

FLOORPLANS

# Fürtham Square

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FOREST GATE



Block A - Spinney Court



Block B - Liseran Court



Block C - Fernfield Court

“  
**It's time to share in  
the best of city living.**  
”

Located within an established leafy road in Forest Gate, and with those coveted features of London living, Earlham Square offers convenience, connectivity and much more. Designed from the start to be people focused, and where attention to the quality of outside space was as important as the interiors, the result is exceptional. At Earlham Square, you are perfectly placed, just minutes from local amenities and fast, frequent rail connections to reach the heart of the City, or the quiet of the surrounding counties.

These stunning apartments are available through the Shared Ownership scheme, making it easier for you to start your new life at Earlham Square. And with one, two and three bedroom homes available, there's an ideal home here for everyone, from first time buyers to young families.



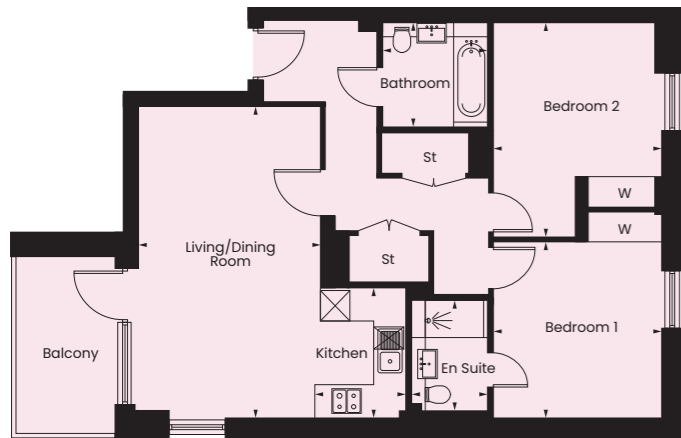
# DEVELOPMENT LAYOUT

What really sets Earlham Square apart is a carefully considered approach to the outside space, with its own interlinked courtyards. These open spaces are perfect to sit outdoors and catch the sun, take a break from home working, or to find a quiet niche in a lovely landscaped setting offering a sense of privacy, while always feeling part of the wider Forest Gate community.



# BLOCK A - SPINNEY COURT

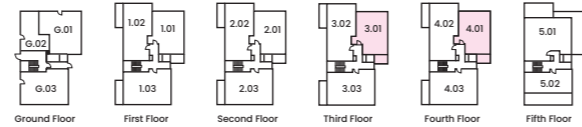
## TYPE 1-5



### TYPE 1

Plots 3.01 & 4.01

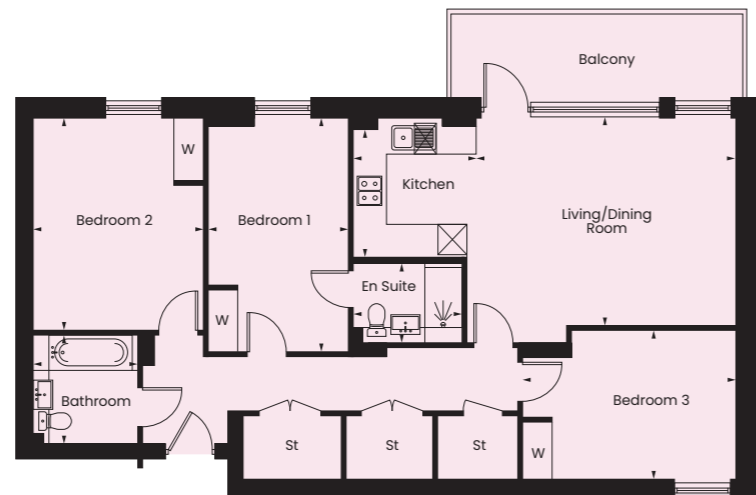
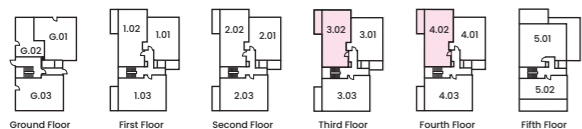
Living/Dining Room	6.19m x 3.72m	20'3" x 12'2"
Kitchen	2.57m x 1.86m	8'5" x 6'1"
Bedroom 1	3.52m x 3.43m	11'6" x 11'3"
En Suite	2.19m x 1.55m	7'2" x 5'1"
Bedroom 2	4.29m x 3.44m	14'0" x 11'3"
Bathroom	2.15m x 2.01m	7'0" x 6'7"



### TYPE 2

Plots 3.02 & 4.02

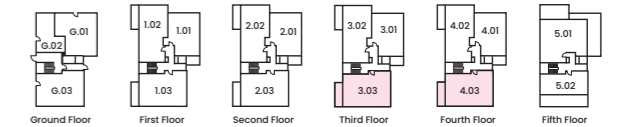
Living/Dining Room	5.46m x 4.44m	17'10" x 14'6"
Kitchen	2.72m x 2.30m	8'11" x 7'6"
Bedroom 1	4.62m x 2.84m	15'1" x 9'3"
En Suite	2.21m x 1.55m	7'3" x 5'1"
Bedroom 2	4.20m x 3.46m	13'9" x 11'4"
Bedroom 3	4.35m x 3.03m	14'3" x 9'11"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



### TYPE 3

Plots 3.03 & 4.03

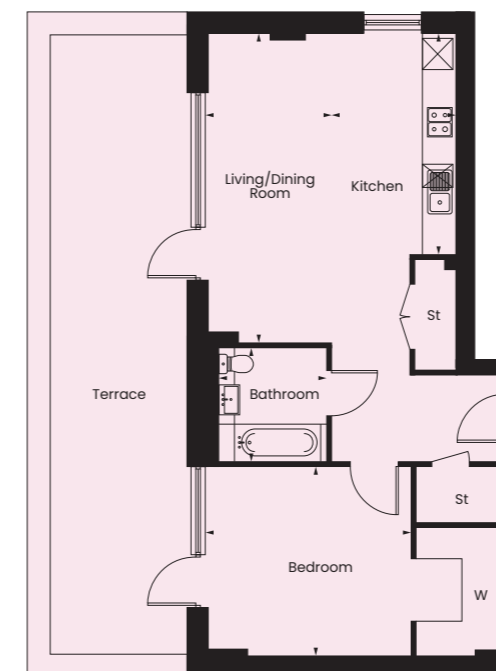
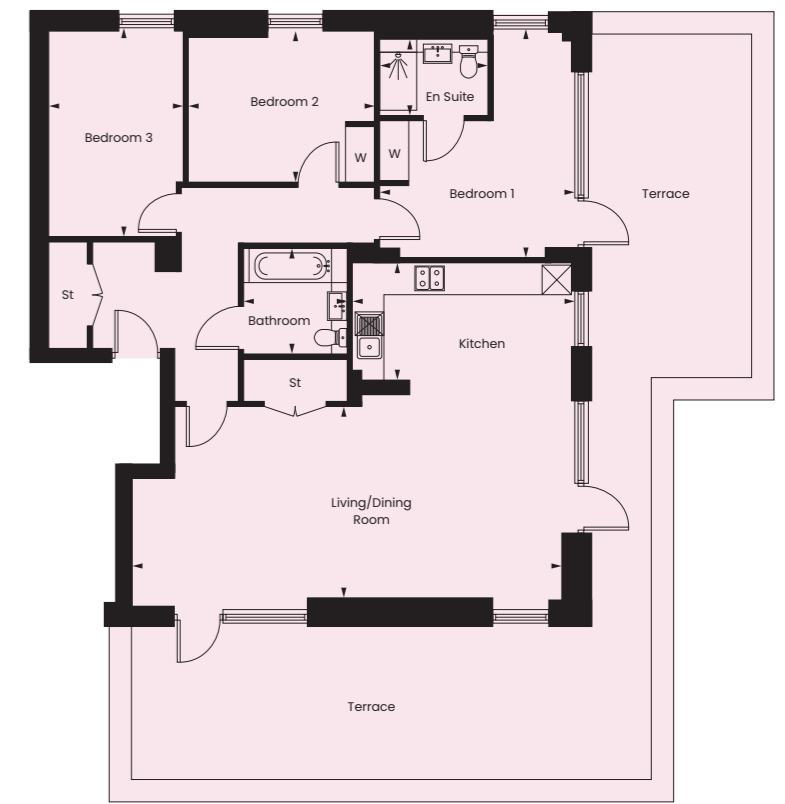
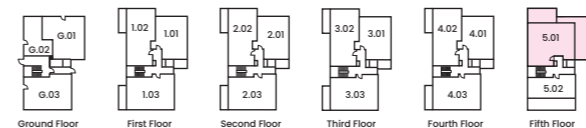
Living/Dining Room	4.90m x 4.87m	16'0" x 15'11"
Kitchen	3.35m x 1.90m	10'11" x 6'2"
Bedroom 1	5.12m x 2.88m	16'9" x 9'5"
En Suite	2.29m x 1.58m	7'6" x 5'6"
Bedroom 2	4.03m x 2.90m	13'2" x 9'6"
Bedroom 3	3.68m x 3.53m	12'0" x 11'6"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



