

# BOULEVARD

## ROYAL WARWICK SQ

—  
THE SHARED OWNERSHIP  
COLLECTION



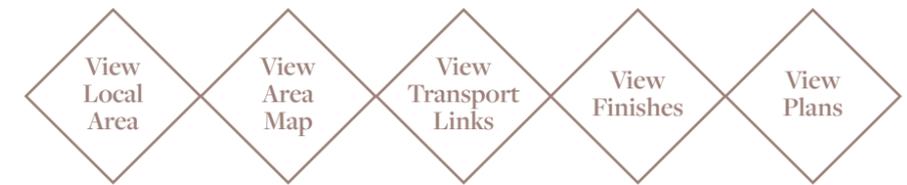
Rotate tablet/phone to  
view in landscape



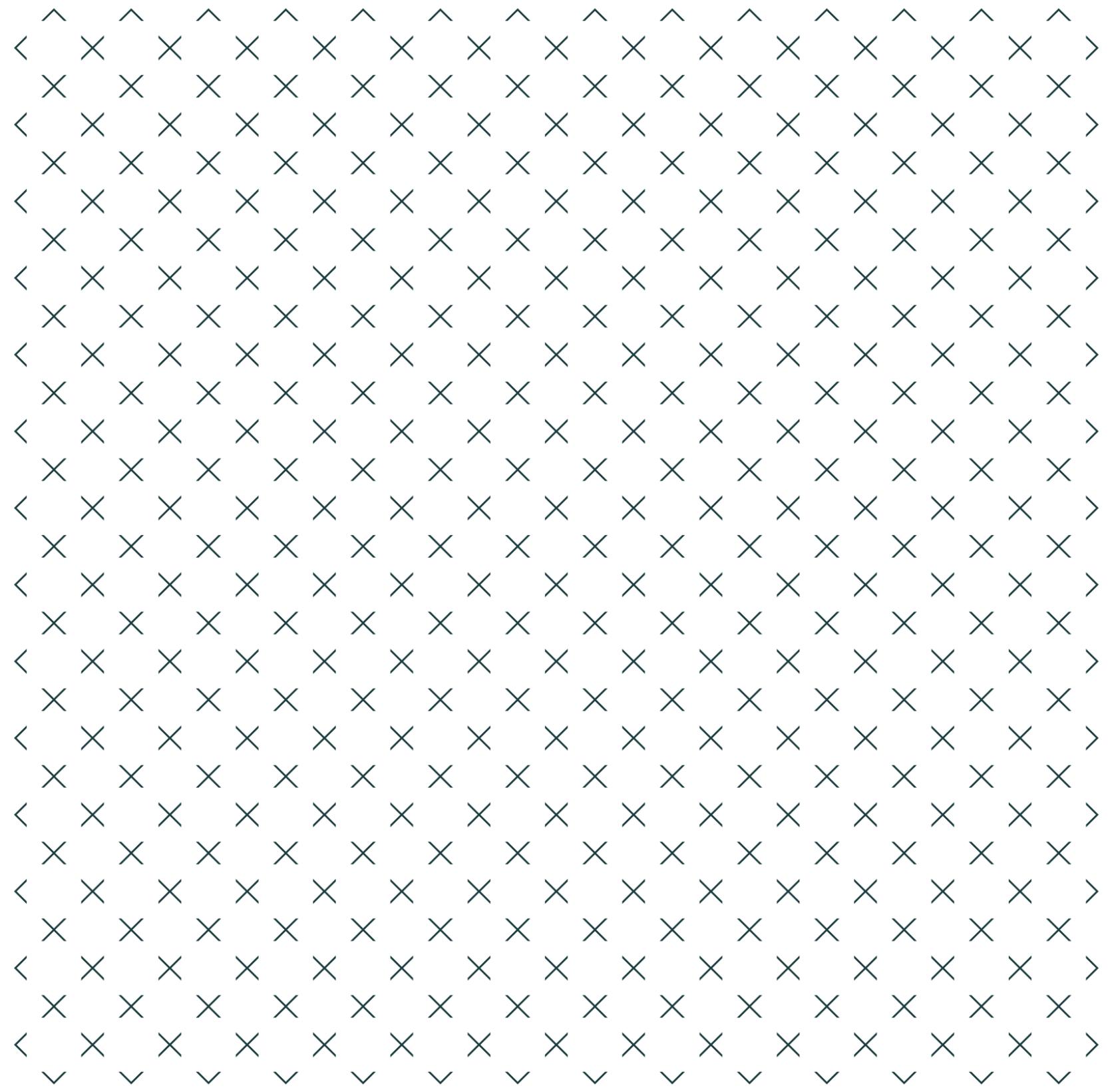
# Live exquisite

Welcome to Boulevard, Royal Warwick Square. This collection of 26 one-bedroom Shared Ownership apartments offers a rare and unmissable chance to secure your place on the property ladder in exclusive Kensington. Moments from the sights and sounds of west and central London, Boulevard is the perfect choice for people who demand the very best from metropolitan living.

## Contents



Your exquisite one bedroom apartments





## Historically exquisite

You'll need no introduction to Kensington's incredibly rich history – every day you'll see it all around you. Exhibition Road alone is home to the Science Museum, the V&A and the National History Museum. Just nearby, you'll find the Royal Albert Hall – home of the Proms – and Kensington Palace, the birthplace of Queen Victoria and the current London residence of the Duke and Duchess of Cambridge.

Wherever you look, you'll always find plenty of heritage to explore nearby. From the Leighton House Museum – former home of pre-Raphaelite artist Frederick Leighton – to 18 Stafford Terrace, a fascinating time-capsule of a Victorian home, there is so much history waiting to delight you.

Live exquisite

The Albert Memorial





## Fashionably exquisite

In Kensington, you couldn't be better placed for luxury and designer shopping. You'll be near Harrods – the world's most famous department store and home to over 5,000 top brands. Sloane Street is like an index of the very finest fashion houses, where you'll find enticing stores belonging to Gucci, Louis Vuitton, Prada and many others. The Conran Shop – the byword for lifestyle design across the world – has also re-opened in the old Michelin Building on Fulham Road. It's the perfect place to explore if you want to decorate your home, or you're simply looking for inspiration.

Kensington High Street is also a top destination for fashion. Here there are many high-end retailers to choose from, ranging from Urban Outfitters and L'Occitane to Columbia Sportswear and Jigsaw. Keeping in trend with the latest styles couldn't be easier.

[Live exquisite](#)

## Tastefully exquisite

To live in Kensington is to live in a gourmet's paradise. The variety and quality of local restaurants is nothing short of exceptional. On Kensington Park Road, you'll find CORE by Clare Smyth, a Michelin two-starred restaurant noted for its exquisite and skilful dishes. Also with two stars, Ledbury is renowned for its game dishes and seasonal produce. Kitchen W8 has one Michelin star and is worth visiting for its great value lunch and early-evening menus. Chicama, tucked just off the King's Road is also excellent, serving zingy Peruvian food from its busy, open kitchen.

As you'd expect from such a cosmopolitan area, world cuisine is well represented in Kensington. Chakra Holland Street has an exciting Indian menu, Min Jiang at the Royal Garden Hotel serves up some of the best Chinese cookery you'll find, while Zuaya on Kensington High Street is the place to explore fusion Latin American cuisine. Living at Boulevard, you'll soon discover dozens more exciting places to eat – we guarantee it.

Live exquisite



CORE by Clare Smyth

# Naturally exquisite

Among all the hustle and bustle of one of the world's greatest cities, you can still find tranquil green spaces in which you can work out, relax or enjoy nature.

Live exquisite

## Leisurely exquisite

Holland Park is only a few minutes' walk from your new home. Covering 54 acres and combining semi-wild woodland with formal garden areas, it also offers sports facilities for tennis, football, plus golf and cricket practice. There are delightful Japanese gardens to enjoy, as well as a Jacobean Mansion and the renowned Design Museum.

Also nearby, Kensington Gardens is a magnet for local people and tourists alike. From the Victorian splendour of the Albert Memorial to the Serpentine Galleries, the Italian Gardens to the park's own allotment, this is one of the most intriguing and satisfying green spaces in the city.

Live exquisite



# Iconically exquisite

London is one of the most desirable places in the world to live, work and experience. With iconic attractions from Buckingham Palace to the London Eye, a thriving cultural scene, popular theatres, internationally renowned concert venues and many different boroughs, each with their own styles, flavours and character.

When you live in Kensington, so many global attractions are only a short distance away. You can explore Chelsea's Saatchi Gallery, head down to the

Thames to take a river bus, visit the Royal Opera House or take in the splendour of St Paul's Cathedral. Whatever your interests, London is the city that always has something outstanding or fresh to offer you.

Live exquisite



Home

DINING

- 01 Kitchen W8
- 02 Bone Daddies
- 03 Launceston Place
- 04 Maggie Jones's
- 05 Clarke's
- 06 Pétrus

SHOPPING

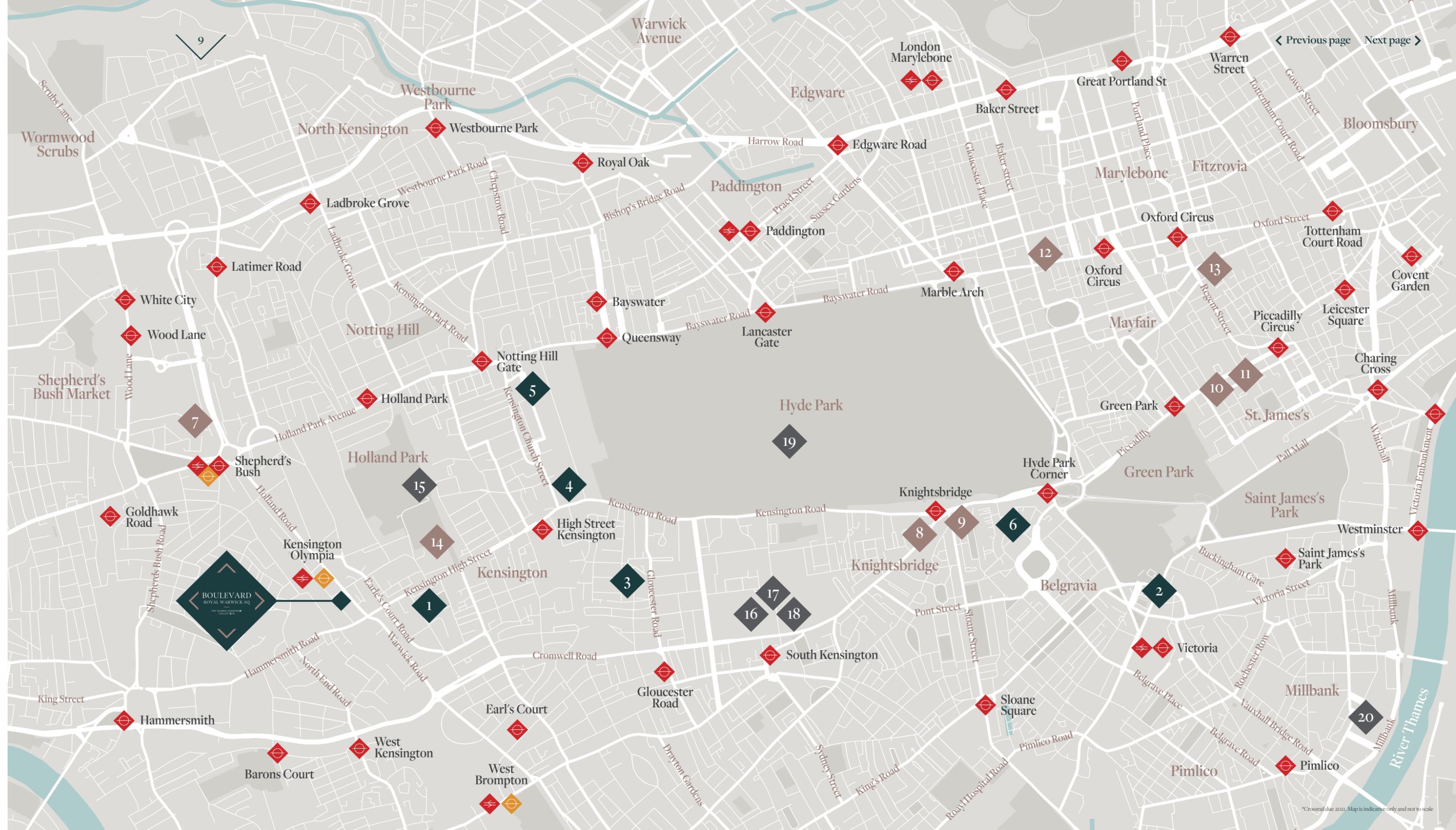
- 07 Westfield
- 08 Harrods
- 09 Harvey Nichols
- 10 Piccadilly Arcade
- 12 Fortnum & Mason
- 13 Selfridges
- 14 Liberty

