



1, 2 & 3 BEDROOM APARTMENTS
& 2 BEDROOM DUPLEXES

Taylor
Wimpey

Hertford Mill



Welcome to
Hertford Mill

Introducing Hertford Mill in Hackney Wick – where East London comes alive with a burst of creativity and vibrancy. Offering an array of 1, 2 and 3 bedroom apartments alongside unique 2 bedroom duplexes, this is urban living at its most dynamic.

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A sanctuary for imaginative individuals

Hackney Wick is steeped in a rich tapestry of heritage spanning years. It seamlessly combines an industrial past with the essence of 21st-century East London, revealing a unique blend where nature is unexpectedly within easy reach.



Welcome to The Wick

The neighbourhood is dynamic and welcoming, boasting industrial-chic architecture that adds character to the streets and waterside tranquillity alongside the canal.



You'll often find the work of local artists on the walls.



Hertford Mill

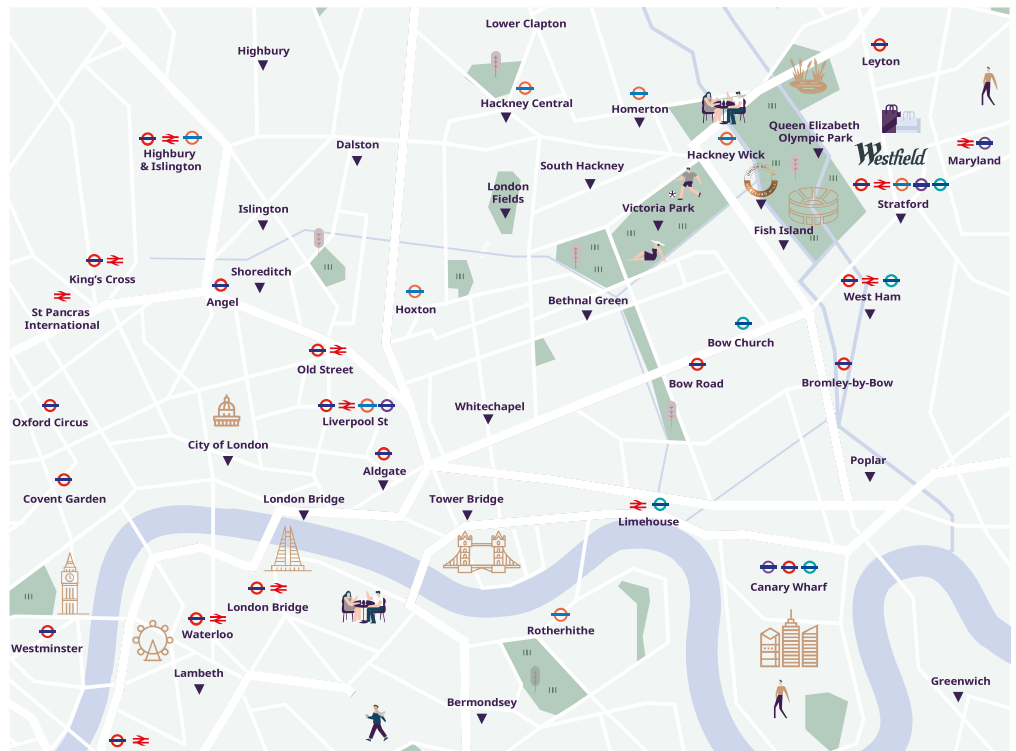
Beckoning with its vibrant cultural scene and eclectic atmosphere, Hackney Wick is an ideal destination for those seeking a dynamic urban lifestyle.



Discover The Wick's buzzing dining scene, featuring trendy coffee spots, craft breweries and eclectic restaurants, offering something for everyone, from Italian classics to craft cocktails.

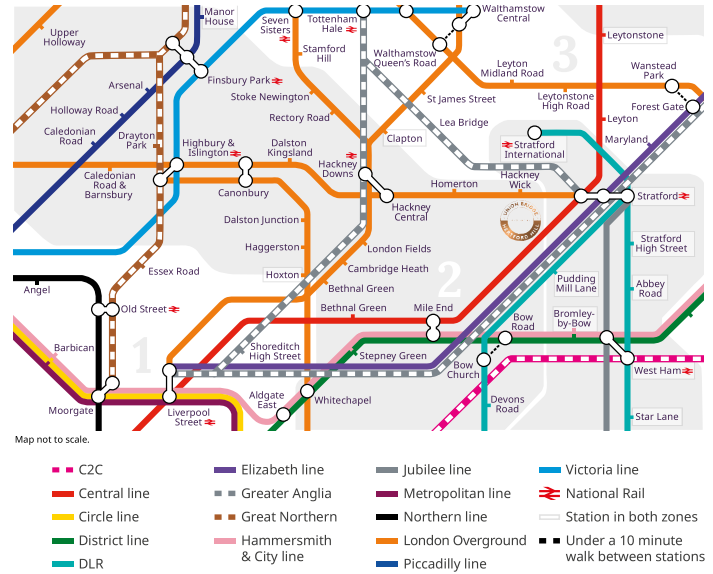
City living at its best means great connections

Hertford Mill is just 8 minutes on foot to Zone 2 Hackney Wick Overground, and Pudding Mill Lane DLR is 17 minutes for fast-tracks to the City, Canary Wharf and London City airport. Cycle to Stratford International in 6 minutes. Once at Stratford International, you have access to high-speed rail services that can take you to a variety of exciting destinations.



Your connections

Enjoy seamless city living at Hertford Mill, with quick access to public transport hubs like Hackney Wick Overground and Pudding Mill Lane DLR, and the convenience of Santander Cycle docking stations nearby.



Your new neighbourhood

Enjoy your local area on foot or bike, 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.



TRAVELLING
BY FOOT



TRAVELLING
BY BICYCLE

6 MIN	Queen Elizabeth Olympic Park	2 MIN
8 MIN	Victoria Park	3 MIN
17 MIN	Westfield Stratford City	5 MIN
23 MIN	Stratford station	6 MIN
28 MIN	Hackney Marshes	8 MIN

Travel times taken from google.co.uk/maps and are approximate only.



Bursting with character

Hackney Wick continues to develop whilst remaining home to a wide variety of local businesses. From artist studios in former industrial spaces to independent cafés, grocery stores, and creative eateries.



**Emerging
fashion
designers,
artists and
everything
in between.**

A world-class cultural hub

East Bank lies just over the river at Queen Elizabeth Olympic Park, putting a new cultural quarter within easy reach to entertain, educate and inspire.

The new site of BBC Music Studios will host everyone from chart-topping icons to indie darlings and emerging talents for recording sessions and live performances alongside the canal.



The immense and iconic collections of the V&A will be featured at two sites across East Bank, celebrating craft and creativity in East London.



Hertford Mill

A new home for all things dance, with deep roots in the community, Sadler's Wells East showcases the best dance work from the UK and overseas.