### TYPE 4

Plots 5.01

Living/Dining Room	8.98m x 4.06m	29'5" x 13'3"
Kitchen	4.48m x 2.40m	14'8" x 7'10"
Bedroom 1	4.62m x 3.33m	15'1" x 10'11"
En Suite	2.21m x 1.56m	7'3" x 5'1"
Bedroom 2	3.82m x 3.07m	12'6" x 10'0"
Bedroom 3	4.20m x 2.76m	13'9" x 9'0"
Bathroom	2.16m x 2.11m	7'1" x 6'11"



### TYPE 5

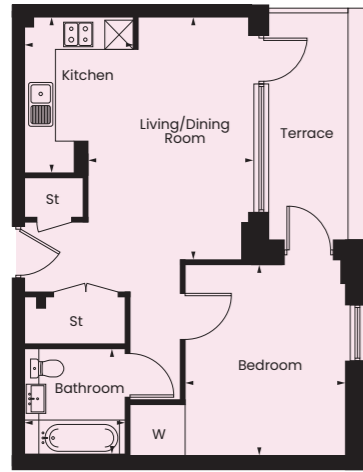
Plots 5.02

Living/Dining Room	5.94m x 3.96m	19'5" x 12'11"
Kitchen	4.24m x 2.43m	13'10" x 7'11"
Bedroom	5.74m x 3.67m	18'9" x 12'0"
Bathroom	2.31m x 2.15m	7'6" x 7'0"



# BLOCK B - LISERAN COURT

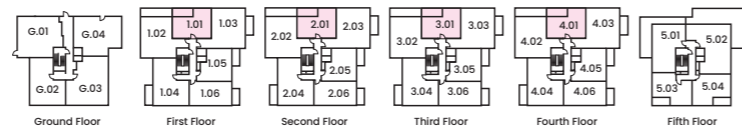
## TYPE 1-5



### TYPE 1

Plots 1.01, 2.01, 3.01 & 4.01

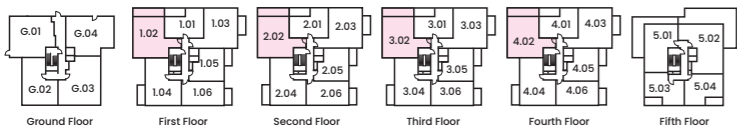
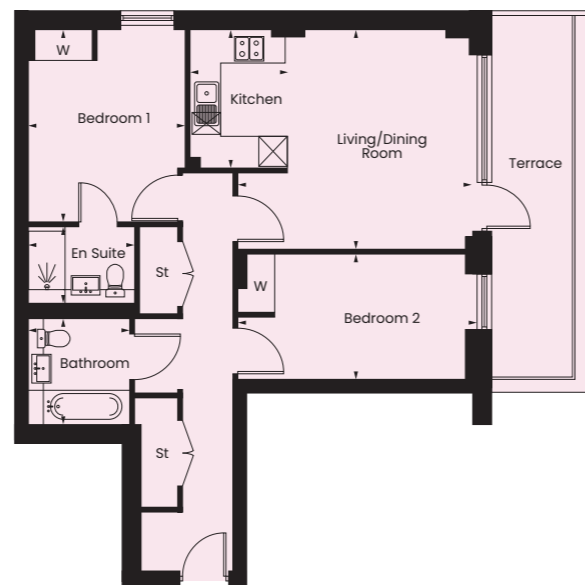
Living/Dining Room	4.95m x 3.35m	16'2" x 10'11"
Kitchen	3.18m x 2.38m	10'4" x 7'9"
Bedroom	3.92m x 3.34m	12'10" x 10'11"
Bathroom	4.63m x 1.68m	15'2" x 5'6"



### TYPE 2

Plots 1.02, 2.02, 3.02 & 4.02

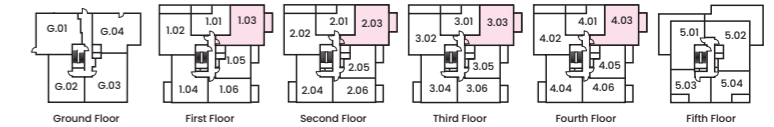
Kitchen	2.81m x 2.03m	9'2" x 6'7"
Living/Dining Room	4.94m x 4.46m	16'2" x 14'7"
Bedroom 1	3.92m x 3.27m	12'10" x 10'8"
En Suite	2.19m x 1.55m	7'2" x 5'1"
Bedroom 2	4.76m x 2.56m	15'7" x 8'4"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



### TYPE 3

Plots 1.03, 2.03, 3.03 & 4.03

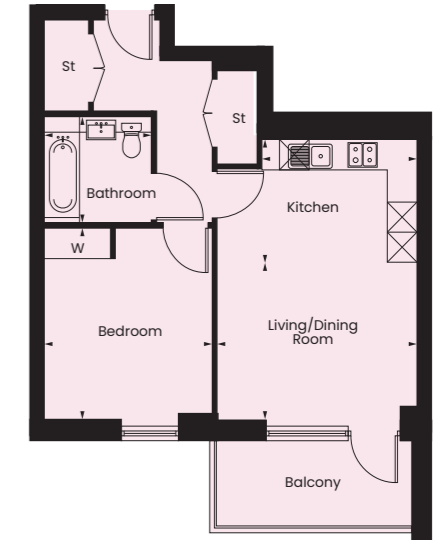
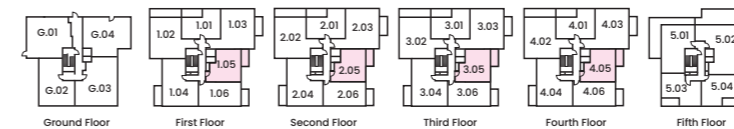
Kitchen	3.21m x 1.40m	10'6" x 4'7"
Living/Dining Room	4.67m x 3.97m	15'3" x 13'0"
Bedroom 1	3.56m x 3.48m	11'8" x 11'5"
En Suite	2.16m x 1.90m	7'1" x 6'2"
Bedroom 2	4.12m x 3.02m	13'6" x 9'10"
Bathroom	2.15m x 2.15m	7'0" x 7'0"