ART & CULTURE

- 15 The Design Museum
- 16 Opera Holland Park
- 16 Natural History Museum
- 17 Science Museum
- 18 V&A Museum
- 19 Serpentine Gallery
- 20 Tate Britain

View online

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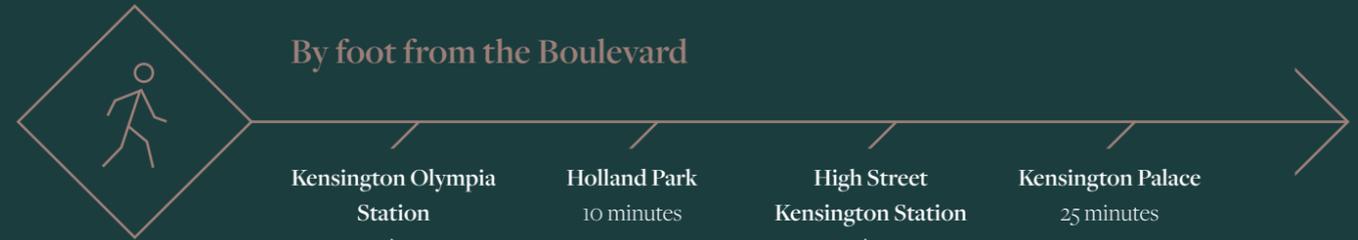
\*Crossrail due 2021. Map is indicative only and not to scale

# Travel exquisite

At Boulevard, Warwick Square, you'll ideally situated for fast, convenient travel across the West End, the City and Greater London.

Your new home is a short walk away from four tube stations – High Street Kensington, Kensington (Olympia), West Kensington and Earl's Court – and because you'll be in Zone 2 and on the border of Zone 1, travel into central London takes just minutes. You'll also be near plenty of bus routes and it's easy to get around by bike.

When you need to head further afield, London is home to major railway stations where trains can take to you all regions of mainland Britain and – thanks to the Eurostar – to mainland Europe. And when you need to travel abroad for business or leisure, in Gatwick and Heathrow you have two of the world's busiest airports to choose from, as well as smaller hubs such as City Airport.



Live exquisite

Internally  
exquisite

Click to  
see show  
apartment



**Living / Kitchen / Dining**

Matt grey handleless kitchen units and underside LED strip lighting to wall units

Soft silver silestone worktop with matching upstand & white full width glass splashback

Under mounted satin steel sink with drainer and brushed steel mixer tap

Beko touch glass hob with integrated extractor fan

Beko electric oven built in under hob

Integrated Beko dishwasher and fridge/freezer

Soft Oak quickstep laminate flooring

**Bathroom**

Stone coloured panelled white bath with wall mounted chrome overhead and hand shower with bath screen

Stone grey bathroom unit with wash basin and with full size mirror above

WC with dual flush chrome pushplate

Chrome heated towel rail

Light grey Rodano Caliza ceramic tiles to selected walls

Light grey rodano caliza ceramic tiled flooring



Live exquisite



**Bedroom(s)**

Comar sensation carpet in Atlantic Seal Brown

Pendant lighting

Fitted wardrobes with sliding metal framed glass doors on selected apartments

**Security & Peace of Mind**

Video entry system

Sprinkler system fitted to apartments

Wired smoke detectors & heat alarms

**Utility / Electricals**

Heat and hot water smart meter provided to each home

Recessed down lights fitted to living/dining area and bathrooms

Shaver points to bathrooms

Beko washer dryers to hallway storage cupboards

Communal aerial, telephone and satellite system wired for SkyQ and Freeview television cover points to living room\*



**Communal**

High quality, durable carpeting and floor finishes throughout

Electronic access to blocks

24/7 Concierge

Landscaped gardens

Bicycle storage

\*Leaseholder will be responsible for SkyQ installation and subscription at additional cost. Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice. Please ask your sales advisor for more information.

**General**

White front door with brushed metal letterbox

White flush internal doors with brushed metal ironmongery and door stops

Ventilation system with humidity controls in Kitchen, Bathrooms and W/Cs

Communal heating system

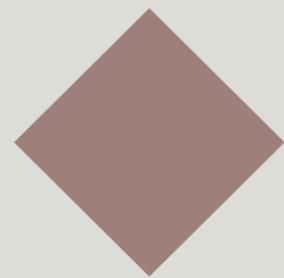
10-year NHBC Warranty with insolvency cover

Parking is not available at this development, and local parking permits are unavailable in this area

Balconies or terraces to selected apartments







Private Sale



Shared Ownership, Affordable Rent and Private Sales residence



Landscaped communal gardens/space





### Dimensions

#### Living/Dining/Kitchen

3.24 x 5.58m 10'8" x 18'4"

#### Bedroom

3.18 x 5.58m 10'5" x 18'4"

#### Internal Area

57 sq.m 552 sq.ft

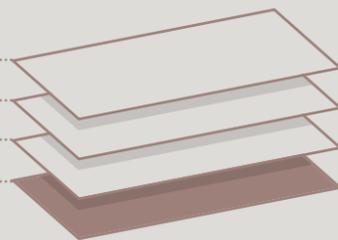
### Floor level

Third floor

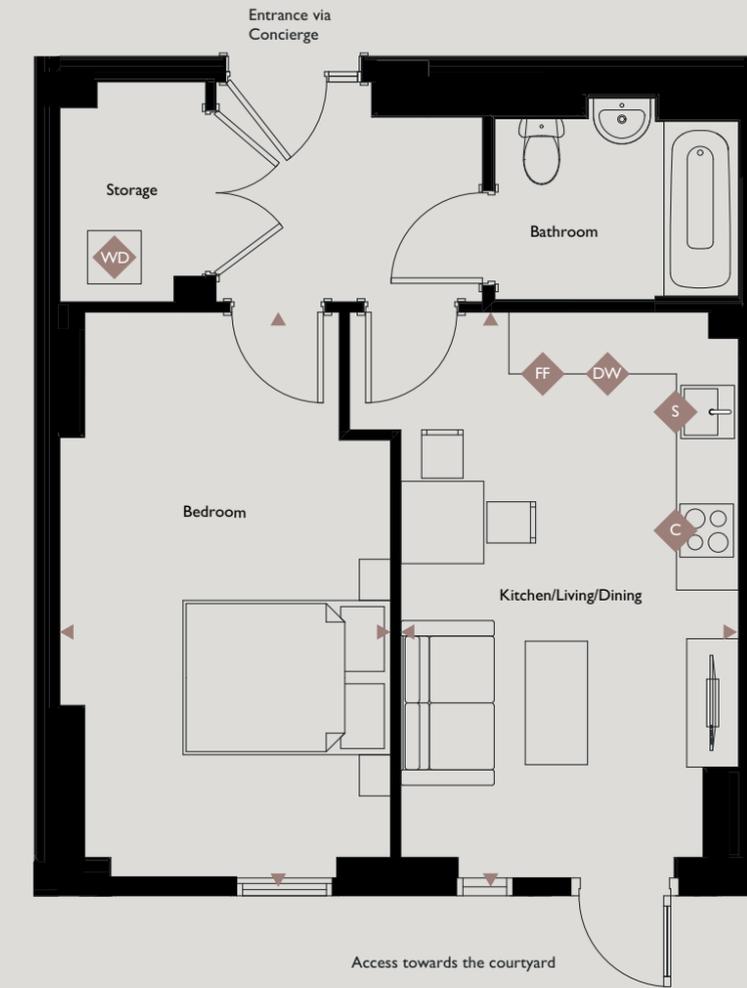
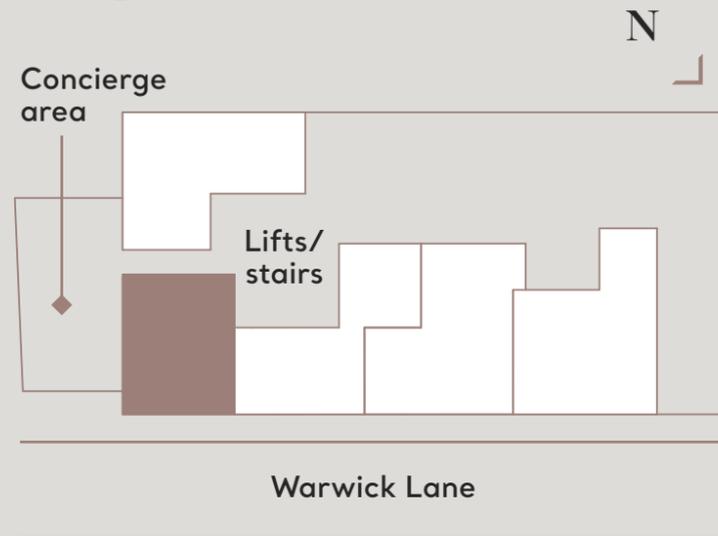
Second floor

First floor

Ground floor



### Apartment location



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer



# No. 4 Maclaren House

## Dimensions

**Living/Dining**  
3.58 x 4.89m    11'9" x 16'1"

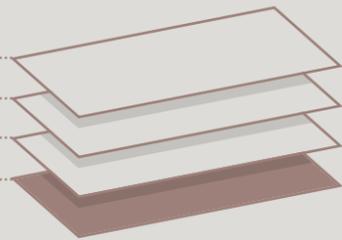
**Kitchen**  
4.61 x 2.40m    15'2" x 7'10"