World-class shopping on your doorstep at Westfield Stratford City



Explore your passions at UCL's new campus, with new centres that specialise in everything from robotics to ecology. London College of Fashion, UAL has space to accommodate 6,500 students and 1,000 staff with their new state-of-the-art site.



Vibrant & charismatic

East London is full of opportunity, offering a range of local amenities, lively fresh flower markets, independent shops and diverse dining options.

A taste of East London

Weekend plans have never been easier, whether you're grabbing a pizza and craft beer canal-side or sampling street food at Hackney Bridge, your culinary options are endless.

Cornerstone by Chef Tom Brown
Hackney Wick
Modern British



Tuck Shop
Fish Island
Coffee shop & deli



The Lord Napier Star
Hackney Wick
Modern pub with DJ

CRATE Brewery & Pizzeria
Hackney Wick
British/Italian



Summer Piri Piri at Autumn Yard
Fish Island
Global cuisine

Mae + Harvey
Bow
Brunch café

Hackney Bridge
East Bay Lane
Street food & cultural events



Gotto Trattoria
Hackney Wick
Italian

Barge East
Hackney Wick
Seasonal British cuisine

Howling Hops Brewery and Tank Bar
Hackney Wick
Microbrewery

Rule Zero
Fish Island
Board game bar

Two More Years
Fish Island
Canal-side bar

Grow
Hackney Wick
Live music bar

Randy's Wing Bar
Hackney Wick
Modern American style



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A place to call your own

Find your new home at Hertford Mill, just moments away from the famous Hackney Wick canals, lined with the most unique bars and restaurants to explore.



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Where the buzz of city life meets the serenity of nature

Set your roots down in the perfect location. Surrounded by some of London's most famous parks and with unbeatable connections into the city, there has never been a better place to call home.

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Fitness, health and wellbeing

You'll find well-equipped gyms to improve or maintain your fitness in easy reach, like GroundWork Training Gym in Schwartz Wharf and F45 at Here East.

The local waterscape offers canal paths for walking, jogging and cycling. Clock up 5km at the Hackney Marshes park run every Saturday morning, or join in with the annual Hackney half marathon.



Queen Elizabeth Olympic Park Wetland Walk



Hertford Mill



Victoria Park



London Aquatics Centre





Endless opportunities for experiences

Experience the vibrant outdoor lifestyle of Hackney Wick, where canalside living offers a unique blend of adventure and tranquillity.

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Make your home your own

Our bright, spacious homes have been thoughtfully designed for everyday living. Light filled, open-plan layouts provide flexibility and a choice of three interior palettes, inspired by the local area, allow you to truly tailor your home perfectly to you.

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Kitchen in light palette



33 Bedroom 1, light palette

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Development Layout



- Block A**
1, 2 & 3 bedroom apartments*
2 bedroom duplexes
- Block B**
1, 2 & 3 bedroom apartments†
- Block C**
1, 2 & 3 bedroom apartments

* = 83% of homes are affordable † = 28% of homes are affordable
 The 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. Please speak to our Sales Executives regarding the tenure of our new home. We understand that as part of the planning consent for this development a number of new homes may be designated as section 106 (section 75 in Scotland) affordable housing. These properties will remain as affordable housing tenure and are specifically shown to make it clear that they are not available for general sale. The remaining homes on the development are available for open market sale (including bulk sales) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change, July 2024.

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Duplexes



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Plot 1

Block A - 2 bedroom duplex



GROUND FLOOR

Kitchen/Living/Dining Area
7.05m × 4.09m

23'1" max. × 13'5"

FIRST FLOOR

Bedroom 1

5.01m max. × 2.77m

16'6" max. × 9'1"

Bedroom 2

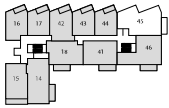
3.75m × 3.33m

12'4" × 10'11"

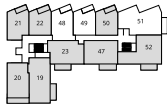
Balcony

5.0 sq. m.

Total 936 sq. ft. / 97.0 sq. m.



Third Floor



Fourth Floor



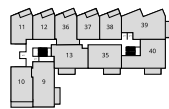
Fifth Floor



Ground Floor



First Floor



Second Floor

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Plot 2

Block A - 2 bedroom duplex



GROUND FLOOR

Kitchen/Living/Dining Area
7.05m × 4.25m

23'1" max. × 14'0"

FIRST FLOOR

Bedroom 1

4.93m max. × 2.75m

16'2" max. × 9'0"

Bedroom 2

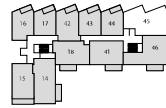
3.93m × 3.33m

12'11" × 10'11"

Balcony

5.3 sq. m.

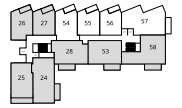
Total 936 sq. ft. / 97.0 sq. m.



Third Floor



Fourth Floor



Fifth Floor



Ground Floor



First Floor



Second Floor

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Plot 3

Block A - 2 bedroom duplex



GROUND FLOOR

Kitchen/Living/Dining Area
7.05m x 4.25m 23'1" max. x 14'0"

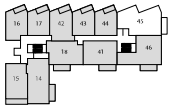
FIRST FLOOR

Bedroom 1
4.94m max. x 2.60m 16'3" x 8'6" max.

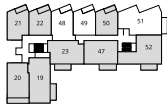
Bedroom 2
3.83m x 3.33m 12'7" x 10'11"

Balcony
5.1 sq. m.

Total 936 sq. ft. / 97.0 sq. m.



Third Floor



Fourth Floor



Fifth Floor



Ground Floor



First Floor



Second Floor

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Open-plan living/dining room in the light & earth palette

Taylor Wimpey | London

Herzog & de Meuron

Block A



Plot 34

Taylor Wimpey | London

Block A - 2 bedroom apartment



Kitchen/Living/Dining Area	7.58m x 4.47m	24'11" x 14'8"
Bedroom 1	4.31m x 3.60m	14'2" x 11'8"
Bedroom 2	4.45m x 3.56m	14'8" x 11'8"
Terrace	7.3 sq. m.	

Total 984 sq. ft. / 91.4 sq. m.



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Plots 45, 51 & 57

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Block A - 3 bedroom apartment



Kitchen/Living/Dining Area	3.61m x 9.37m	11'10" x 30'9"	Bedroom 3	3.36m x 4.65m	11'1" x 15'3"
Bedroom 1	5.96m x 3.87m	19'11" x 12'6"	Balcony	9.02 sq. m.	
Bedroom 2	2.76m x 5.99m	9'1" x 19'8"	Total	1,135 sq. ft. / 105.4 sq. m.	



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Plots 48 & 54

Block A - 1 bedroom apartment

Taylor Wimpey | London



Kitchen/Living/Dining Area 8.920m × 3.68m	26'9" × 12'11"
Bedroom 6.18m × 3.12m	20'2" × 10'3"
Balcony 4.8 sq. m.	

Total 689 sq. ft. / 54.0 sq. m.