### TYPE 4

Plots 1.05, 2.05, 3.05 & 4.05

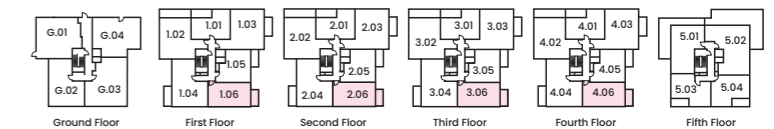
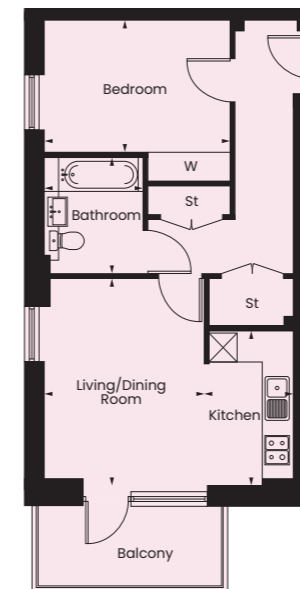
Kitchen	3.14m x 2.42m	10'3" x 7'11"
Living/Dining Room	4.06m x 3.13m	13'3" x 10'3"
Bedroom	3.56m x 3.48m	11'8" x 11'5"
En Suite	3.78m x 3.40m	12'4" x 11'1"
Bathroom	2.15m x 2.10m	12'11" x 5'6"



### TYPE 5

Plots 1.06, 2.06, 3.06 & 4.06

Kitchen	3.24m x 1.88m	10'7" x 6'2"
Living/Dining Room	4.39m x 3.43m	14'4" x 11'3"
Bedroom	3.98m x 2.75m	13'0" x 9'0"
Bathroom	3.92m x 1.68m	12'10" x 5'6"



# BLOCK B - LISERAN COURT

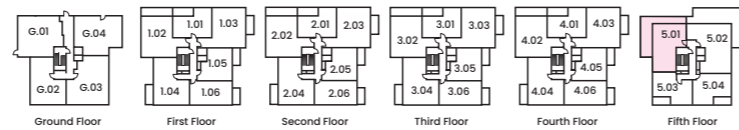
## TYPE 6 - 9



### TYPE 6

Plot 5.01

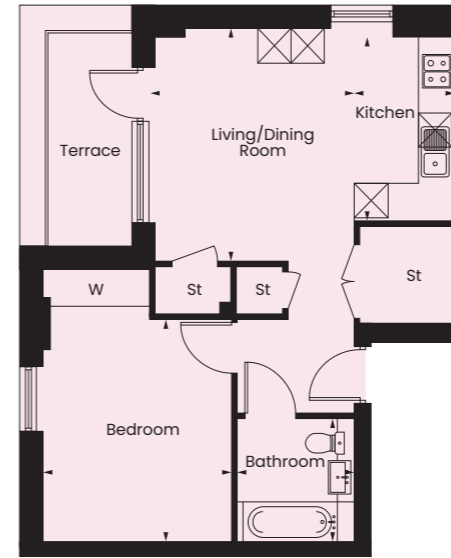
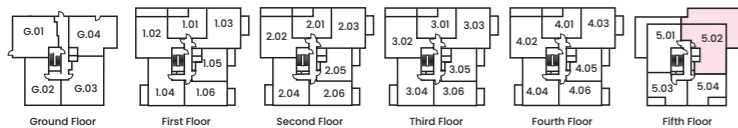
Kitchen	2.70m x 2.38m	8'10" x 7'9"
Living/Dining Room	5.16m x 3.15m	16'11" x 10'4"
Bedroom 1	4.32m x 2.93m	14'2" x 9'7"
En Suite	2.10m x 1.55m	6'10" x 5'1"
Bedroom 2	3.76m x 2.22m	12'4" x 7'3"
Bathroom	2.35m x 2.10m	7'8" x 6'10"



### TYPE 7

Plot 5.02

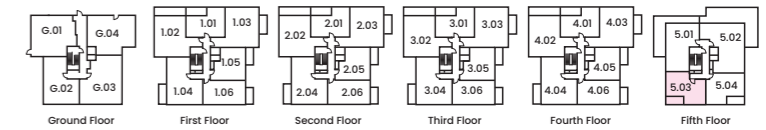
Kitchen	3.21m x 2.23m	10'6" x 7'3"
Living/Dining Room	5.07m x 3.90m	16'7" x 12'9"
Bedroom 1	3.51m x 3.43m	11'6" x 11'3"
En Suite	2.23m x 1.60m	7'3" x 5'2"
Bedroom 2	4.68m x 2.59m	15'4" x 8'5"
Bedroom 3	3.54m x 2.50m	11'7" x 8'2"
Bathroom	2.50m x 2.36m	8'2" x 7'8"



### TYPE 8

Plot 5.03

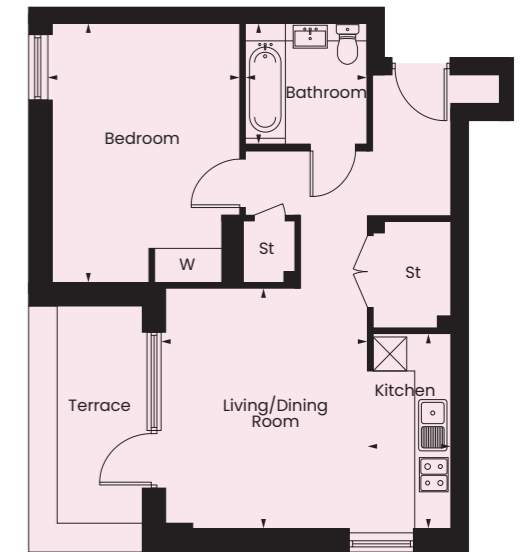
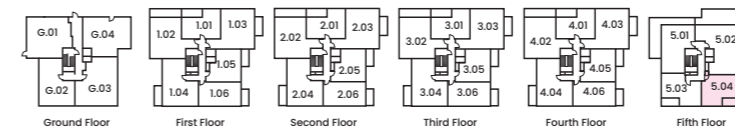
Kitchen	3.23m x 1.80m	10'7" x 5'10"
Living/Dining Room	4.09m x 3.60m	13'5" x 11'9"
Bedroom	3.92m x 3.39m	12'10" x 10'8"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



### TYPE 9

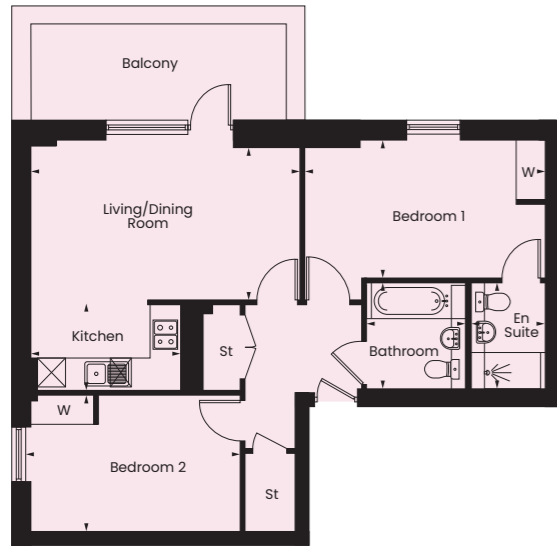
Plot 5.04

Kitchen	3.39m x 1.48m	11'1" x 4'10"
Living/Dining Room	4.19m x 3.60m	13'8" x 11'9"
Bedroom	4.54m x 3.34m	14'10" x 10'11"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