**Bedroom**  
3.67 x 3.74m    12'1" x 12'3"

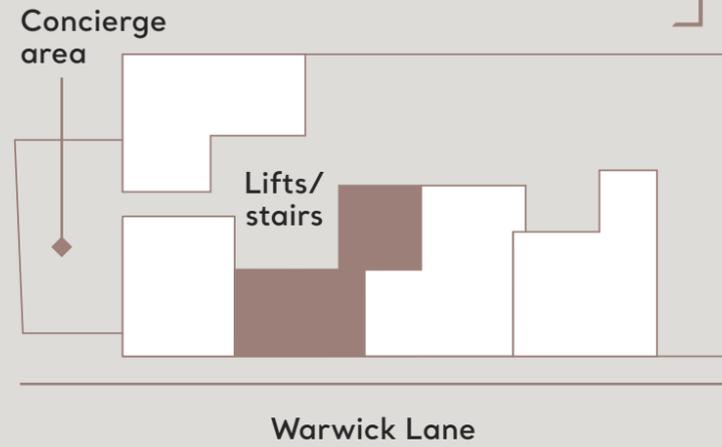
**Internal Area**  
57 sq.m    613 sq.ft

## Floor level

- Third floor
- Second floor
- First floor
- Ground floor



## Apartment location



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W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Go to prices & Availability

# No. 7 Maclaren House

## Dimensions

### Living/Dining/Kitchen

5.40 x 4.89m 17'9" x 16'1"

### Bedroom

3.03 x 4.63m 9'11" x 15'2"

### Balcony

8.75 x 1.34m 28' 9" x 4' 5"

### Internal Area

52 sq.m 562 sq.ft

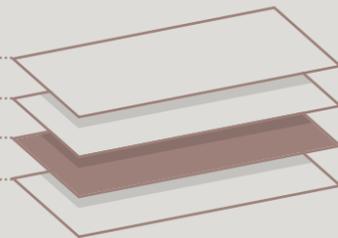
## Floor level

Third floor

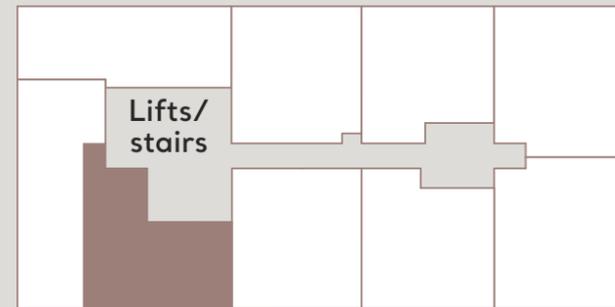
Second floor

First floor

Ground floor



## Apartment location



Warwick Lane



W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

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# No. 8 Maclaren House

## Dimensions

### Living/Dining/Kitchen

3.17 x 8.51m 10'5" x 27'11"

### Bedroom

4.71 x 2.75m 15'5" x 9'0"

### Balcony

3.18 x 1.34m 10' 5" x 4' 5"

### Internal Area

52 sq.m 555 sq.ft

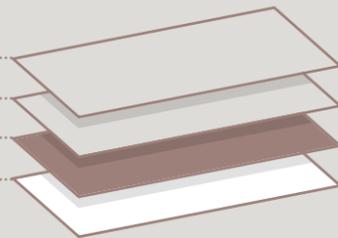
## Floor level

Third floor

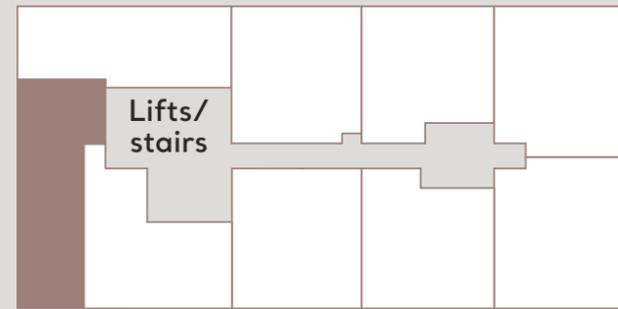
Second floor

First floor

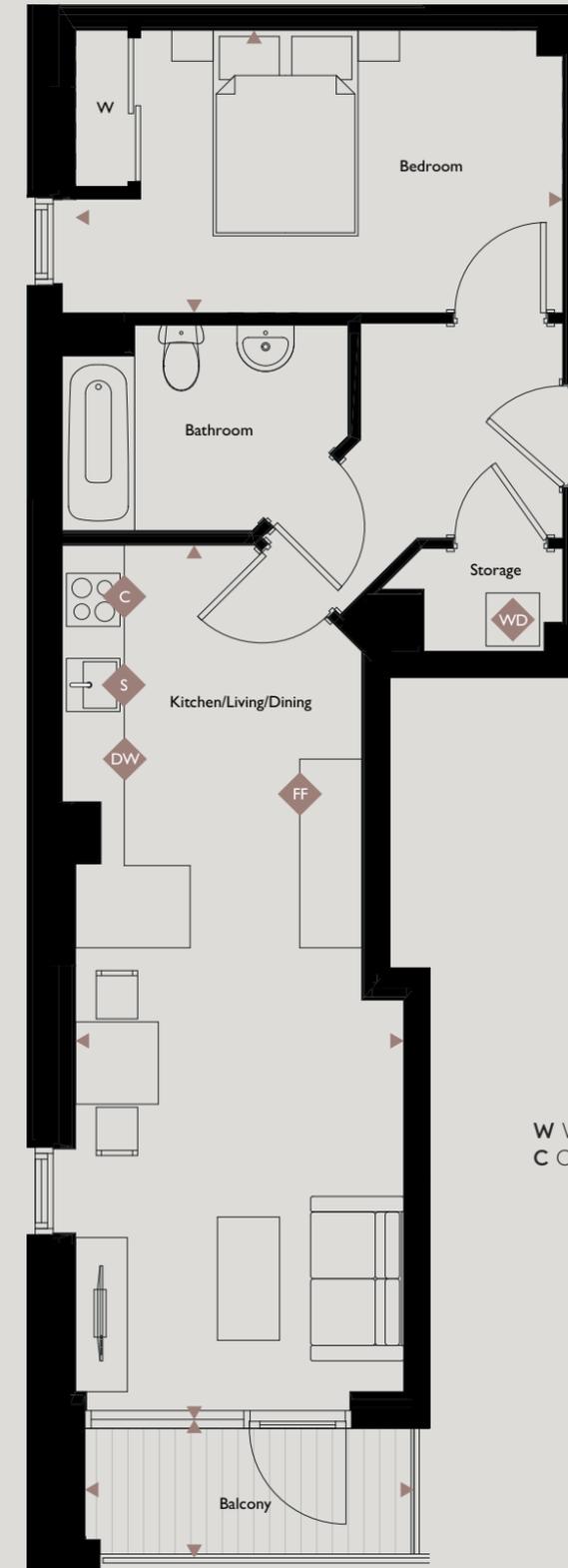
Ground floor



## Apartment location



Warwick Lane



W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer  
C Cooker/Hob WD Washer/Dryer

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Go to prices & Availability

# No. 9 Maclaren House



### Dimensions

#### Living/Dining/Kitchen

7.26 x 3.81m 23'10" x 12'6"

#### Bedroom

4.72 x 3.35m 15'6" x 11'0"

#### Balcony

11.98 x 1.34m 39' 4" x 4' 5"

#### Internal Area

53 sq.m 566 sq.ft

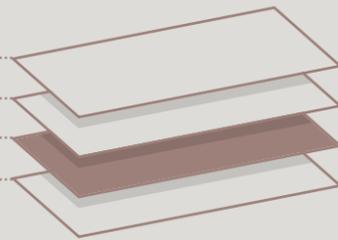
### Floor level

Third floor

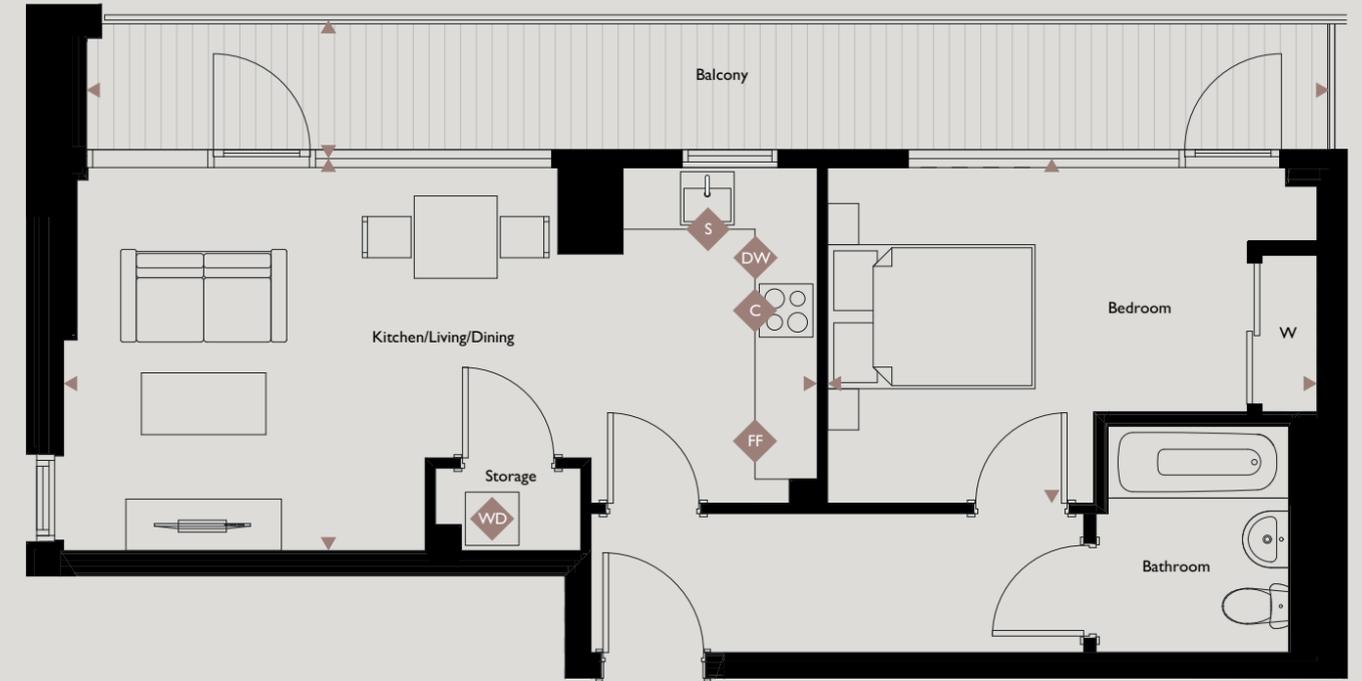
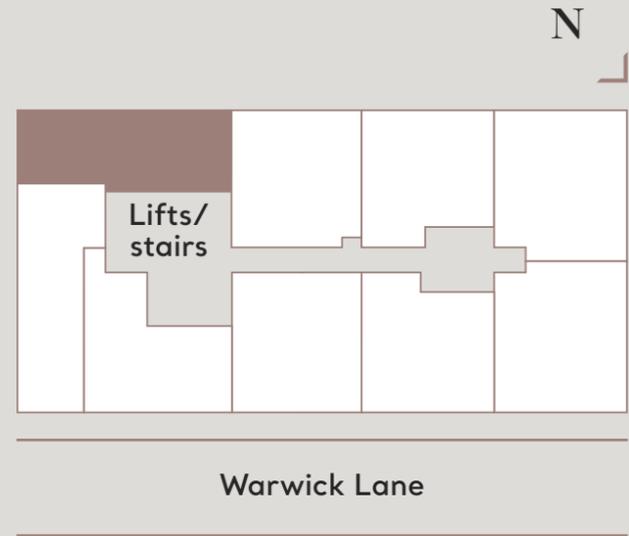
Second floor

First floor

Ground floor



### Apartment location



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W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer