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Plots 49 & 55

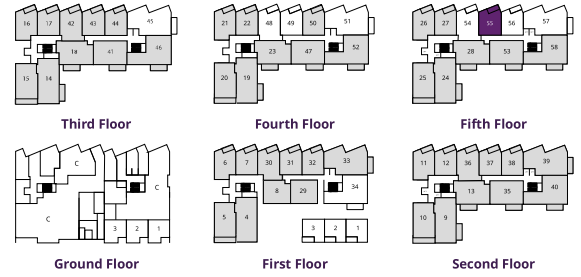
Block A - 1 bedroom apartment

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Kitchen/Living/Dining Area 3.48m × 7.97m	11'5" × 26'2"
Bedroom 3.33m × 5.02m	10'11" × 16'6"
Balcony 4.8 sq. m.	

Total 547 sq. ft. / 50.8 sq. m.



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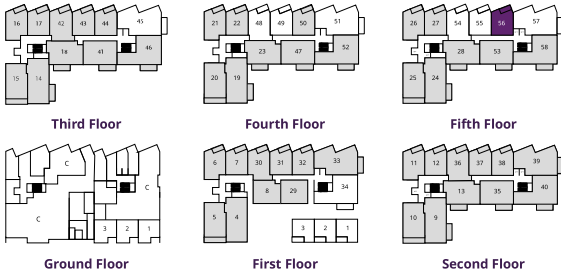
Plot 56

Block A - 1 bedroom apartment



Kitchen/Living/Dining Area 3.46m x 7.97m	11'4" x 26'2"
Bedroom 3.28m x 4.98m	10'9" x 15'4"
Balcony 5.0 sq m	

Total 547 sq ft / 50.8 sq m



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Hertford Mill

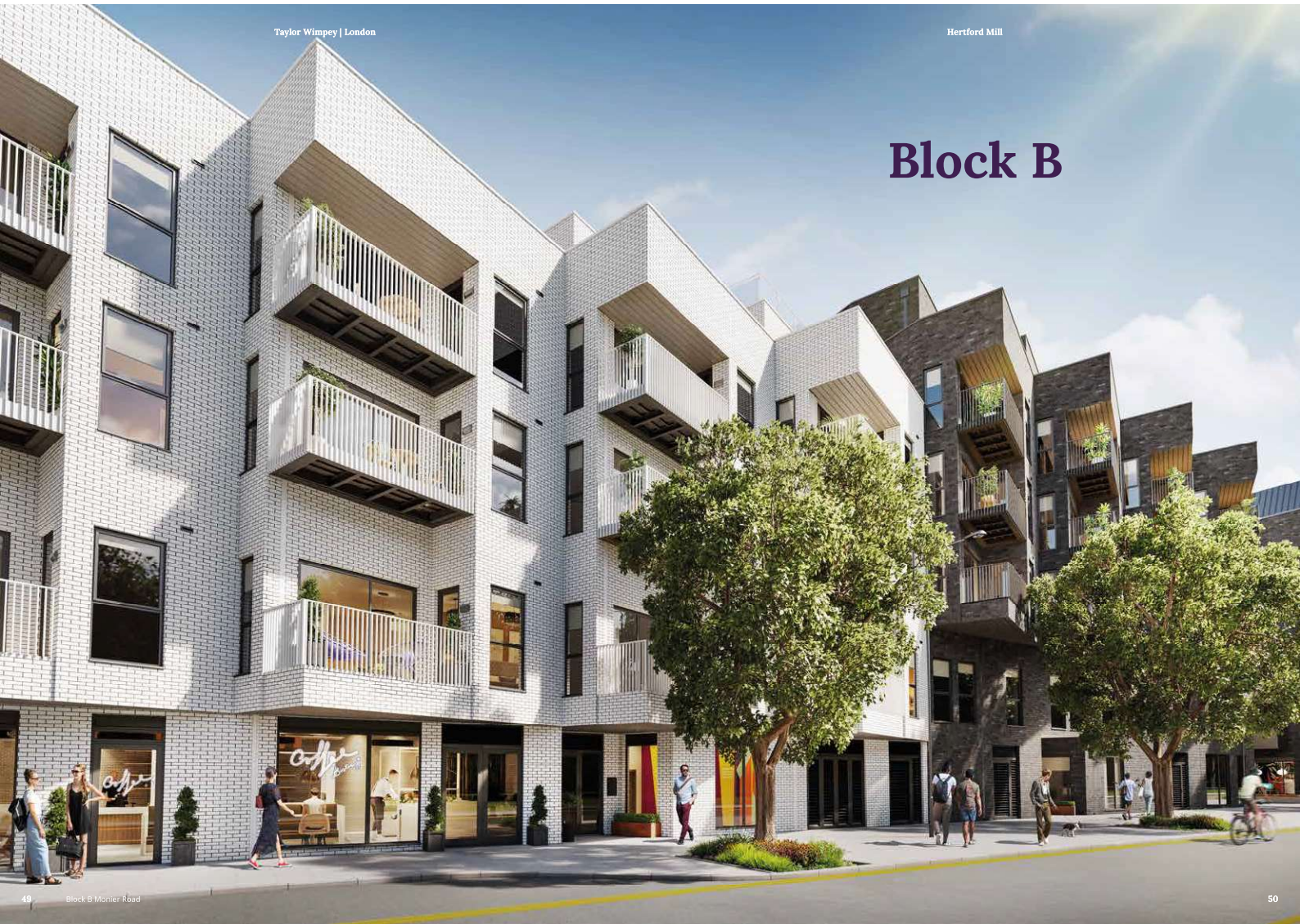


Open-plan living/dining room in the light & earth palette

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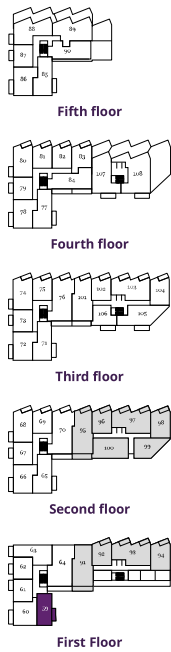
Hertford Mill

Block B



Plot 59

Block B - 1 bedroom apartment



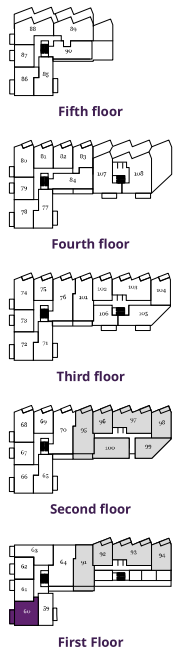
Kitchen/Living/Dining Area	5.33m max. × 4.84m	17'6" max. × 15'11"
Bedroom	4.04m max. × 3.60m	13'6" max. × 11'10"
Terrace	13.1 sq. m.	

Total 574 sq. ft. / 53.3 sq. m.

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Plot 60

Block B - 2 bedroom apartment



Kitchen/Living/Dining Area	5.45m × 4.82m max.	17'11" × 15'10" max.
Bedroom 1	4.31m × 2.75m	14'2" × 9'0"
Bedroom 2	3.49m × 3.45m	11'6" × 11'4"
Balcony	7.5 sq. m.	