# BLOCK B - LISERAN COURT

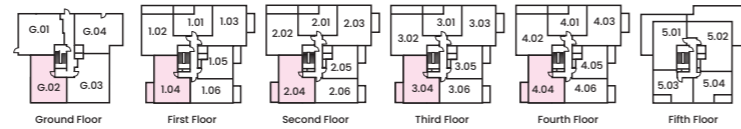
## TYPE 10 - 13



### TYPE 10

G.02, 1.04, 2.04, 3.04, 4.04

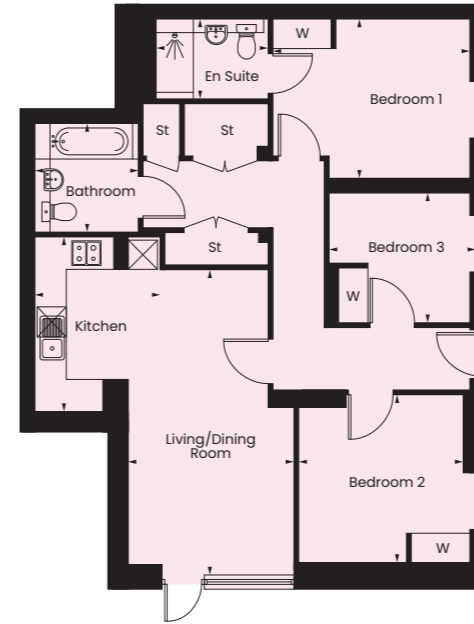
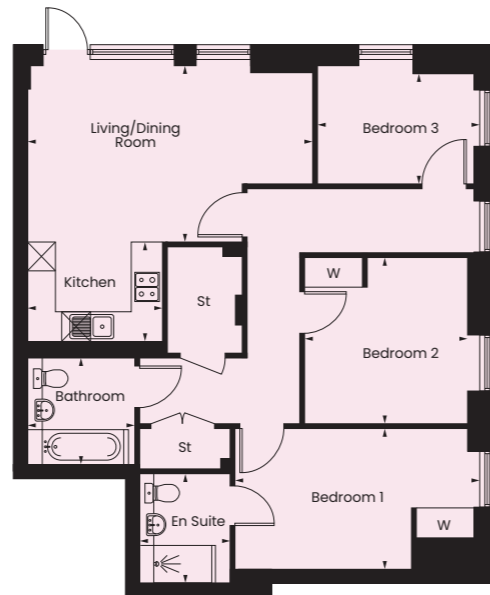
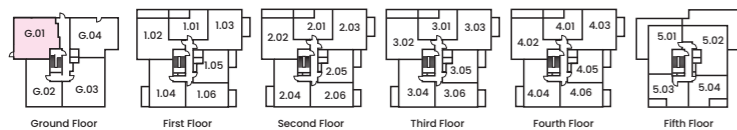
Living/ Dining Room	5.73m x 3.17m	18'9" x 10'4"
Kitchen	3.18m x 1.88m	10'5" x 6'2"
Bedroom 1	5.12m x 2.83m	16'9" x 9'3"
En Suite	2.20m x 1.55m	7'2" x 5'1"
Bedroom 2	4.46m x 2.83m	14'7" x 9'3"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



### TYPE 11

Plot G.01

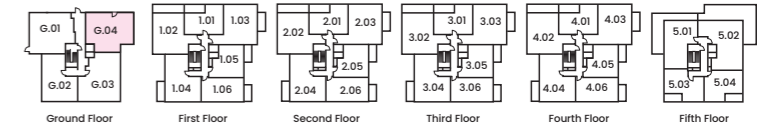
Living/Dining Room	5.90m x 3.55m	20'4" x 12'4"
Kitchen	2.82m x 2.02m	9'3" x 6'7"
Bedroom 1	5.60m x 2.77m	18'4" x 9'1"
En Suite	2.30m x 1.63m	7'6" x 5'4"
Bedroom 2	5.55m x 3.04m	18'2" x 9'11"
Bedroom 3	3.85m x 2.25m	12'7" x 7'4"
Bathroom	2.63m x 2.13m	8'7" x 6'11"



### TYPE 12

Plot G.04

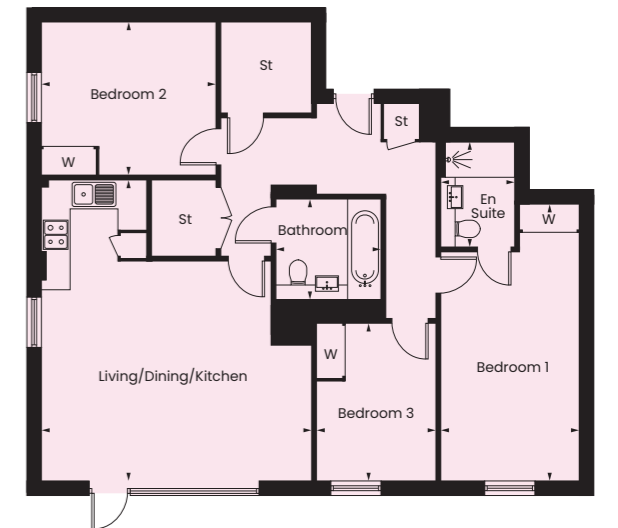
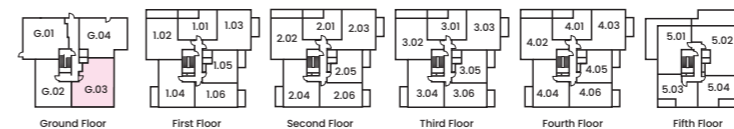
Living/Dining Room	6.00m x 3.40m	19'8" x 11'1"
Kitchen	3.50m x 2.57m	11'5" x 8'5"
Bedroom 1	4.05m x 3.21m	13'3" x 10'6"
En Suite	2.30m x 1.63m	7'6" x 5'4"
Bedroom 2	3.39m x 3.38m	11'1" x 11'1"
Bedroom 3	2.89m x 2.59m	9'5" x 8'5"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



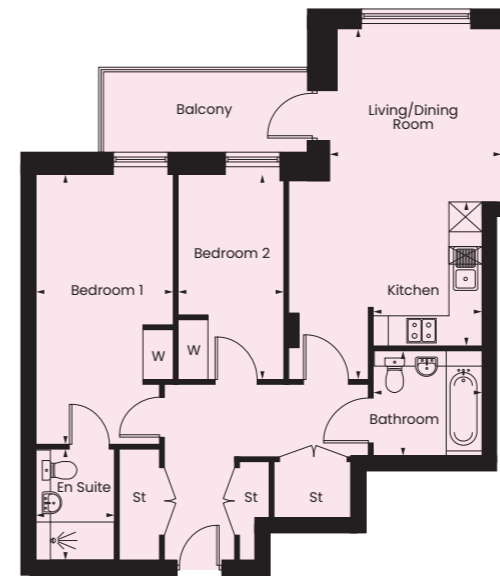
### TYPE 13

Plot G.03

Living/Dining /Kitchen	6.28m x 5.65m	20'7" x 18'6"
Bedroom 1	5.81m x 2.91m	19'1" x 9'7"
En Suite	2.20m x 1.56m	7'3" x 5'1"
Bedroom 2	3.63m x 3.20m	11'11" x 10'6"
Bedroom 3	3.30m x 2.52m	10'10" x 8'3"
Bathroom	2.20m x 2.11m	7'3" x 6'11"



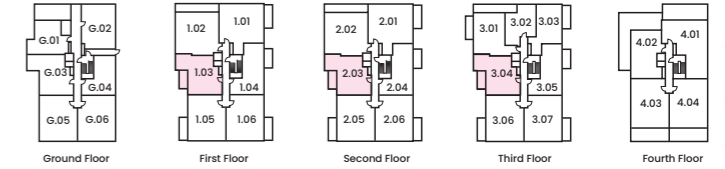
# BLOCK C - FERNFIELD COURT TYPE 1-5



## TYPE 3

Plots 1.03, 2.03 & 3.04

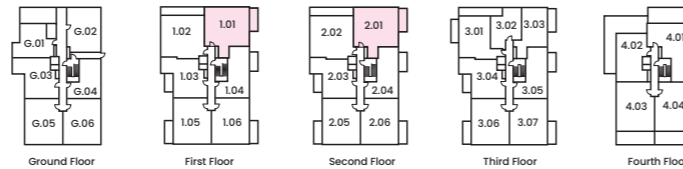
Living/Dining Room	7.04m x 3.45m	23'1" x 11'3"
Kitchen	2.88m x 2.18m	9'5" x 7'1"
Bedroom 1	5.42m x 2.75m	17'9" x 9'0"
En Suite	2.21m x 1.56m	7'3" x 5'1"
Bedroom 2	4.12m x 2.15m	13'6" x 7'0"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