No. 10  
Maclaren  
House

Dimensions

Living/Dining/Kitchen

3.77 x 7.75m 12'5" x 25'5"

Bedroom

3.51 x 5.19m 11'6" x 17'1"

Balcony

7.63 x 1.34m 25'1" x 4'5"

Internal Area

56 sq.m 604 sq.ft

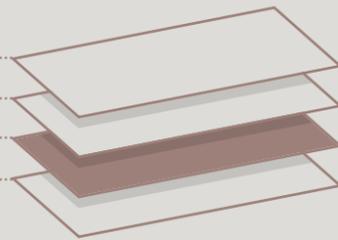
Floor level

Third floor

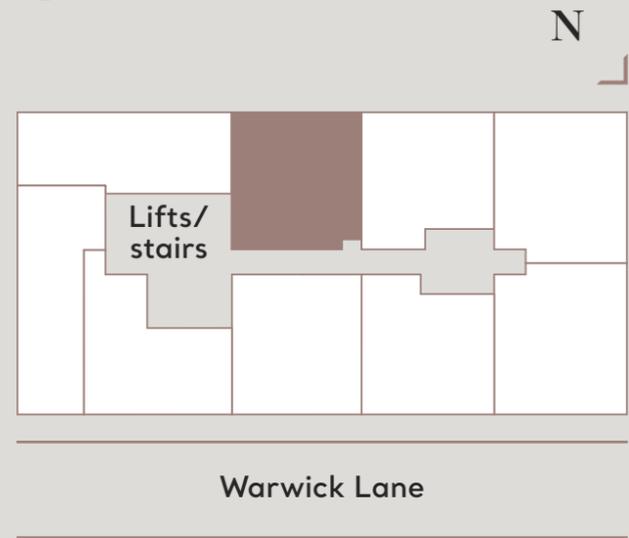
Second floor

First floor

Ground floor

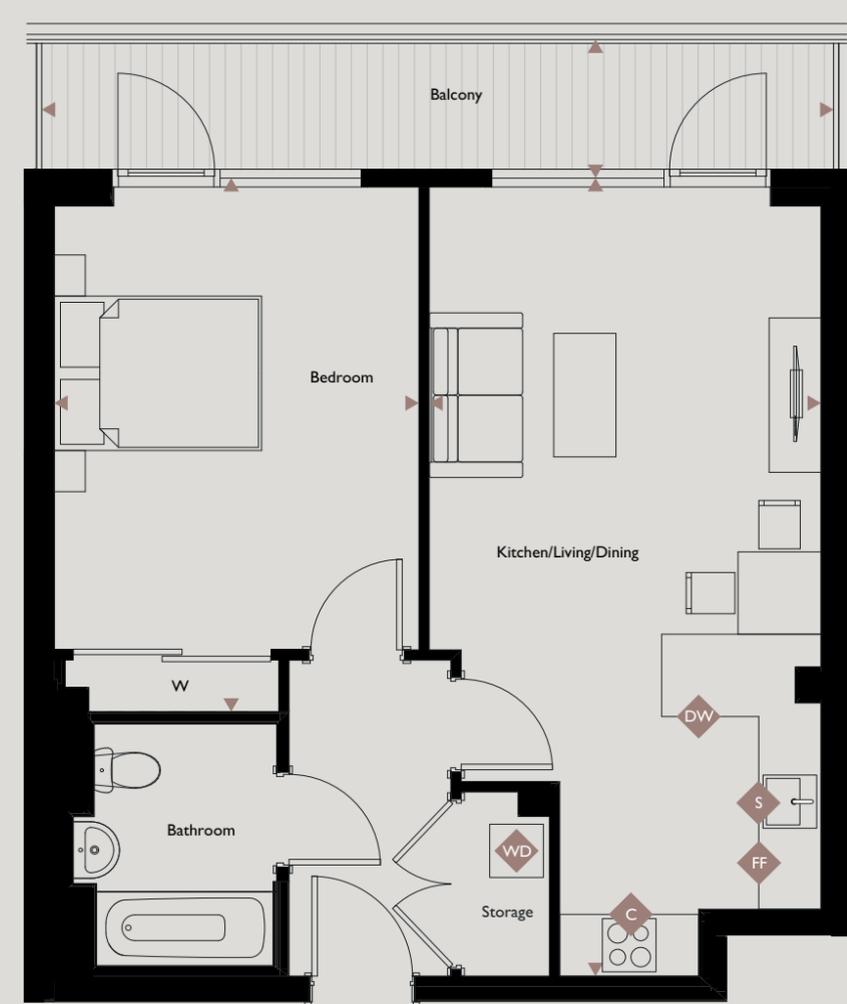


Apartment location



Lifts/  
stairs

Warwick Lane



This home is wheelchair accessible

W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

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# No. 11 Maclaren House

## Dimensions

### Living/Dining/Kitchen

3.89 x 7.75m 12'9" x 25'5"

### Bedroom

3.33 x 4.03m 10'11" x 13'3"

### Balcony

7.56 x 1.34m 24'10" x 4'5"

### Internal Area

54 sq.m 577 sq.ft

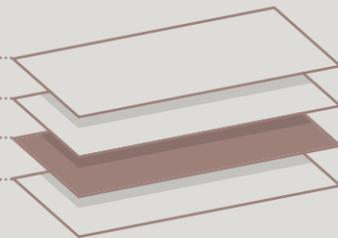
## Floor level

Third floor

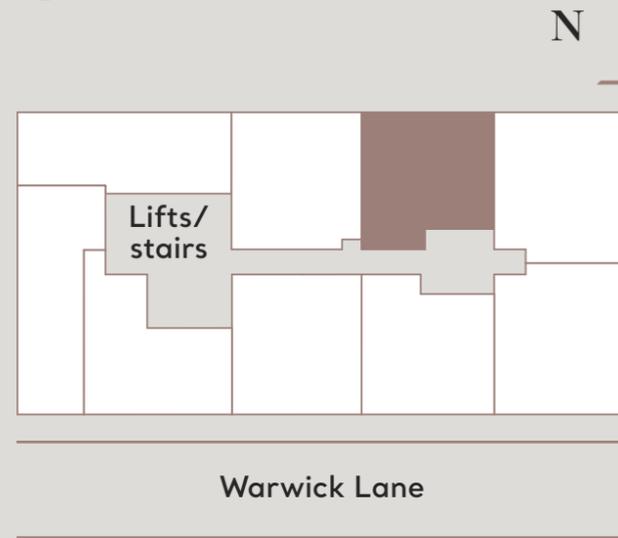
Second floor

First floor

Ground floor



## Apartment location



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W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Go to prices & Availability

# No. 12 Maclaren House

## Dimensions

### Living/Dining/Kitchen

4.01 x 8.71m 13'2" x 28'7"

### Bedroom

3.24 x 5.17m 10'8" x 17'0"

### Balcony

7.38 x 1.34m 24'3" x 4'5"

### Internal Area

62 sq.m 668 sq.ft

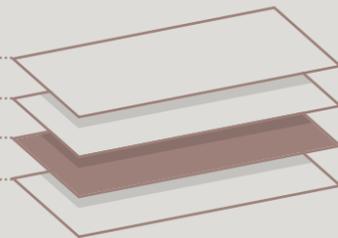
## Floor level

Third floor

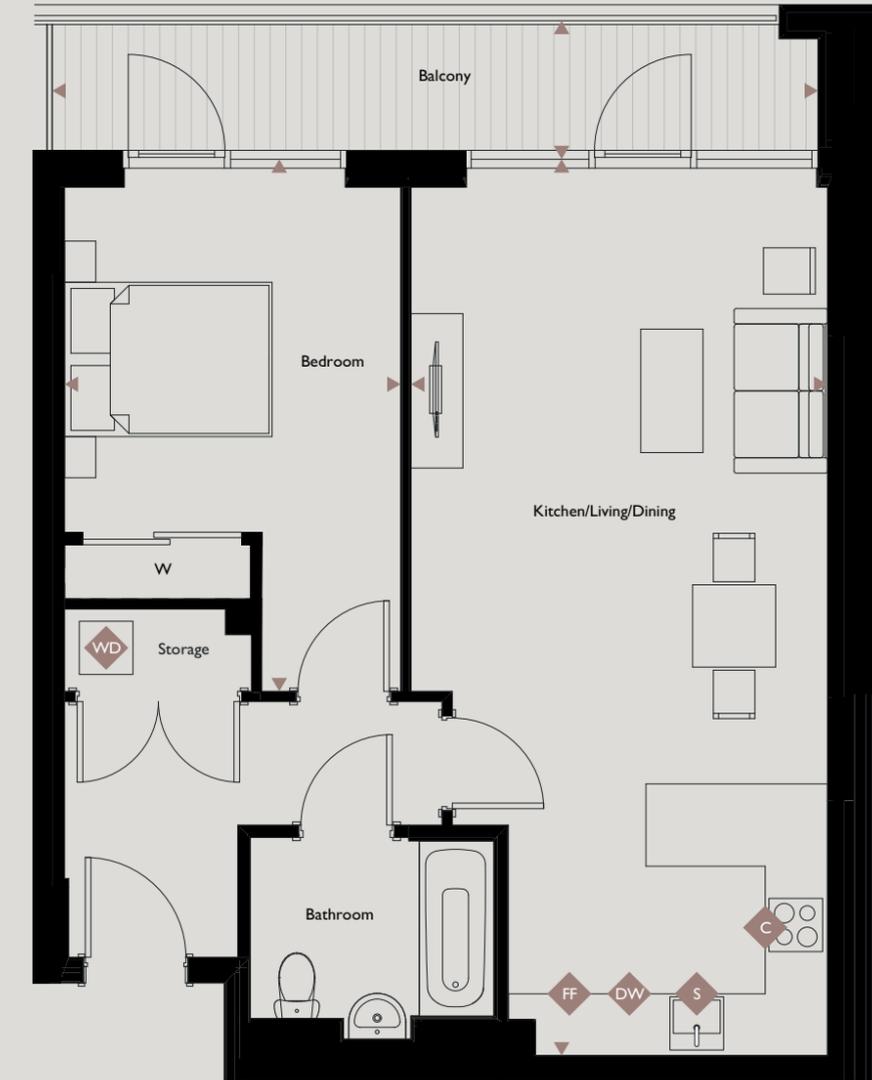
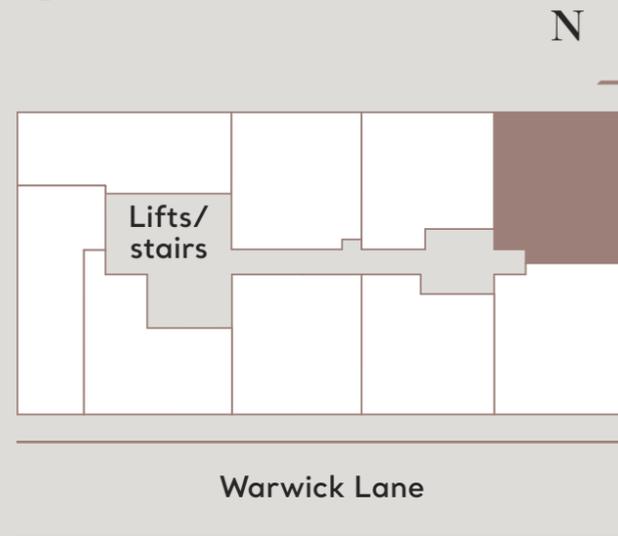
Second floor