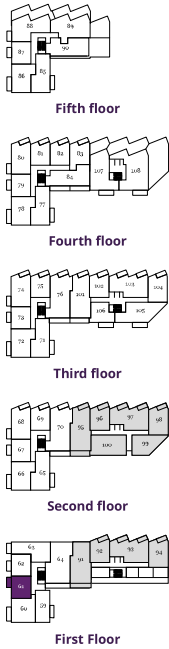
Total 777 sq. ft. / 72.2 sq. m.

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Plot 61

Block B - 1 bedroom apartment



Kitchen/Living/Dining Area	6.60m × 4.45m max.	21'8" × 14'7" max.
Bedroom	4.49m × 3.26m max.	14'9" × 10'8" max.
Balcony	5.4 sq. m.	

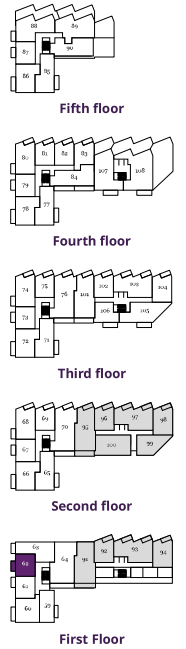
Total 555 sq. ft. / 51.6 sq. m.

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Hertford Mill

Plot 62

Block B - 1 bedroom apartment



Kitchen/Living/Dining Area	6.60m × 4.42m	21'8" × 14'6"
Bedroom	4.30m × 3.22m	14'2" × 10'7"
Balcony	5.3 sq. m.	

Total 551 sq. ft. / 51.2 sq. m.

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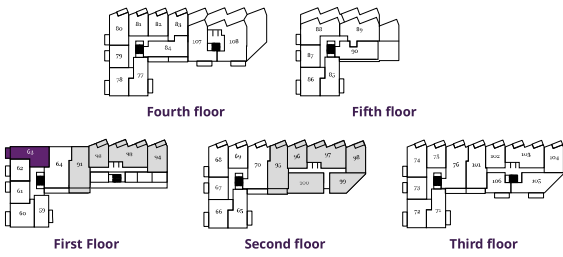
Plot 63

Block B – 2 bedroom apartment



Kitchen/Living/Dining Area	
7.59m × 4.08m max.	24'11" × 13'5" max.
Bedroom 1	
5.03m max. × 2.93m	16'6" max. × 9'7"
Bedroom 2	
3.86m max. × 3.11m	12'8" max. × 10'2"
Balcony	
5.4 sq. m.	

Total 833 sq. ft. / 77.4 sq. m.



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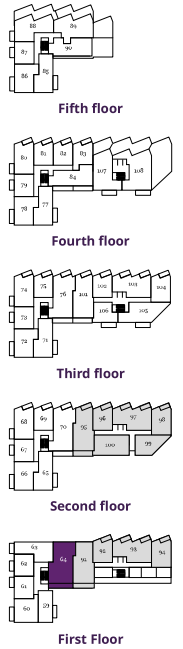
Plot 64

Block B – 3 bedroom apartment



Kitchen/Living/Dining Area	
8.66m × 6.15m	28'5" × 20'2"
Bedroom 1	
4.64m × 2.74m	15'3" × 9'0"
Bedroom 2	
4.72m × 2.66m	15'5" × 9'9"
Bedroom 3	
4.72m × 2.16m	15'6" × 7'1"
Terrace	
7.4 sq. m.	

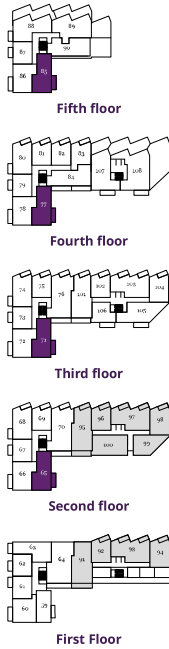
Total 1,183 sq. ft. / 109.9 sq. m.



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Plots 65, 71, 77 & 85

Block B – 2 bedroom apartment



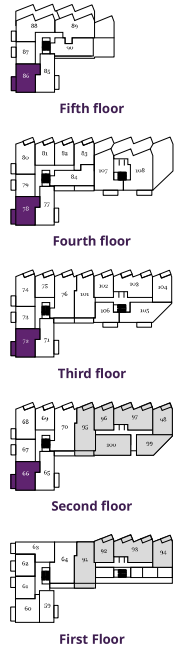
Kitchen/Living/Dining Area	6.64m × 4.71m max.	21'10" × 15'8" max.
Bedroom 1	3.68m × 3.50m	12'1" × 11'6"
Bedroom 2	3.62m × 3.50m	11'11" × 11'6"
Balcony	7.5 sq. m.	

Total 825 sq. ft. / 76.6 sq. m.

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Plots 66, 72, 78 & 86

Block B – 2 bedroom apartment



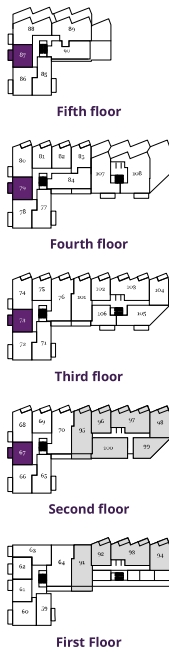
Kitchen/Living/Dining Area	6.62m × 4.61m max.	21'9" × 15'2" max.
Bedroom 1	5.16m × 2.98m max.	16'11" × 9'10" max.
Bedroom 2	5.16m × 2.20m max.	16'11" × 7'3" max.
Balcony	7.5 sq. m.	

Total 780 sq. ft. / 72.5 sq. m.

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Plots 67, 73, 79 & 87

Block B - 1 bedroom apartment



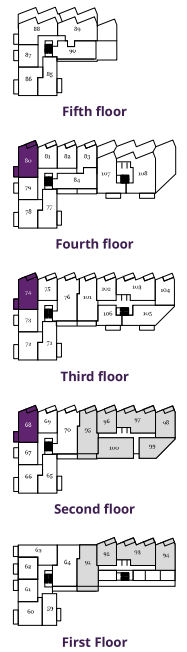
Kitchen/Living/Dining Area	6.62m × 4.23m max.	21'9" × 13'11" max.
Bedroom	4.32m × 3.49m max.	14'2" × 11'6" max.
Balcony	5.4 sq. m.	

Total 555 sq. ft. / 51.6 sq. m.

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Plots 68, 74 & 80

Block B - 2 bedroom apartment



Kitchen/Living/Dining Area	4.63m × 6.62m	15'3" × 21'9"
Bedroom 1	5.17m × 3.34m min.	17'0" × 11'0" min.
Bedroom 2	3.40m × 3.41m	11'2" × 11'2"
Balcony 1	5.4 sq. m.	
Balcony 2	5.6 sq. m.	

Total 780 sq. ft. / 72.5 sq. m.