## TYPE 1

Plots 1.01 & 2.01

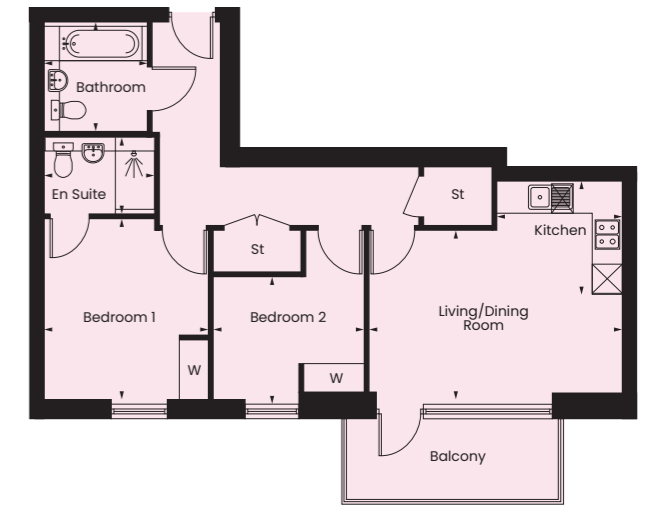
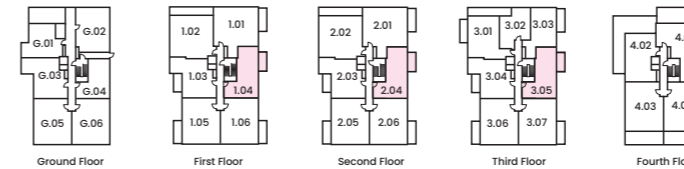
Living/Dining Room	5.84m x 3.82m	19'1" x 12'6"
Kitchen	3.71m x 1.52m	12'2" x 4'11"
Bedroom 1	5.60m x 2.77m	18'4" x 9'1"
En Suite	2.30m x 1.63m	8'6" x 5'4"
Bedroom 2	5.55m x 3.04m	18'2" x 9'11"
Bedroom 3	3.85m x 2.25m	12'7" x 7'4"
Bathroom	2.63m x 2.13m	8'7" x 6'11"



## TYPE 4

Plots 1.04, 2.04 & 3.05

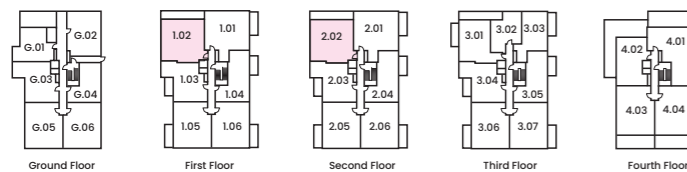
Living/Dining Room	5.18m x 3.47m	16'11" x 11'4"
Kitchen	2.54m x 2.33m	8'3" x 7'7"
Bedroom 1	3.71m x 3.39m	12'2" x 11'1"
En Suite	2.24m x 1.55m	7'4" x 5'1"
Bedroom 2	3.10m x 2.73m	10'2" x 8'11"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



## TYPE 2

Plots 1.02 & 2.02

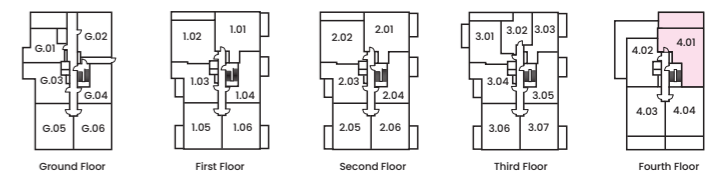
Living/Dining Room	5.26m x 4.92m	17'3" x 16'1"
Kitchen	3.96m x 1.52m	8'3" x 5'8"
Bedroom 1	3.82m x 3.25m	12'6" x 10'7"
En Suite	2.23m x 1.56m	7'3" x 5'1"
Bedroom 2	5.31m x 2.77m	17'5" x 9'1"
Bedroom 3	3.62m x 2.15m	11'10" x 7'0"
Bathroom	2.20m x 2.11m	7'2" x 6'11"



## TYPE 5

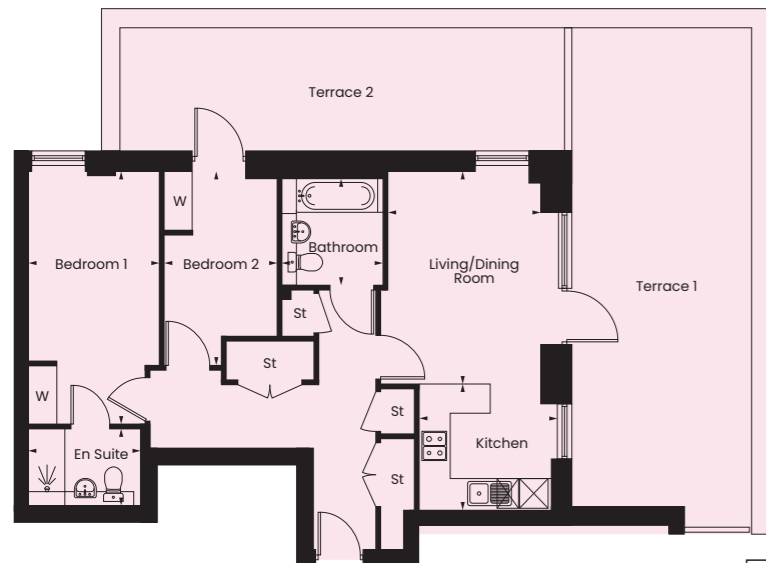
Plot 4.01

Kitchen	3.63m x 1.28m	11'10" x 4'2"
Living/Dining Room	10.30m x 3.68m	33'9" x 10'0"
Bedroom 1	4.17m x 3.63m	13'8" x 11'10"
En Suite	2.21m x 1.55m	7'3" x 5'1"
Bedroom 2	3.66m x 3.49m	12'0" x 11'5"
Bedroom 3	3.49m x 2.50m	11'5" x 8'2"
Bathroom	2.61m x 2.10m	8'6" x 6'10"