First floor

Ground floor



## Apartment location



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W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Go to prices & Availability



Dimensions

Living/Dining/Kitchen

3.91 x 8.61m 12'10" x 28'3"

Bedroom

3.33 x 5.07m 10'11" x 16'8"

Balcony

7.38 x 1.34m 24'3" x 4'5"

Internal Area

62 sq.m 644 sq.ft

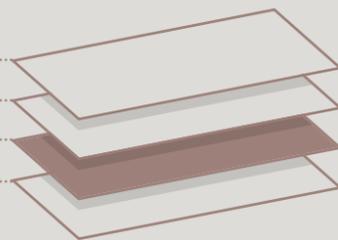
Floor level

Third floor

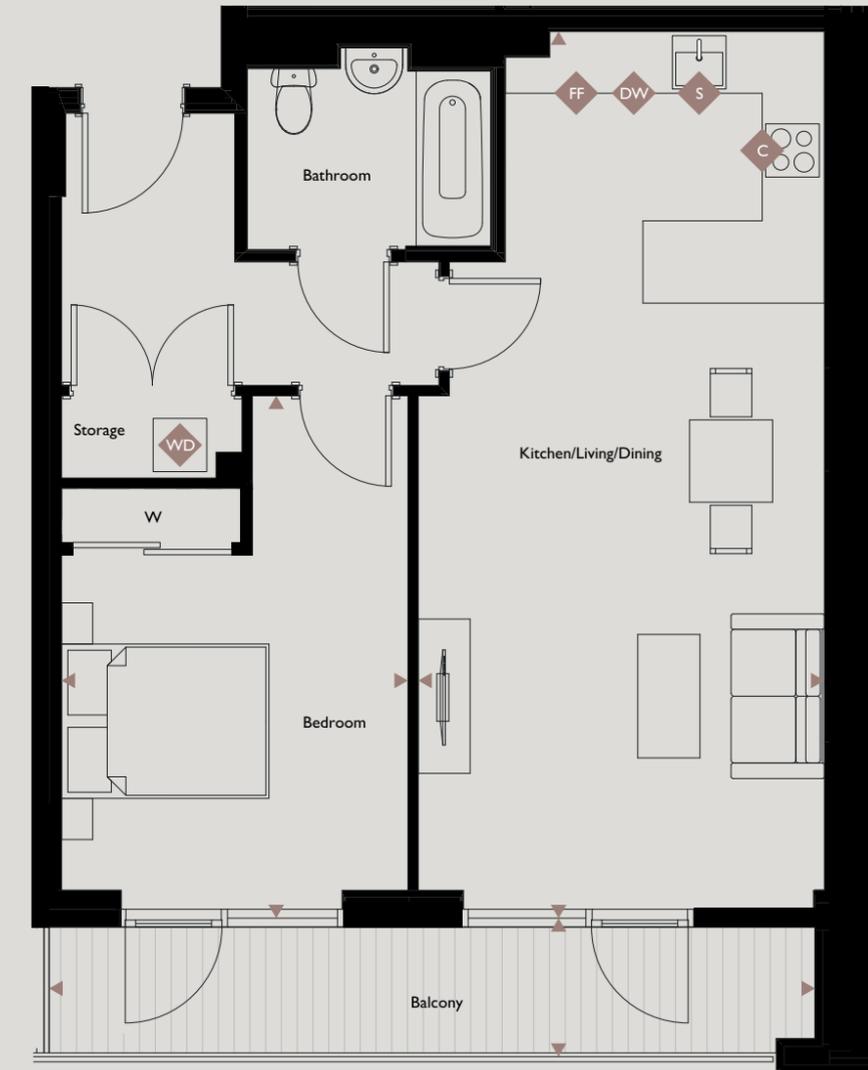
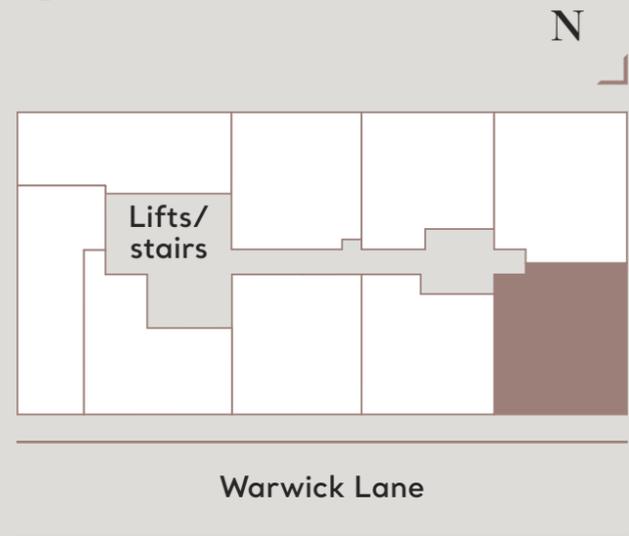
Second floor

First floor

Ground floor



Apartment location



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W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer



# No. 14 Maclaren House



### Dimensions

#### Living/Dining/Kitchen

3.82 x 6.93m 12'6" x 22'9"

#### Bedroom

3.44 x 3.51m 11'3" x 11'6"

#### Balcony

7.60 x 1.34m 24'11" x 4'5"

#### Internal Area

54 sq.m 575 sq.ft

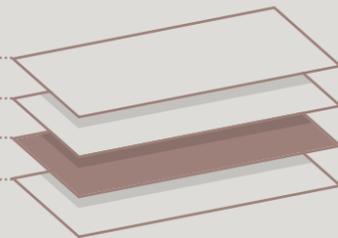
### Floor level

Third floor

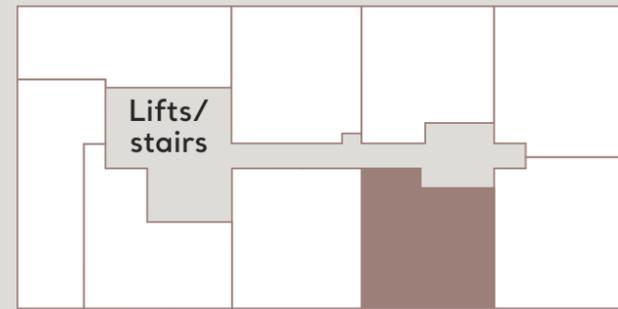
Second floor

First floor

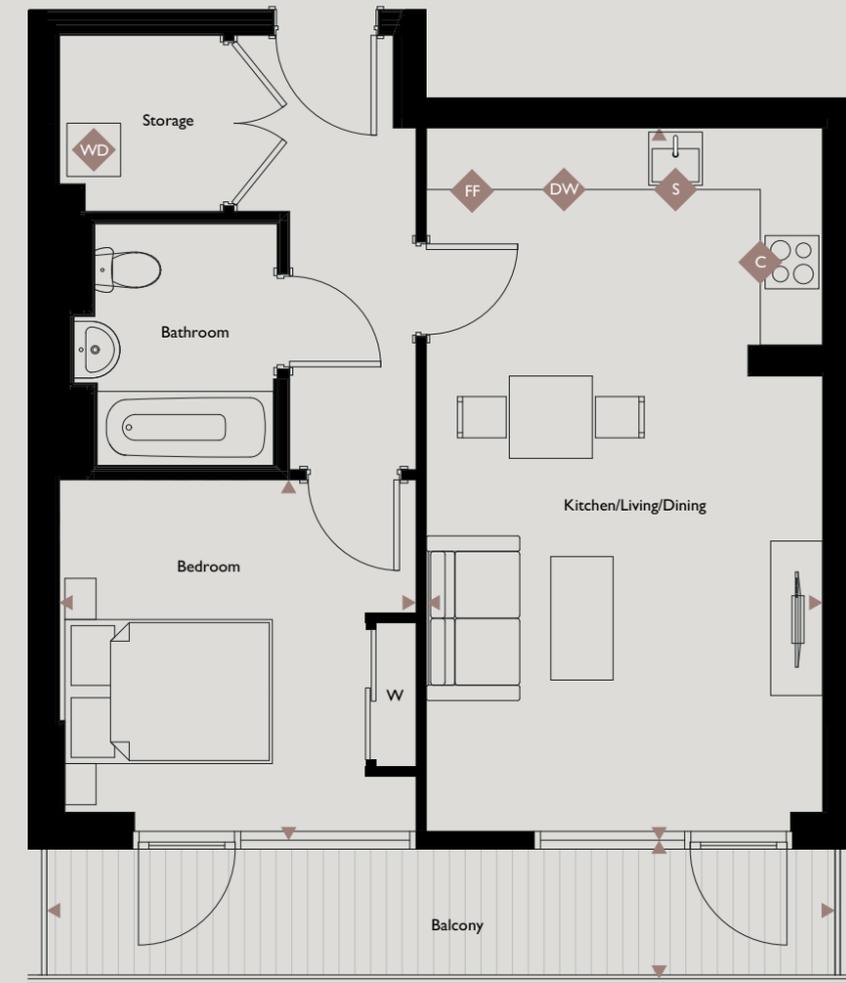
Ground floor



### Apartment location



Warwick Lane



W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

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# No. 15 Maclaren House

## Dimensions

### Living/Dining/Kitchen

3.62 x 7.82m 11'11" x 25'8"

### Bedroom

3.63 x 4.62m 11'11" x 15'2"

### Balcony

7.60 x 1.34m 24'11" x 4'5"

### Internal Area

57 sq.m 613 sq.ft

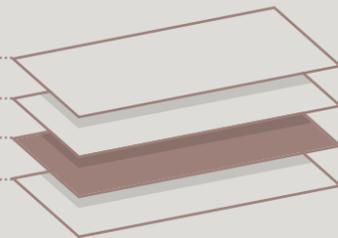
## Floor level

Third floor

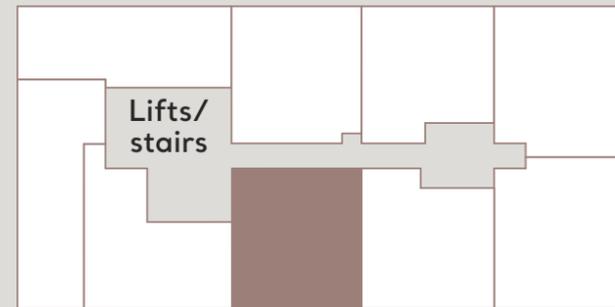
Second floor

First floor

Ground floor



## Apartment location



Warwick Lane



W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Go to prices & Availability

# No. 16 Maclaren House

## Dimensions

### Living/Dining/Kitchen

5.40 x 4.89m 17'9" x 16'1"

### Bedroom

3.03 x 5.74m 9'11" x 18'10"

### Balcony

4.94 x 1.34m 16'2" x 4'5"

### Internal Area

56 sq.m 603 sq.ft

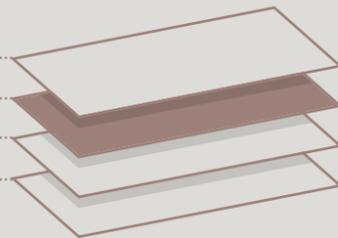
## Floor level

Third floor

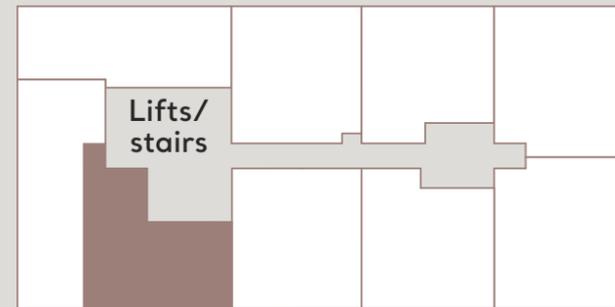
Second floor

First floor

Ground floor



## Apartment location



Warwick Lane



W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Go to prices & Availability