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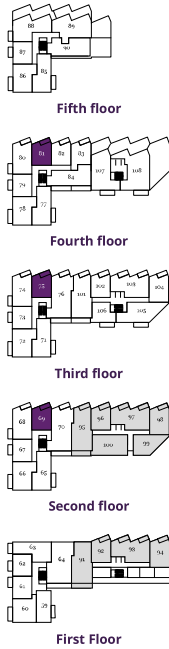
Plots 69, 75 & 81

Block B - 1 bedroom apartment



Kitchen/Living/Dining Area	8.21m × 3.55m	26'9" × 11'8"
Bedroom	6.21m × 3.25m	20'5" × 10'8"
Balcony	5.6 sq. m.	

Total 566 sq. ft. / 52.6 sq. m.



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

Hertford Mill

Plots 70 & 76

Block B - 3 bedroom apartment



Kitchen/Living/Dining Area	5.04m × 10.99m	16'7" × 37'1"
Bedroom 1	4.22m × 3.44m	13'10" × 11'3"
Bedroom 2	4.57m × 2.69m	15'0" × 8'10"
Bedroom 3	2.64m × 5.73m	15'0" × 18'10"
Balcony 1	11.5 sq. m.	
Balcony 2	5.6 sq. m.	

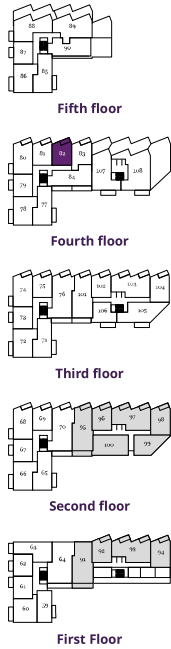
Total 1,228 sq. ft. / 114.1 sq. m.



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

Plot 82

Block B - 1 bedroom apartment



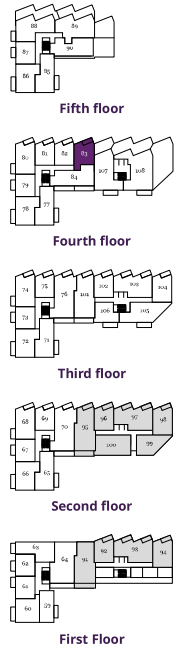
Kitchen/Living/Dining Area	8.17m × 3.64m	26'10" × 26'9"
Bedroom	5.94m × 3.16m	19'4" × 10'4"
Balcony	5.6 sq. m.	

Total 562 sq. ft. / 52.2 sq. m.

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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

Plot 83

Block B - 1 bedroom apartment



Kitchen/Living/Dining Area	8.00m min. × 3.34m	26'2" min. × 11'0"
Bedroom	4.62m × 3.35m	15'1" × 11'0"
Balcony	5.6 sq. m.	

Total 593 sq. ft. / 55.1 sq. m.

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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

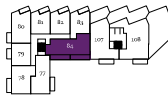
Plot 84

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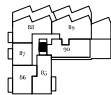
Block B - 3 bedroom apartment



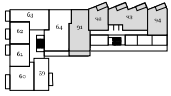
Kitchen/Living/Dining Area 6.48m × 5.22m	21'3" × 17'1"	Balcony 1 11.5 sq. m.
Bedroom 1 5.60m × 2.77m max.	18'6" × 9'0" max.	Balcony 2 11.0 sq. m.
Bedroom 2 3.83m × 2.90m min.	12'10" × 12'7" min.	
Bedroom 3 3.90m × 2.46m	12'10" × 8'1"	Total 957 sq. ft. / 88.9 sq. m.



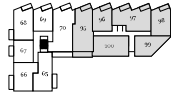
Fourth floor



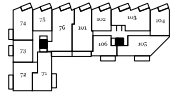
Fifth floor



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

Plot 88

Hertford Mill

Block B - 2 bedroom apartment



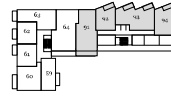
Kitchen/Living/Dining Area 9.16m × 6.27m	30'1" × 20'5"	Terrace 42.7 sq. m.
Bedroom 1 4.33m × 6.25m	14'3" × 20'6"	Balcony 5.4 sq. m.
Bedroom 2 4.32m × 3.26m	14'1" × 10'9"	Total 1,003 sq. ft. / 93.2 sq. m.



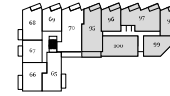
Fourth floor



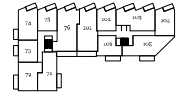
Fifth floor



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

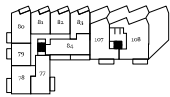
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Plot 89

Block B - 2 bedroom apartment



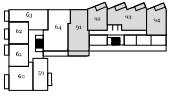
Kitchen/Living/Dining Area 6.05m x 8.12m	19'10" x 26'8"	Terrace 1 36.7 sq. m.
Bedroom 1 4.19m x 5.94m	14'6" x 19'6"	Terrace 2 41.3 sq. m.
Bedroom 2 3.33m x 6.65m	10'11" x 21'10"	Total 1,049 sq. ft. / 97.5 sq. m.



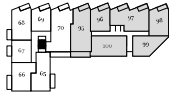
Fourth floor



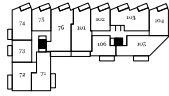
Fifth floor



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

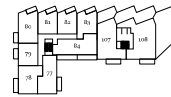
Hertford Mill

Plot 90

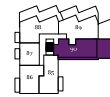
Block B - 2 bedroom apartment



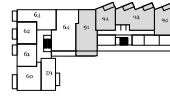
Kitchen/Living/Dining Area 6.12m x 5.99m	20'1" x 19'6"	Balcony 1 10.4 sq. m.
Bedroom 1 4.46m x 3.78m	14'6" x 12'5"	Terrace 2 48.4 sq. m.
Bedroom 2 3.67m x 2.90m	12'1" x 9'6"	Total 934 sq. ft. / 86.8 sq. m.



Fourth floor



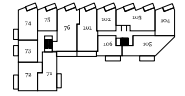
Fifth floor



First floor



Second floor



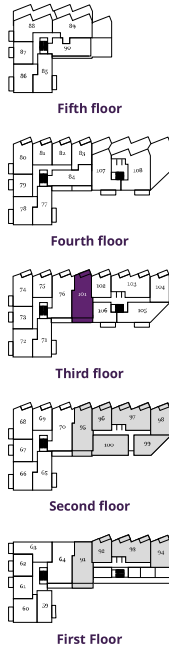
Third floor

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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

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Plot 101

Block B - 3 bedroom apartment



Kitchen/Living/Dining Area	7.10m x 4.79m	23'4" x 15'9"
Bedroom 1	5.57m x 3.00m	18'2" x 9'8"
Bedroom 2	5.90m x 2.99m	19'4" x 9'8"
Bedroom 3	5.17m x 2.47m	16'9" x 8'1"
Balcony 1	11.0 sq. m.	
Balcony 2	5.6 sq. m.	

Total 1,096 sq. ft. / 101.8 sq. m.