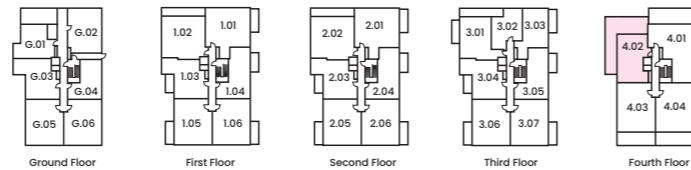
# BLOCK C - FERNFIELD COURT TYPE 6 - 10



## TYPE 6

Plot 4.02

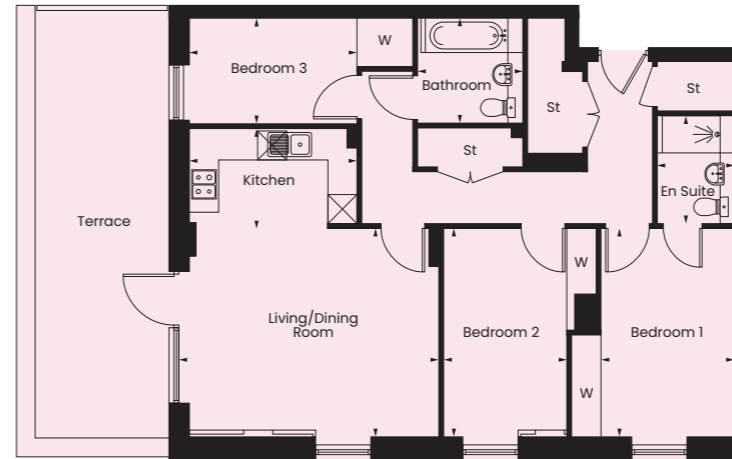
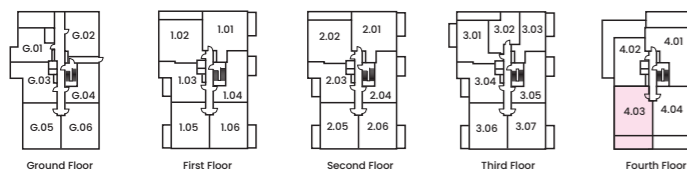
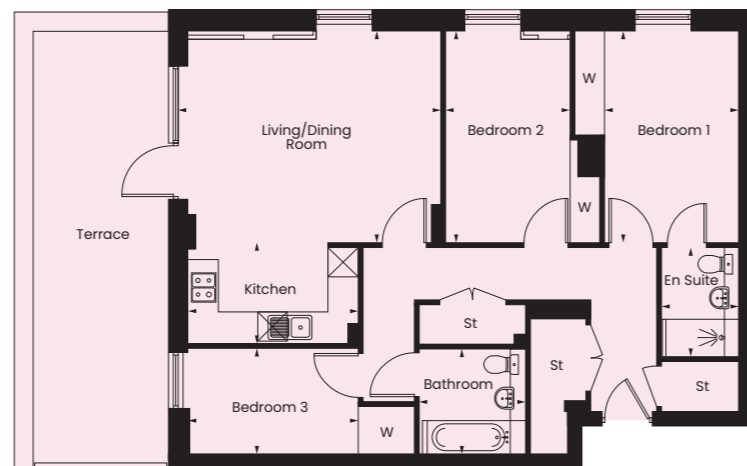
Living/ Dining Room	4.34m x 3.60m	14'2" x 11'9"
Kitchen	2.78m x 2.58m	9'1" x 8'5"
Bedroom 1	5.19m x 2.75m	17'0" x 9'0"
En Suite	2.35m x 1.56m	7'8" x 5'1"
Bedroom 2	3.97m x 2.37m	13'0" x 7'9"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



## TYPE 7

Plot 4.03

Living/ Dining Room	5.14m x 4.64m	16'10" x 15'2"
Kitchen	3.45m x 1.73m	11'3" x 5'8"
Bedroom 1	4.30m x 2.75m	14'1" x 9'0"
En Suite	2.20m x 1.55m	7'2" x 5'1"
Bedroom 2	4.31m x 2.56m	13'1" x 10'0"
Bedroom 3	3.45m x 2.20m	11'3" x 7'2"
Bathroom	2.16m x 2.15m	7'1" x 7'0"



## TYPE 8

Plot 4.04

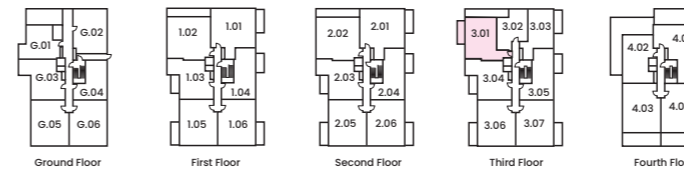
Living/Dining Room	5.15m x 4.29m	16'10" x 14'0"
Kitchen	3.46m x 1.97m	11'4" x 6'5"
Bedroom 1	4.30m x 2.76m	14'1" x 9'0"
En Suite	2.20m x 1.55m	7'2" x 5'1"
Bedroom 2	4.30m x 2.55m	14'1" x 8'4"
Bedroom 3	3.46m x 2.18m	11'4" x 7'1"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



## TYPE 9

Plot 3.01

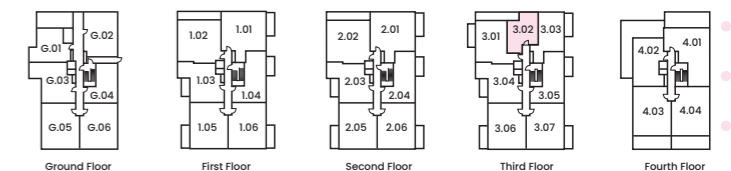
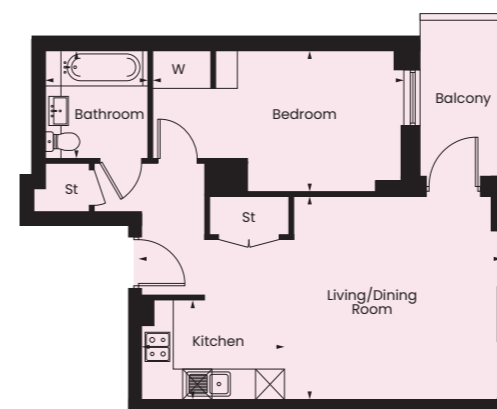
Living/Dining Room	4.65m x 3.75m	15'3" x 12'3"
Kitchen	3.84m x 1.65m	12'7" x 5'4"
Bedroom 1	3.75m x 3.21m	12'3" x 10'6"
En Suite	2.20m x 1.55m	7'2" x 5'1"
Bedroom 2	3.99m x 3.05m	13'1" x 10'0"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



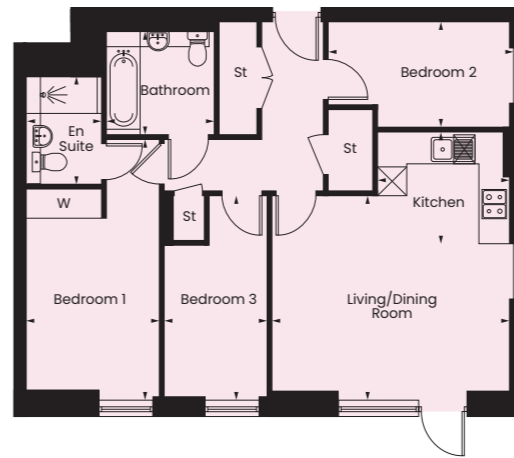
## TYPE 10

Plot 3.02

Living/Dining Room	7.38m x 4.12m	24'2" x 13'6"
Kitchen	2.96m x 2.00m	9'8" x 6'6"
Bedroom	5.14m x 2.81m	16'10" x 9'2"
Bathroom	2.15m x 2.10m	7'0" x 6'10"



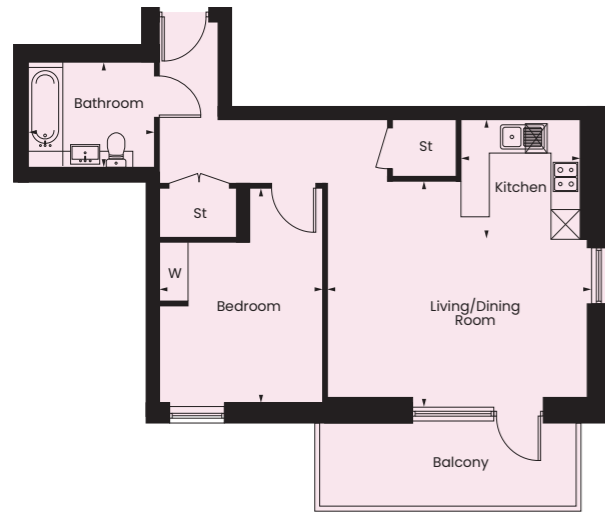
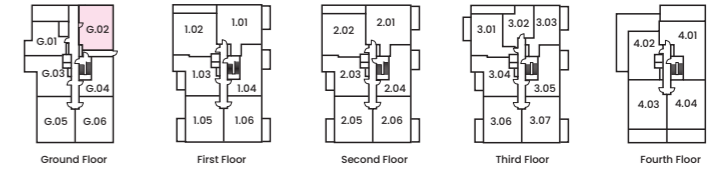
# BLOCK C - FERNFIELD COURT TYPE 11 - 15