# No. 17 Maclaren House

## Dimensions

### Living/Dining/Kitchen

3.30 x 9.59m 10'10" x 31'6"

### Bedroom

4.70 x 2.75m 15'5" x 9'0"

### Internal Area

56 sq.m 602 sq.ft

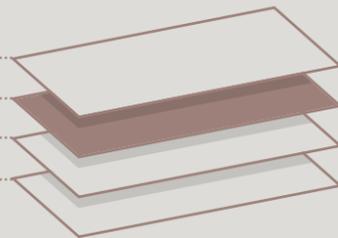
## Floor level

Third floor

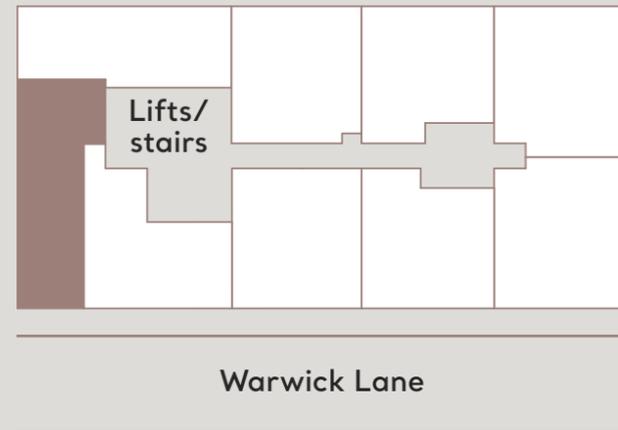
Second floor

First floor

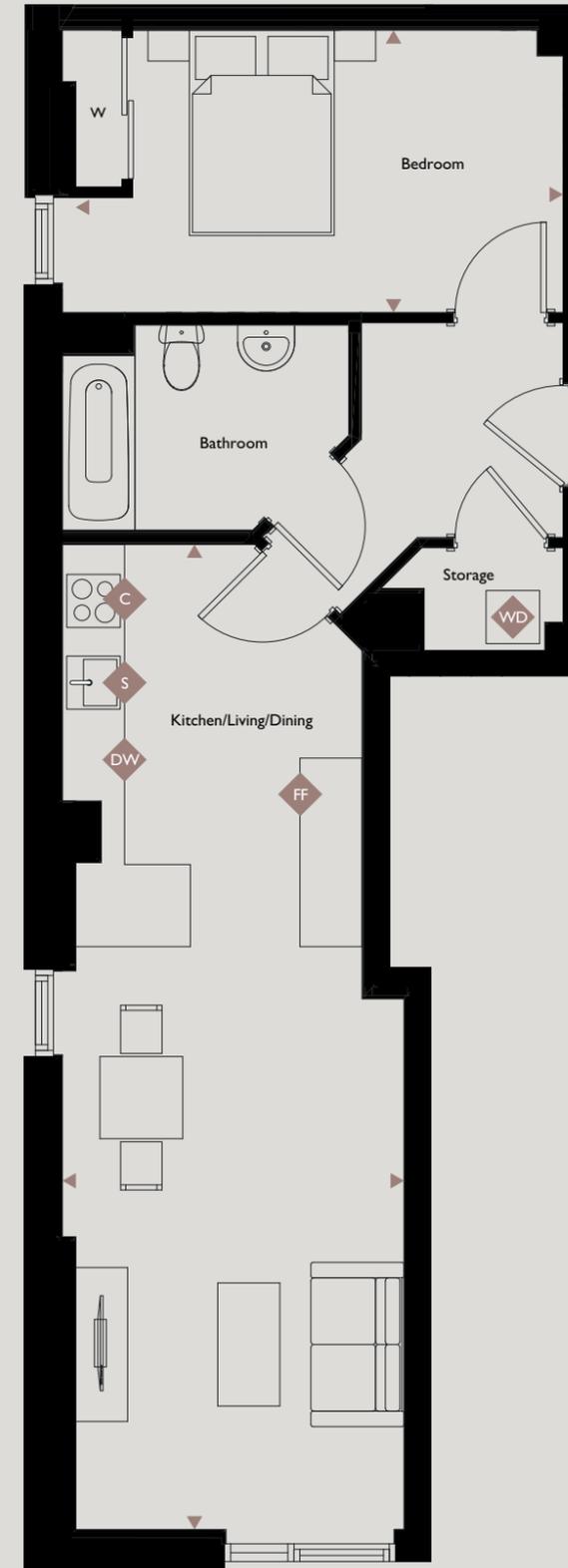
Ground floor



## Apartment location



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W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer  
C Cooker/Hob WD Washer/Dryer

Go to prices  
& Availability

# No. 18 Maclaren House



N

### Dimensions

#### Living/Dining/Kitchen

7.33 x 3.81m      24'1" x 12'6"

#### Bedroom

4.52 x 4.66m      14'10" x 15'4"

#### Balcony

4.95 x 1.34m      16'3" x 4'5"

#### Internal Area

60 sq.m      650 sq.ft

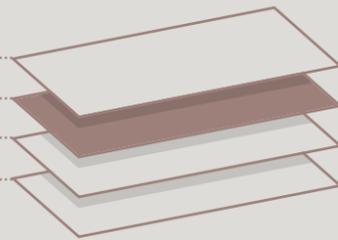
### Floor level

Third floor

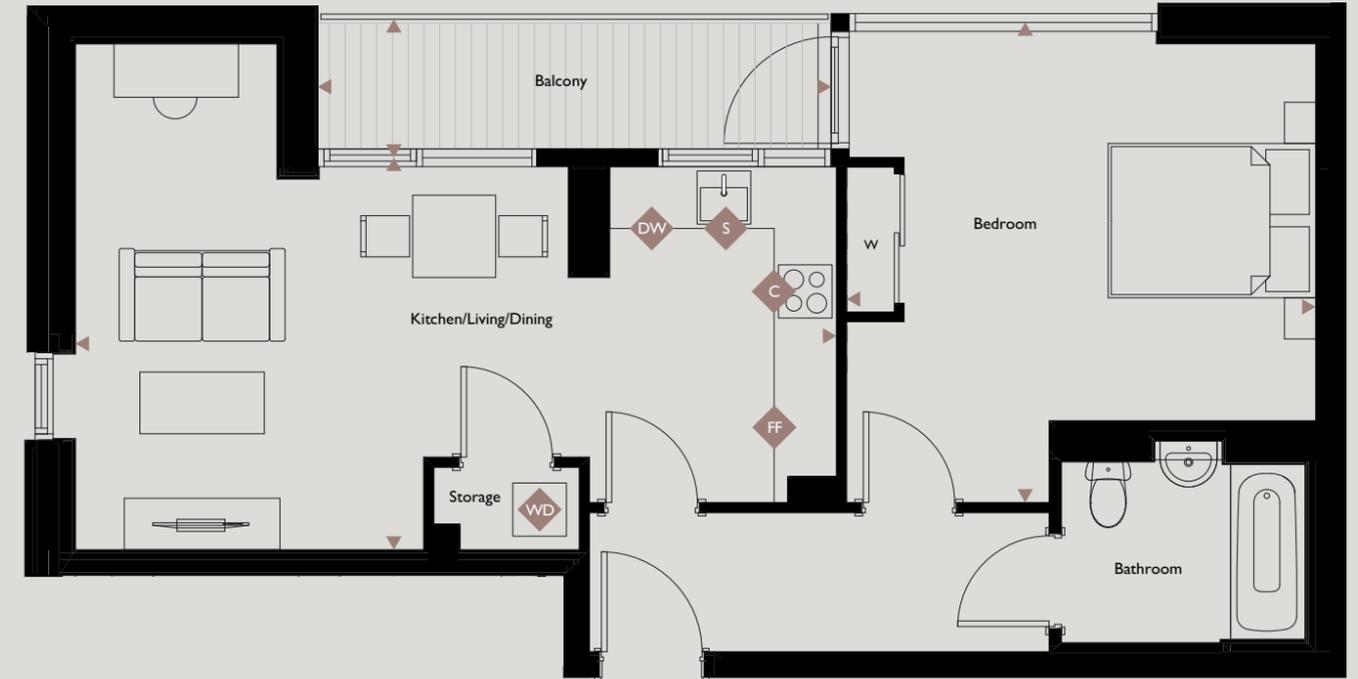
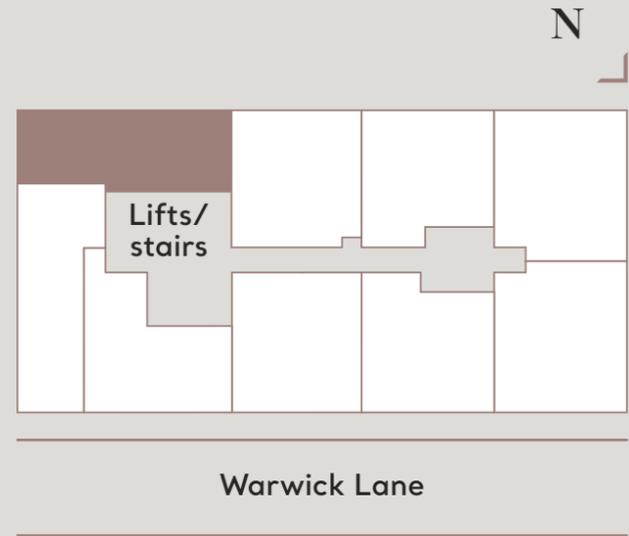
Second floor

First floor

Ground floor



### Apartment location



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Go to prices & Availability

# No. 19 Maclaren House



### Dimensions

#### Living/Dining/Kitchen

3.77 x 7.75m 12'5" x 25'5"

#### Bedroom

3.51 x 6.50m 11'6" x 21'4"

#### Balcony

4.22 x 1.34m 13'10" x 4'5"

