Car parking is included to all properties, with electric charging points to certain plots. Please check with your Sales Advisor.