## TYPE 13

Plot G.02

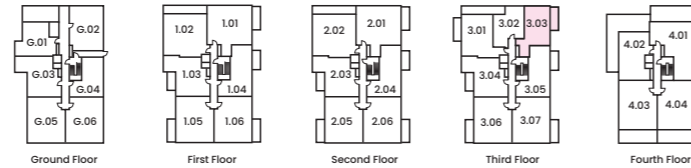
Living/Dining Room	5.03m x 4.17m	16'6" x 13'8"
Kitchen	2.77m x 2.28m	9'1" x 7'5"
Bedroom 1	5.34m x 2.80m	17'6" x 9'2"
En Suite	2.21m x 1.56m	7'3" x 5'1"
Bedroom 2	3.87m x 2.15m	12'8" x 7'0"
Bedroom 3	4.19m x 2.17m	13'8" x 7'1"
Bathroom	2.26m x 2.10m	7'4" x 6'10"



## TYPE 11

Plot 3.03

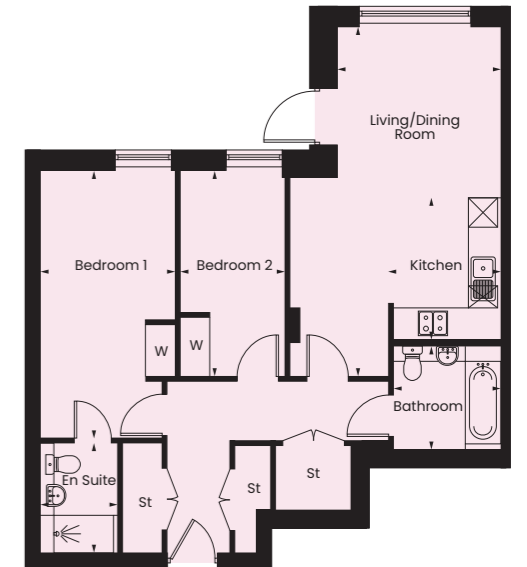
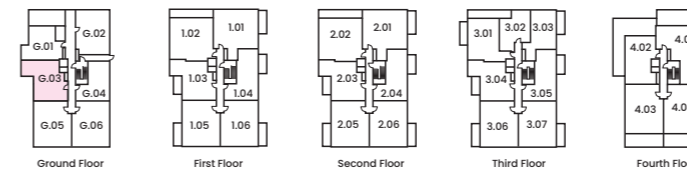
Living/Dining Room	5.40m x 4.52m	17'8" x 14'9"
Kitchen	2.48m x 2.40m	8'1" x 7'10"
Bedroom	4.35m x 3.40m	14'3" x 11'0"
Bathroom	2.61m x 2.11m	8'6" x 6'11"



## TYPE 14

Plot G.03

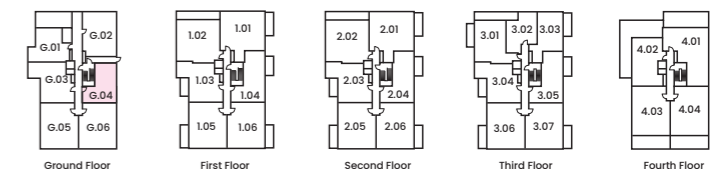
Living/Dining Room	7.09m x 3.45m	23'3" x 11'3"
Kitchen	2.88m x 2.18m	9'5" x 7'1"
Bedroom 1	5.42m x 2.75m	17'9" x 9'0"
En Suite	2.21m x 1.56m	7'3" x 5'1"
Bedroom 2	4.17m x 2.15m	13'8" x 7'0"
Bathroom	2.16m x 2.11m	7'1" x 6'11"



## TYPE 15

Plot G.04

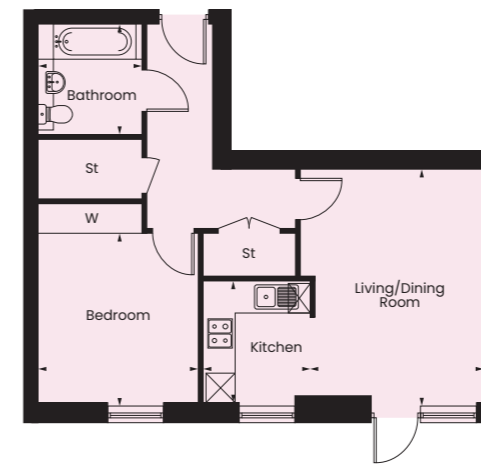
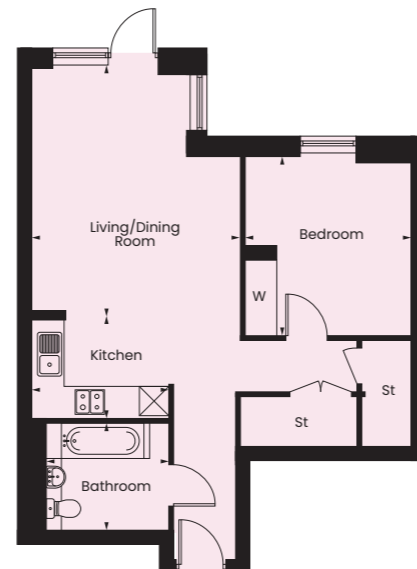
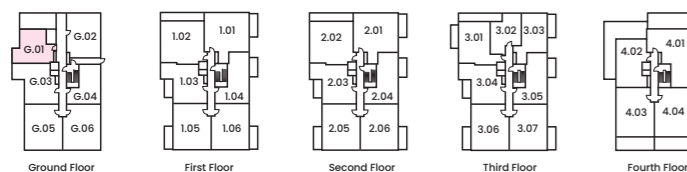
Living/Dining Room	4.77m x 3.75m	15'7" x 12'3"
Kitchen	2.48m x 2.18m	8'1" x 7'1"
Bedroom	3.47m x 3.27m	11'6" x 10'8"
En Suite	2.23m x 1.56m	7'3" x 5'1"
Bathroom	2.24m x 2.11m	7'4" x 6'11"



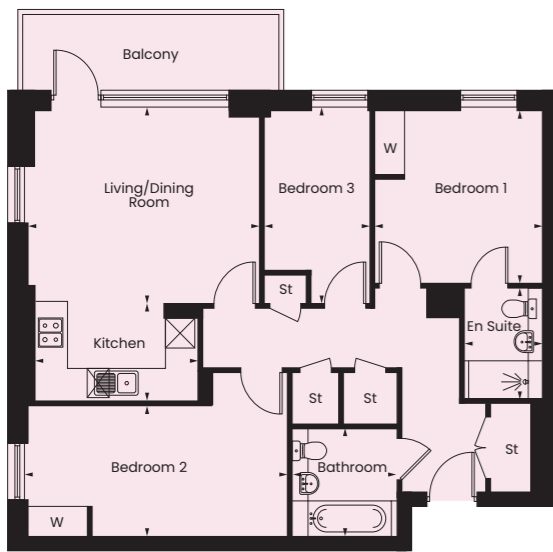
## TYPE 12

Plot G.01

Living/Dining Room	4.94m x 4.26m	16'2" x 13'11"
Kitchen	2.80m x 2.00m	9'2" x 6'6"
Bedroom	3.66m x 3.38m	12'0" x 11'1"
Bathroom	2.50m x 2.15m	8'2" x 7'0"



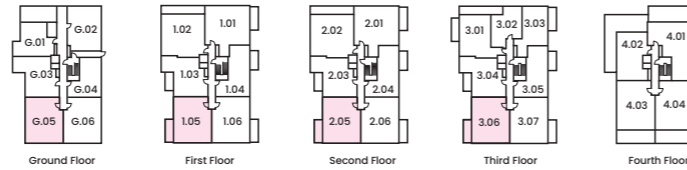
# BLOCK C - FERNFIELD COURT TYPE 16 - 17