#### Internal Area

60 sq.m 648 sq.ft

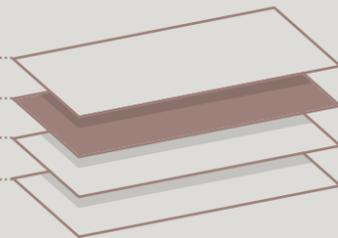
### Floor level

Third floor

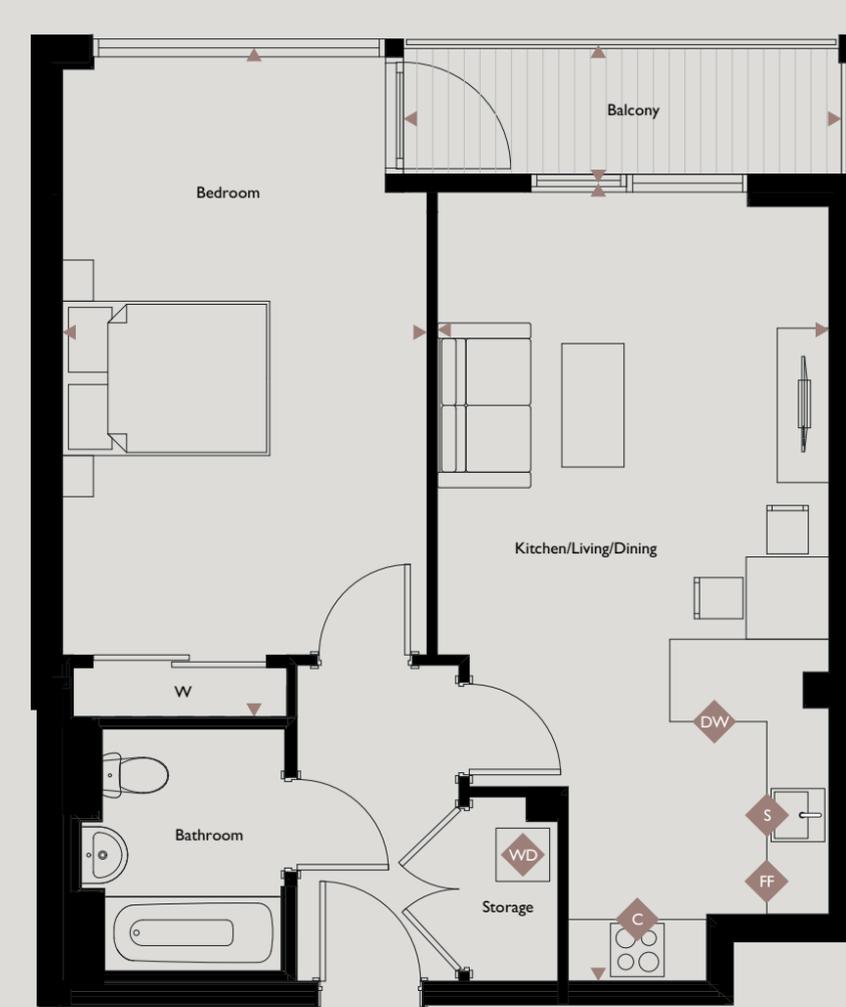
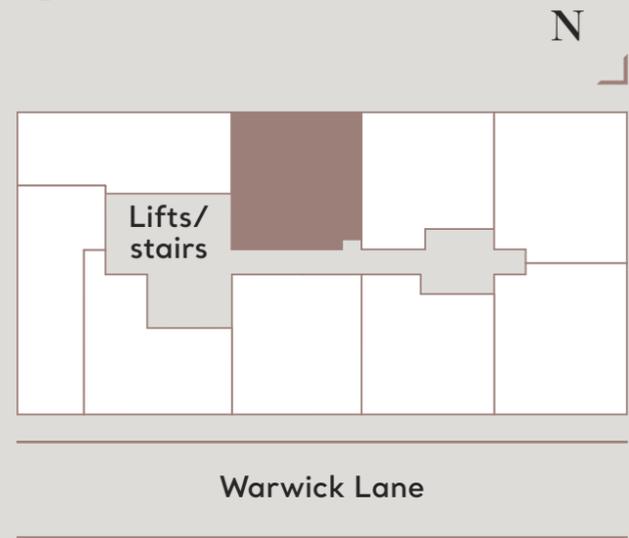
Second floor

First floor

Ground floor



### Apartment location



N

Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Go to prices & Availability

# No. 20 Maclaren House

## Dimensions

### Living/Dining/Kitchen

3.89 x 7.75m 12'9" x 25'5"

### Bedroom

3.32 x 5.09m 10'11" x 16'9"

### Balcony

5.15 x 1.34m 16'11" x 4'5"

### Internal Area

57 sq.m 608 sq.ft

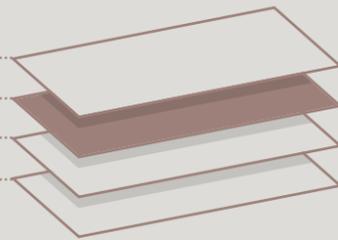
## Floor level

Third floor

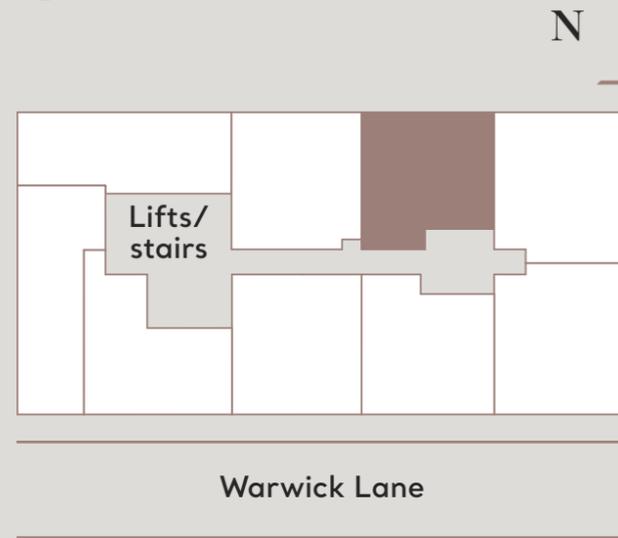
Second floor

First floor

Ground floor



## Apartment location



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

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& Availability



No. 21  
Maclaren  
House

Dimensions

Living/Dining/Kitchen

3.96 x 9.69m 13'0" x 31'10"

Bedroom

3.29 x 5.17m 10'10" x 17'0"

Balcony

4.49 x 1.34m 14'9" x 4'5"

Internal Area

66 sq.m 707 sq.ft

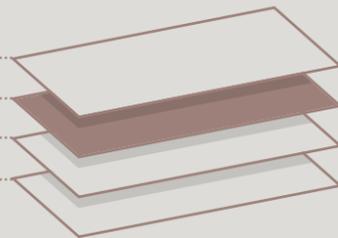
Floor level

Third floor

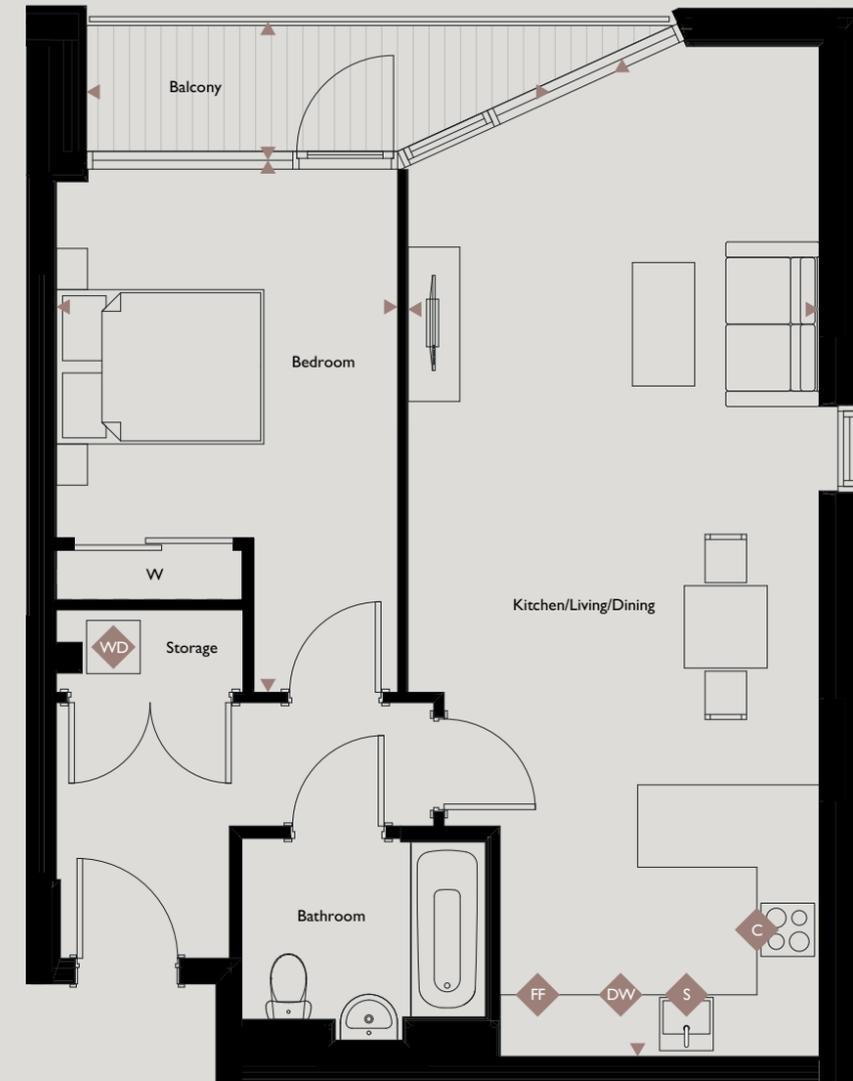
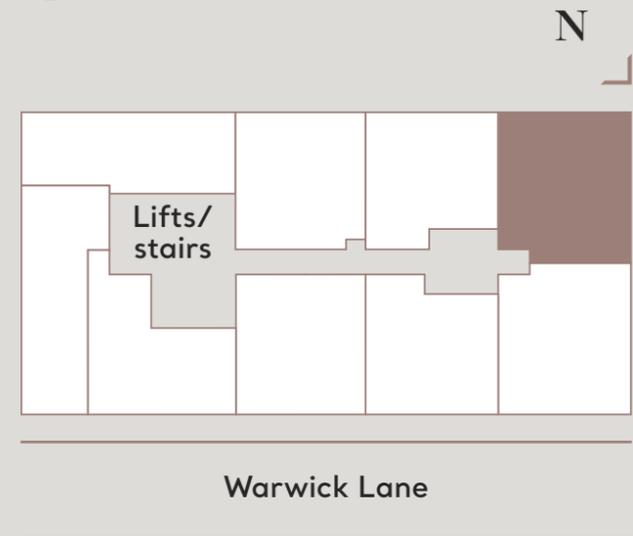
Second floor

First floor

Ground floor



Apartment location



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer



# No. 22 Maclaren House

## Dimensions

### Living/Dining/Kitchen

3.91 x 9.93m 12'10" x 32'7"

### Bedroom

3.33 x 5.07m 10'11" x 16'8"

### Balcony

2.81 x 1.34m 9'3" x 4'5"

### Internal Area

68 sq.m 731 sq.ft

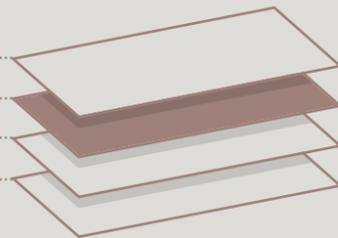
## Floor level

Third floor

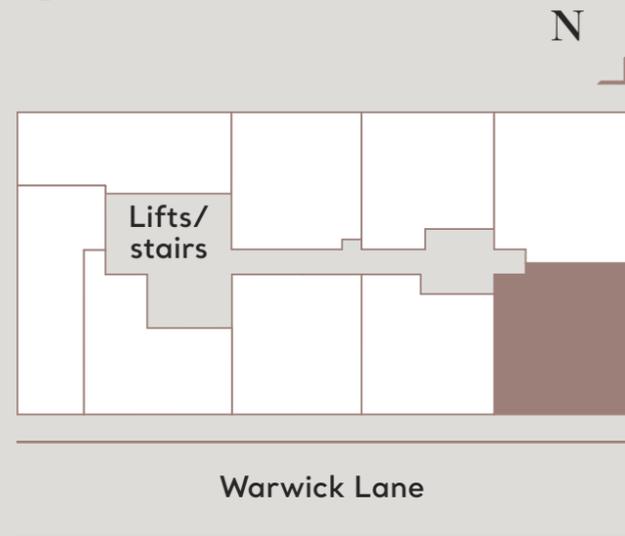
Second floor

First floor

Ground floor



## Apartment location



W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

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Dimensions

Living/Dining/Kitchen

3.82 x 6.93m 12'6" x 22'9"