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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing. Wheelchair adaptable design is available for this property type and may have features which differ from our standard apartment type. Please speak to a Sales Executive for further information and specification details.

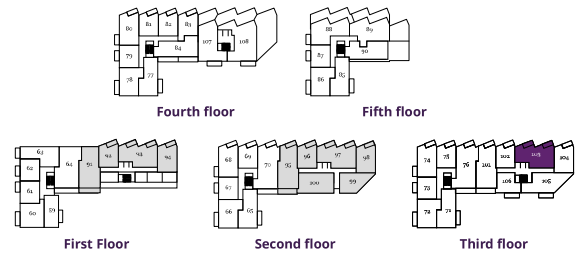
Hertford Mill

Plot 103

Block B - 3 bedroom apartment



Kitchen/Living/Dining Area	8.07m x 3.74m	26'6" x 12'4"	Bedroom 3	4.74m x 3.47m	15'5" x 11'5"
Bedroom 1	4.75m x 3.49m	15'7" x 11'6"	Balconies 1 & 2	5.6 sq. m.	
Bedroom 2	5.91m x 3.07m	19'5" x 10'1"	Total	977 sq. ft. / 90.8 sq. m.	

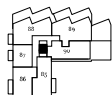


The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture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

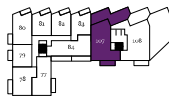
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Plot 107

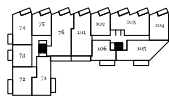
Block B – 3 bedroom apartment



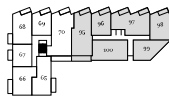
Fifth floor



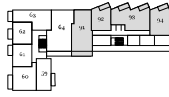
Fourth floor



Third floor



Second floor



First floor

Kitchen/Living/Dining Area	5.92m x 5.55m	19'5" x 18'3"
Bedroom 1	4.95m x 3.75m	16'2" x 12'3"
Bedroom 2	4.73m x 3.33m	15'6" x 10'11"
Bedroom 3	3.99m x 2.97m	13'0" x 9'9"
Terrace	20.0 sq. m.	
Balcony	8.0 sq. m.	

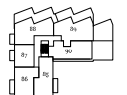
Total 1,123 sq. ft. / 104.3 sq. m.

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 +/- 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing. Wheelchair adaptable design is available for this property type and may have features which differ from our standard apartment type. Please speak to a Sales Executive for further information and specification details.

Hertford Mill

Plot 108

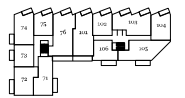
Block B – 3 bedroom apartment



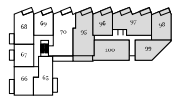
Fifth floor



Fourth floor



Third floor



Second floor



First floor

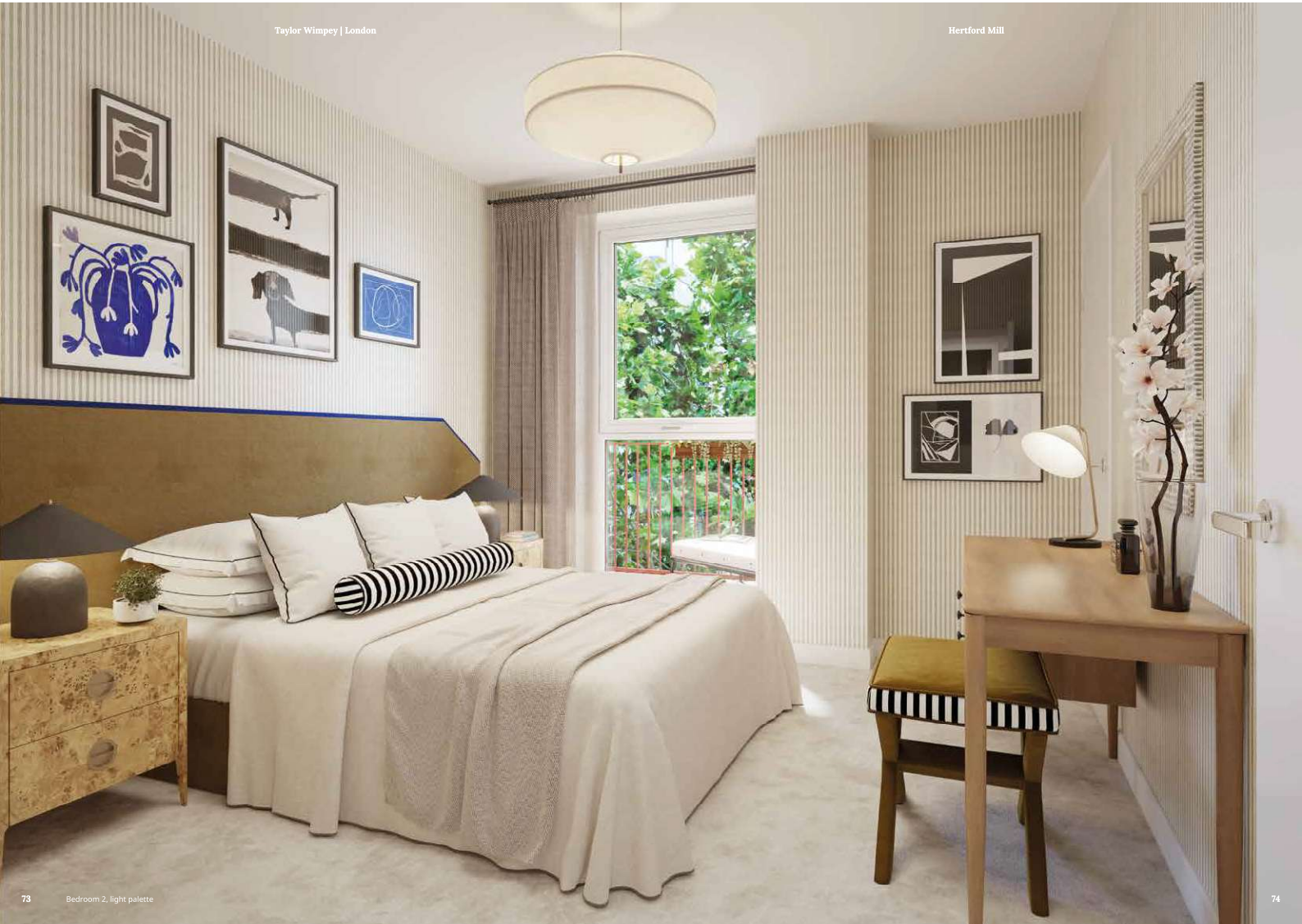
Kitchen/Living/Dining Area	6.23m x 5.98m	20'4" x 19'8"
Bedroom 1	4.79m x 4.12m	15'7" x 13'5"
Bedroom 2	5.81m x 5.40m	19'1" x 17'9"
Bedroom 3	4.37m x 3.33m	14'4" x 10'11"
Terrace	125.4 sq. m.	
Balcony	8.1 sq. m.	

Total 1,367 sq. ft. / 127.0 sq. m.