## TYPE 16

Plots G.05, 1.05, 2.05 & 3.06

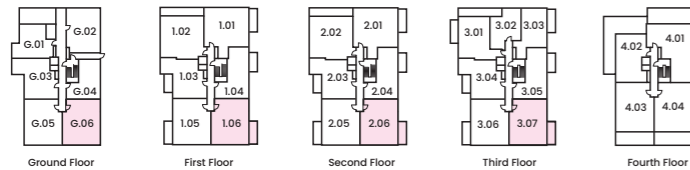
Living/Dining Room	4.70m x 3.92m	15'5" x 12'10"
Kitchen	3.30m x 2.10m	10'9" x 6'10"
Bedroom 1	3.40m x 3.35m	11'1" x 10'11"
En Suite	2.23m x 1.56m	7'3" x 5'1"
Bedroom 2	5.27m x 2.65m	17'3" x 8'3"
Bedroom 3	3.92m x 2.15m	12'10" x 7'0"
Bathroom	2.16m x 2.11m	7'1" x 6'11"



## TYPE 17

Plots G.06, 1.06, 2.06 & 3.07

Living/Dining Room	4.70m x 3.92m	15'5" x 12'10"
Kitchen	3.30m x 1.67m	10'9" x 5'7"
Bedroom 1	3.51m x 3.40m	11'6" x 11'1"
En Suite	2.23m x 1.56m	7'3" x 5'1"
Bedroom 2	5.27m x 2.65m	17'3" x 8'3"
Bedroom 3	3.92m x 2.15m	12'10" x 7'0"
Bathroom	2.16m x 2.11m	7'1" x 6'11"



Computer generated image is for illustrative purposes and is indicative only.

# CREATIVELY CRAFTED



## KITCHEN

- Symphony Woodbury Range 'Gloss platinum' units with polished chrome handles
- Symphony 'Dark ash' laminate worktop
- Zanussi integrated fridge/freezer
- Zanussi integrated oven in tall unit or under hob
- Zanussi ceramic 4-ring hob
- Zanussi integrated dishwasher
- Zanussi free-standing washer/dryer
- Zanussi integrated stainless steel microwave
- Blanco 1 ½ bowl sink or Blanco Classic main bowl
- Blanco Trim chrome tap
- Symphony Woodbury 'Chalk white' glass splashback
- Symphony LED strip lighting
- Smeg extractor hood



## BATHROOMS & EN-SUITES

- Ideal Standard back-to-wall toilet with soft close lid and chrome finish flush plate
- Ideal Standard Concept Cube basin with Hansgrohe mixer tap
- KALDEWEI Eurowa bath (where applicable)
- Hansgrohe bath mixer tap (where applicable)
- Hansgrohe Croma shower kit and Merlyn hinged shower screen (where applicable)
- Hansgrohe mixer shower control
- Draks vanity top in 'Egger Black Havana Pine' with under basin box
- Chrome plated steel toilet roll holder
- Anti-slip ceramic wall and floor tiles by GEMINI in 'Concrete'
- Heated towel rail
- Draks bespoke mirror unit provided to main bathroom
- Shaver socket

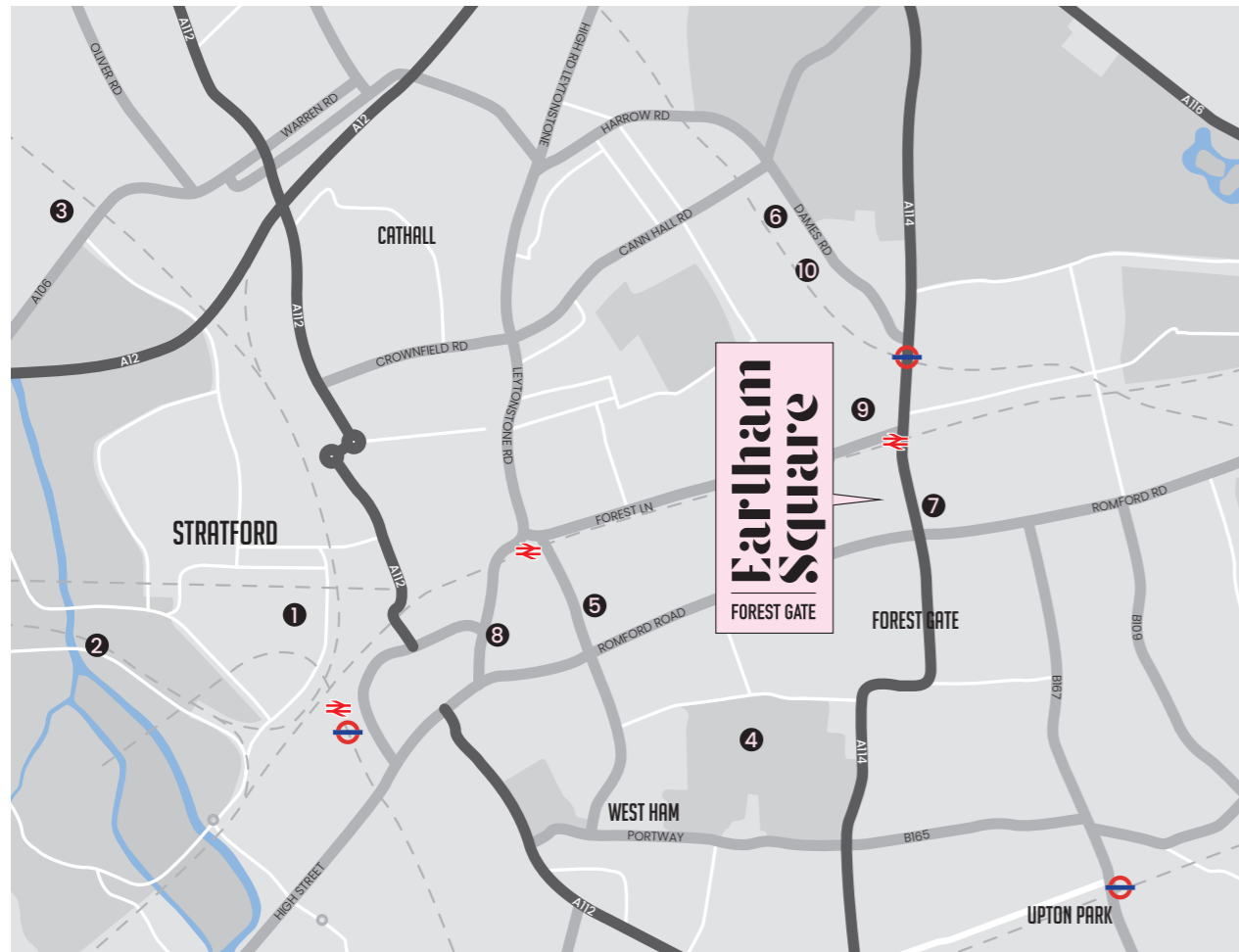
## HEATING, ELECTRICAL & LIGHTING

- White finish sockets and switches
- BT master point in each unit
- Multimedia including TV point in each unit
- Video door entry handset to each unit
- Light to balconies/terraces where applicable

## INTERIOR FINISHES

- Amtico wood effect luxury vinyl tiling to the kitchen, living room and hallway
- Kingsmead carpet Pennine Twist - Cloud to bedrooms
- Fitted wardrobes with mirror doors, full length shelf and hanging rail
- Walls, ceilings and joinery finished in Crown Trade, White paint
- Stainless steel door hardware

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We strive to meet  
our purpose:

“

To provide great homes for  
people in East London and  
to support communities  
to thrive.

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