



# CORONATION SQUARE

LEYTON

## A VIBRANT SETTING DESIRABLE LONDON LIVING

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

Taylor  
Wimpey





## Coronation Square

Brand new homes on the former Score Centre.

### AMENITIES

Civic Square including a market hall, retail and commercial space for existing and new start-up businesses | Communal gardens | New cycle route

**750 WELL-CONNECTED CONTEMPORARY APARTMENTS** 1, 2 & 3 bedrooms

### ADDRESS

Coronation Square Sales Suite, 116 Oliver Road, Leyton, London, E10 5LF

### PLANNING APPLICATION

Phase 1 number 193694  
Masterplan number 119

### ESTIMATED COMPLETION DATES

**Phase 1 Dates**  
Block D1: Sept/Oct 2023  
Block D2: Aug/Sep 2023  
Block D4: Apr-June 2024  
Block C1 & C2: Nov/Dec 2023  
Block C3, C4 & C5: Nov/Dec 2024  
Sports Hall: May/June 2024

### TENURE

Leasehold 250 years

### GROUND RENT

A peppercorn ground rent per annum

### SERVICE CHARGE

Estimated at £3.05 – £3.15 per sq. ft.

### LOCAL AUTHORITY

Waltham Forest

### COUNCIL TAX

For guidance only 2022/2023 rates are:  
Band A: £1,293.29    Band B: £1,508.84  
Band C: £1,724.39    Band D: £1,939.94  
Band E: £2,371.04    Band F: £2,802.14  
Band G: £3,233.23    Band H: £3,879.88

### BUILDING WARRANTY

NHBC: 10 years  
Taylor Wimpey London Fixtures & Fittings: 2 years

### PALETTE OPTIONS

Two palette options are available – light and dark

### TERMS OF PAYMENT

Reservation fee: £2,000. Documentation needed for sales: Proof of identification; passport, driving license and ID card. Proof of address; a current utility bill no older than 3 months.

### RECOMMENDED SOLICITORS

**Paul Robinson LLP**  
Address: The Old Bank, 470-474 London Road, Westcliff-on-Sea, Essex, SS0 9LD  
Contact: Charlotte Bramwell  
Phone: 01702 338 338  
Email: cbramwell@paulrobinson.co.uk

### Braddon & Snow

Address: North Park House, The Precinct, High Road, Broxbourne, EN10 7HY  
Phone: 01992 471 227  
Email: jane@braddonsnow.co.uk

### RECOMMENDED FINANCIAL ADVISER

**Maxted & Bareham**  
Address: 4 Halifax Close, Bricket Wood, St Albans, Hertfordshire, AL2 3RH  
Phone: 01442 212 600  
Email: keiron.smylie@mandb.uk.com

### Mortgages First

Address: Strover House, Crouch Street, Colchester, CO3 3ES  
Phone: 01206 731800  
Email: newhomes@mortgages-first.co.uk

### DEVELOPER

Taylor Wimpey London

### ARCHITECTS

Pollard Edward Thomas

# Leyton – A breath of fresh air

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

- 750 NEW HOMES
- A NEW MARKET SQUARE SURROUNDED BY CAFÉS, SHOPS & OFFICES
- HIGH QUALITY LANDSCAPED PLAY AREAS & PODIUM GARDENS
- NHS HEALTH HUB & PHARMACY
- LEISURE CENTRE
- PRE-SCHOOL NURSERY & PRIVATE PLAY AREA
- 0.6 MILES\* TO LEYTON TRAIN STATION IN ZONE 3

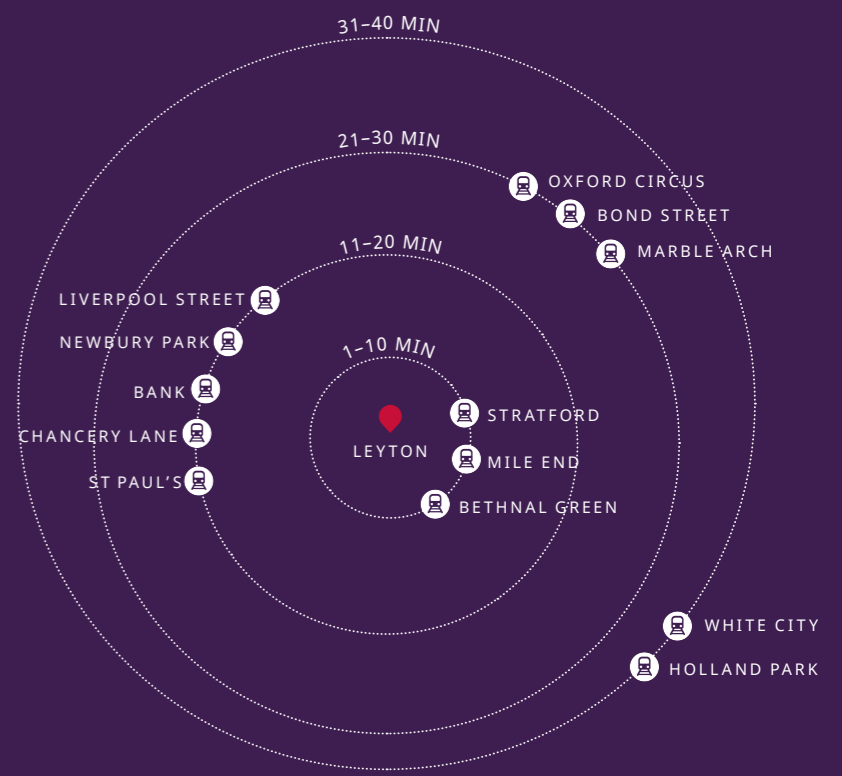
\*Distance taken from google.co.uk/maps.





Aerial view with computer generated image of Coronation Square.

**BY TUBE FROM LEYTON STATION - ZONE 3**



**ON FOOT AND BICYCLE FROM CORONATION SQUARE**

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

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



# Taylor Wimpey - 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.

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



**TAYLORWIMPEY.CO.UK**  
**020 3504 3681**



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