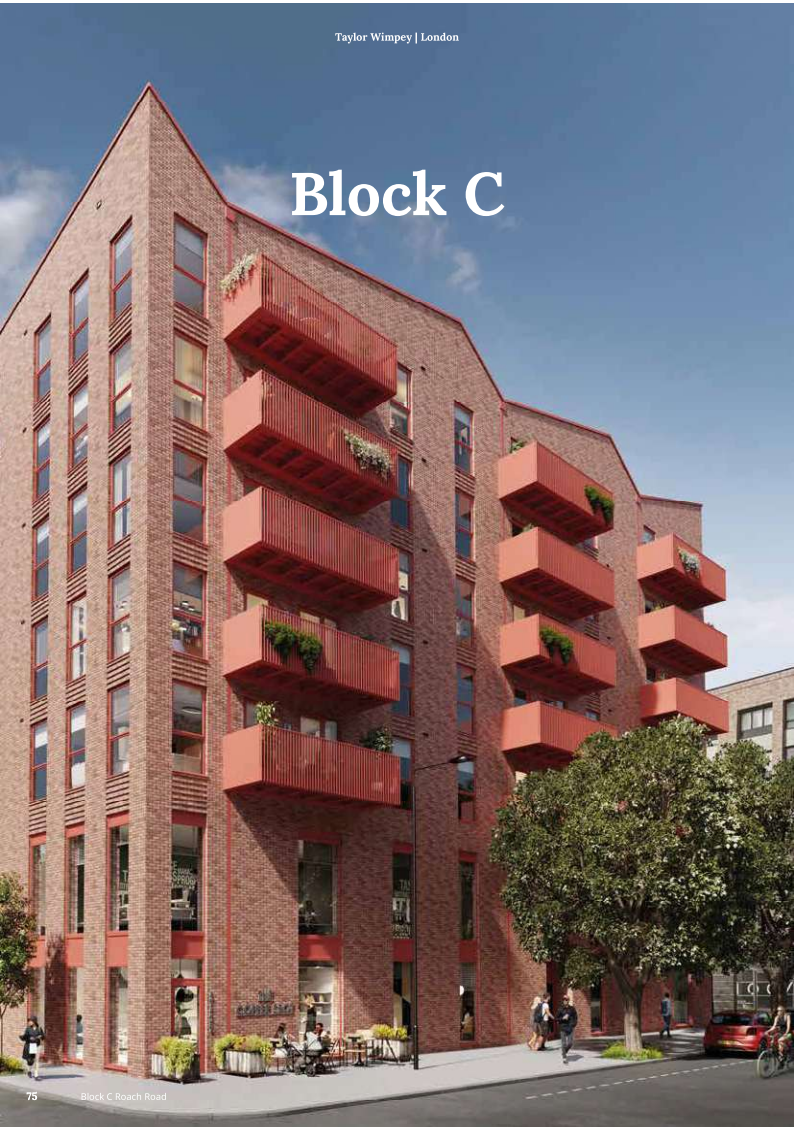
The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are +/- 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing. Wheelchair adaptable design is available for this property type and may have features which differ from our standard apartment type. Please speak to a Sales Executive for further information and specification details.

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Block C



Plots 109, 117, 125, 133 & 141



Block C - 3 bedroom apartment



Kitchen/Living/Dining Area
4.00m x 3.80m

13'2" x 12'6"

Balcony
8.0 sq. m.

Bedroom 1
4.30m x 2.89m

14'1" x 9'6"

Bedroom 2
3.92m x 3.12m

12'10" x 10'3"

Total 1,006 sq. ft. / 93.5 sq. m.

Bedroom 3
3.91m x 2.50m

12'10" x 8'2"



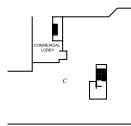
Fourth Floor



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

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Plots 110, 118, 126, 134 & 142

Block C - 2 bedroom apartment



Kitchen/Living/Dining Area 6.86m x 5.36m min.	22'6" x 17'7" min.
Bedroom 1 3.53m min. x 3.10m	11'7" min. x 10'2"
Bedroom 2 4.66m x 2.71m min.	15'4" x 8'11" min.
Balcony 8.0 sq. m.	

Total 831 sq. ft. / 77.2 sq. m.



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

Hertford Mill

Plots 111, 119, 127, 135 & 143

Block C - 2 bedroom apartment



Kitchen/Living/Dining Area 8.54m x 3.89m	28'0" x 12'9"
Bedroom 1 3.85m min. x 3.37m	12'8" min. x 11'1"
Bedroom 2 3.61m min. x 3.44m	11'10" min. x 11'4"
Balcony 8.0 sq. m.	

Total 831 sq. ft. / 77.2 sq. m.



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

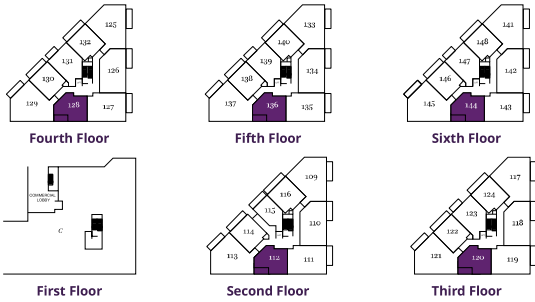
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Plots 112, 120, 128, 136 & 144

Block C - 1 bedroom apartment



Kitchen/Living/Dining Area 5.96m x 5.14m	18'8" x 16'11"
Bedroom 4.03m min. x 3.68m	13'3" min. x 12'1"
Balcony 5.1 sq. m.	
Total 541 sq. ft. / 50.3 sq. m.	



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

Hertford Mill

Plots 113, 121, 129, 137 & 145

Block C - 3 bedroom apartment



Kitchen/Living/Dining Area 5.87m x 5.47m	19'3" x 18'0"	Terrace 8.0 sq. m.
Bedroom 1 4.17m x 2.92m	13'8" x 9'7"	
Bedroom 2 3.78m x 3.14m	12'5" x 10'4"	Total 996 sq. ft. / 92.5 sq. m.
Bedroom 3 3.78m x 2.49m	12'5" x 8'2"	



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

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Plots 114, 122, 130, 138 & 146

Block C - 1 bedroom apartment



Kitchen/Living/Dining Area
7.02m x 3.70m
23'1" x 12'2"

Bedroom
5.06m x 3.16m min.
16'7" x 10'4" min.

Terrace
9.5 sq. m.

Total 556 sq. ft. / 51.7 sq. m.



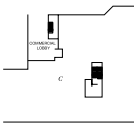
Fourth Floor



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

Hertford Mill

Plot 115

Block C - Studio apartment



Kitchen/Living/Dining Area
3.81m x 2.33m
12'6" x 10'4"

Bedroom
4.43m x 2.67m min.
14'7" x 8'9" min.

Terrace
8.1 sq. m.

Total 420 sq. ft. / 39.0 sq. m.



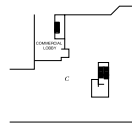
Fourth Floor



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

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Plots 116, 124, 132, 140 & 148

Block C - 1 bedroom apartment



Kitchen/Living/Dining Area
7.45m x 3.80m 24'6" x 12'6"

Bedroom
4.44m x 3.08m min. 14'7" x 10'2" min.

Terrace
10.2 sq. m.

Total 549 sq. ft. / 51.0 sq. m.



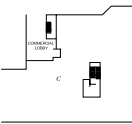
Fourth Floor



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

Hertford Mill

Plots 123, 131, 139 & 147

Block C - 1 bedroom apartment



Kitchen/Living/Dining Area
5.15m x 3.86m 16'11" x 12'8"

Bedroom
4.42m x 3.09m min. 14'6" x 10'2" min.

Balcony
5.4 sq. m.

Total 640 sq. ft. / 59.5 sq. m.



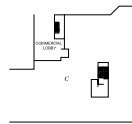
Fourth Floor



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. Wardrobe with mirrored sliding doors included to bedroom 1 only. Greyed out plots in the plot locator are affordable housing.

Taylor Wimpey | London



85 Kitchen, light palette

Hertford Mill

Hertford Mill specification

SPECIFICATION

The information below shows the intended specification for each of the homes available at Hertford Mill. Everything has been professionally designed and thoughtfully chosen to maximise space and light.

Kitchens

- Symphony fitted kitchen units, laminate worktop and full-height splashback
- Integrated appliances
 - Siemens stainless steel built-under single oven or built in tall housing (where design permits)
 - Siemens ceramic hob
 - Integrated extractor hood
 - Bosch fridge/freezer with 70/30 divide
 - Bosch dishwasher
 - Bosch washer/dryer*
- Le Mans carousel & pull out larder where design permits
- Soft close doors/drawers
- Under wall unit lighting
- Composite sink with 1.5 bowl and Franke swan neck tap
- Soft close doors and drawers with glass detail

Bathrooms – standard

- White sanitaryware throughout with 180 litre bath
- Chrome mixer tap to wash basins
- Thermostatic shower, bath screen and Porcelanosa full-height tiling to bath
- Thermostatic shower to shower enclosure in en suite, with full height tiling
- Roca white sanitaryware
- Porcelanosa half-height tiling to all walls
- 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
- Audio/video door entry system

Electrical

- Satin chrome downlighters to kitchen, dining, bathrooms and en suites
- Energy-efficient pendant ceiling lights to bedrooms, living room and hallways
- USB charge point to kitchen and bedroom 1 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

- Underfloor heating throughout (excluding storage cupboards, bathrooms and en suites)
- Chrome heated towel rail to bathroom and en suite

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
- Porcelanosa tiled floors to bathroom & en suite

Wardrobes

- Gooding 1,300mm mirrored sliding wardrobe to bed 1 (location as shown on the plan, position cannot be altered†)

Please refer to your electrical layout for specific lighting specification. All of the specification listed is included in our apartments as standard. For the specification included in our houses, please see the separate house specification list. 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. 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 fitting, no surge protection. †Please speak to a Sales Executive for specific details. ‡Size is approximate, variations do occur due to layout restrictions. †Plot 69 wardrobe is 1200mm due to layout.

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.

Wardrobes

- Additional 1,300mm wardrobe to further bedrooms in accordance to specified layouts

Flooring

- Amtico to bedrooms



Bathroom, urban palette



Kitchen, urban palette

Buying new

At Taylor Wimpey, we are committed to building homes in accordance with strict sustainability and energy efficiency regulations.

WHY BUY NEW?

No chain

No buying chain means you can enjoy moving with less stress.

Community

Become a part of a new community.

A blank canvas

You can make your home your own and style it to your taste.

Energy efficient

Most Taylor Wimpey properties are rated A or B for energy efficiency. Combined bills for a new build are more than 55% lower than on existing properties.*

Peace of mind

With your two-year housebuilder warranty, you can settle and relax in your new home knowing we have got you covered.

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.

*Data taken from the House Builders Federation report, July 2023. For more details visit www.taylorwimpey.co.uk/why-choose-us/energy-efficient-new-homes.



Taylor Wimpey | London

Hertford Mill

Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



Part Exchange*

If you're keen to get moving but are struggling to sell your existing home, we may have the answer. Our Part Exchange scheme means we could be your buyer, removing the stress of selling your current home. Not only that, but Part Exchange means there are no estate agent fees, no delays, and no buying chain.

Easymover†

Moving can be stressful, especially when you've found your dream home. But it doesn't have to be. With Easymover, you can reserve your perfect home before you've sold your old one. We'll even help you manage the sale and pay your estate agent fees for you.



Key Worker Discount*

Whether you're looking to take your first step onto the property ladder or move into a bigger home, we could help you make your move with our Key Worker Discount. You could receive up to the value of £15,000 off the purchase price of a new home.

HOW TO BUY A NEW HOME

Conduct research

Start the search for your dream home in your desired area. Once you find it, take a look inside with one of our virtual tours.

Get in touch

Get in touch with our Sales Executives. Helpful and friendly, they can answer any questions you may have.

We can help you buy

It doesn't matter if you are a first time buyer or an existing homeowner, we can help make moving easy.

Reserve the home of your dreams

Once you've found the perfect home for you, and you're confident you can afford it, it's time to reserve it.

Personalise your home

Your home is an extension of you and we want you to have control when it comes to styling it. We have an exclusive range of interior design finishes that will elevate your living space to new heights. Speak to your Sales Executive for expert help and support.

Looking for a more tailored incentive package?

Speak to us and find out about the ways we can help you move.

Take your next step



Discover

Find your dream home on our website.



Visit us

Book your appointment to view our show homes.



Look

Take a virtual tour of our homes from the comfort of your sofa.



Chat

Have your questions answered by calling our Sales Executives on 020 3918 7047.



Get moving

Find out how we can get you moving with our buying schemes.

*Part Exchange - Terms and conditions apply. Offer available on selected plots only. Your existing home cannot exceed 70% of the value of the new home. It is not offered with any other promotion unless by special arrangement by us. Please speak to a Sales Executive for more details of this scheme. 'Easymover' - Terms and conditions apply. This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Based on the existing home being valued by our agent and using the Easymover scheme, agreed estate agent's fees will be paid. Offer can be withdrawn at any time. Please speak to a Sales Executive for more details of this scheme. 'Key Worker Discount' - This offer is exclusive to key workers when you reserve in 2023. Please speak to a member of our Sales Team for more information. The value of options already fitted will be taken off the agreed value of this offer. T&Cs apply, subject to availability. Taylor Wimpey reserves the right to refuse or withdraw this offer at any time. Tailored incentives - Terms and conditions apply. Available on selected plots and developments only. Not offered with any other promotion unless by special arrangement by us. Please speak to a Sales Executive for further details. Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. 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 including Part Exchange, Easymover and Key Worker Discount, go to www.taylorwimpey.co.uk/terms. Information is correct at the time of going to print. Please speak to your Sales Executive for further details. 57113/September 2024.





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