Bedroom

3.44 x 4.81m 11'3" x 15'10"

Balcony

3.44 x 1.34m 11'3" x 4'5"

Internal Area

59 sq.m 632 sq.ft

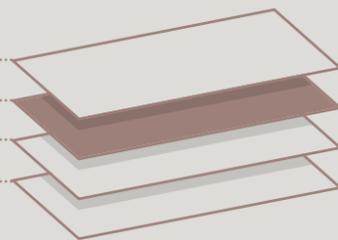
Floor level

Third floor

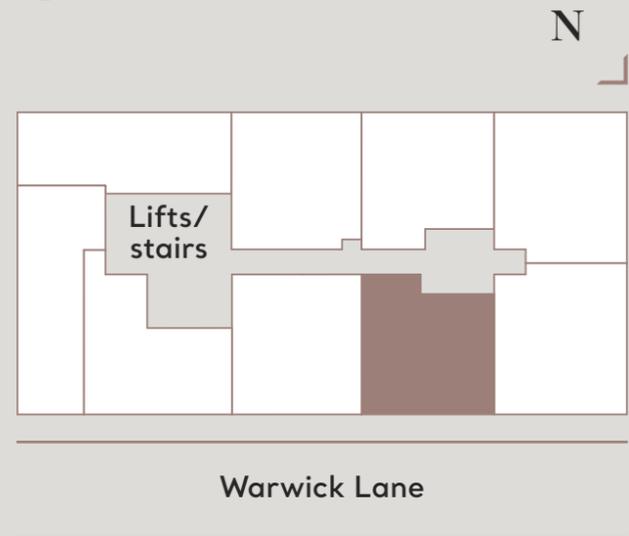
Second floor

First floor

Ground floor



Apartment location



W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

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# No. 24 Maclaren House

## Dimensions

### Living/Dining/Kitchen

3.62 x 7.82m 11'11" x 25'8"

### Bedroom

3.63 x 6.19m 11'11" x 20'4"

### Balcony

4.50 x 1.34m 14'9" x 4'5"

### Internal Area

61 sq.m 656 sq.ft

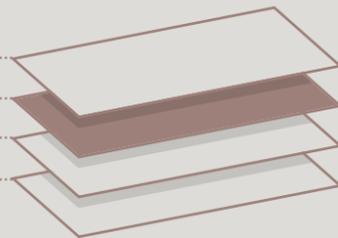
## Floor level

Third floor

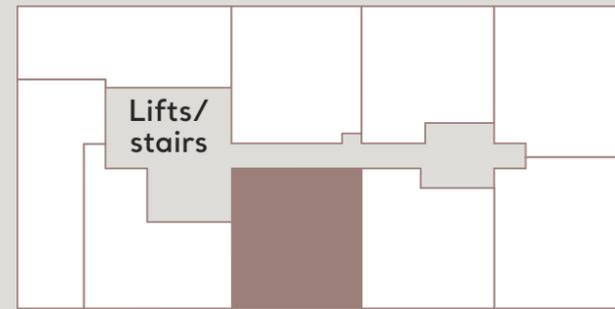
Second floor

First floor

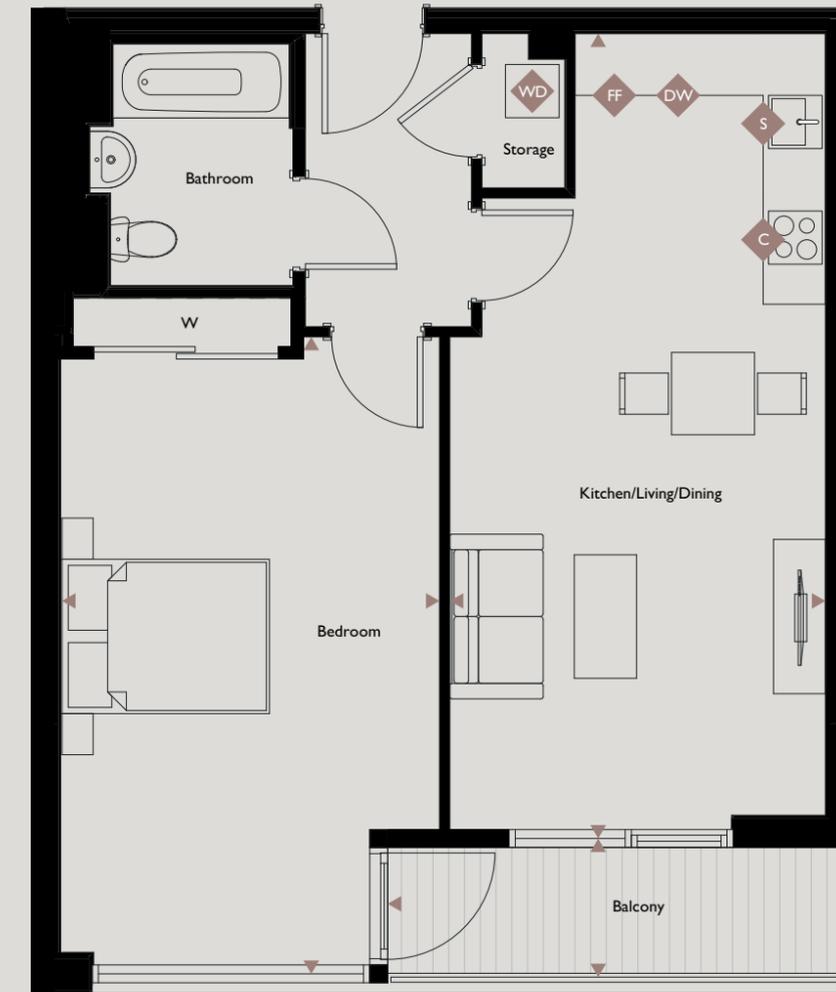
Ground floor



## Apartment location



Warwick Lane



W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.





No. 27  
Maclaren  
House

Dimensions

Living/Dining/Kitchen

3.83 x 9.07m 12'7" x 29'9"

Bedroom

3.45 x 4.70m 11'4" x 15'5"

Balcony

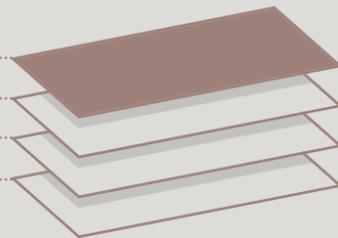
3.32 x 1.34m 10'11" x 4'5"

Internal Area

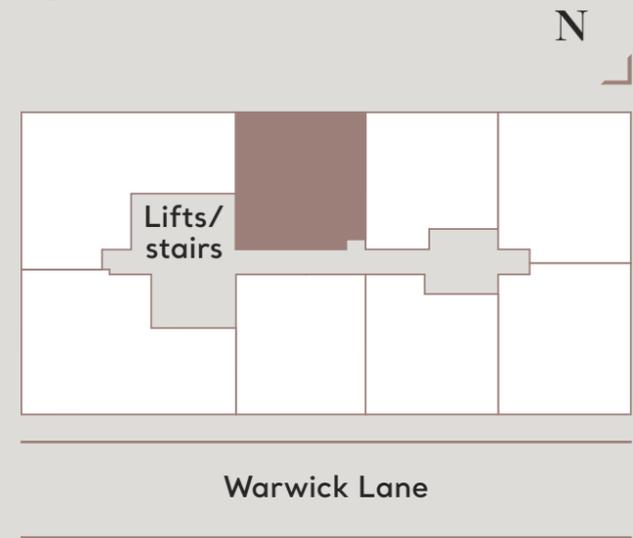
61 sq.m 660 sq.ft

Floor level

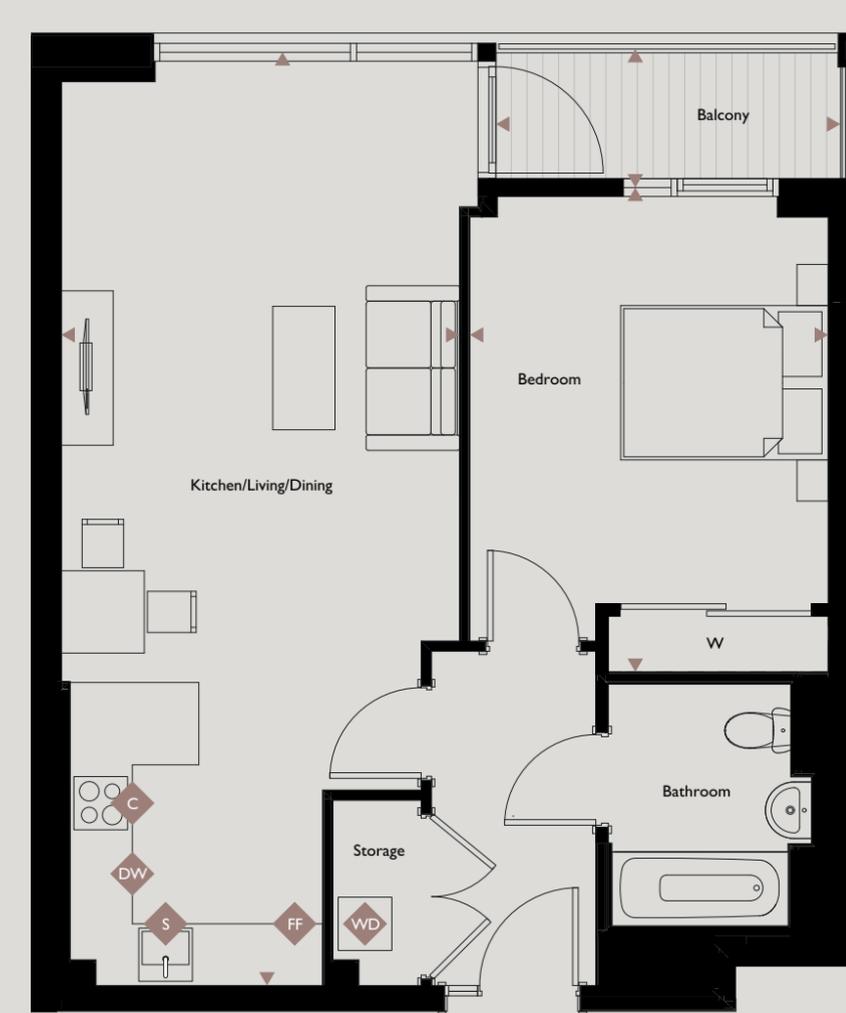
- Third floor
- Second floor
- First floor
- Ground floor



Apartment location



Warwick Lane



N

Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer



# No. 28 Maclaren House



### Dimensions

#### Living/Dining/Kitchen

3.89 x 7.75m 12'9" x 25'5"

#### Bedroom

3.33 x 5.03m 10'11" x 16'6"

#### Balcony

5.93 x 1.34m 19'5" x 4'5"

#### Internal Area

56 sq.m 600 sq.ft

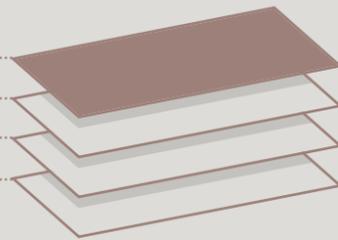
### Floor level

Third floor

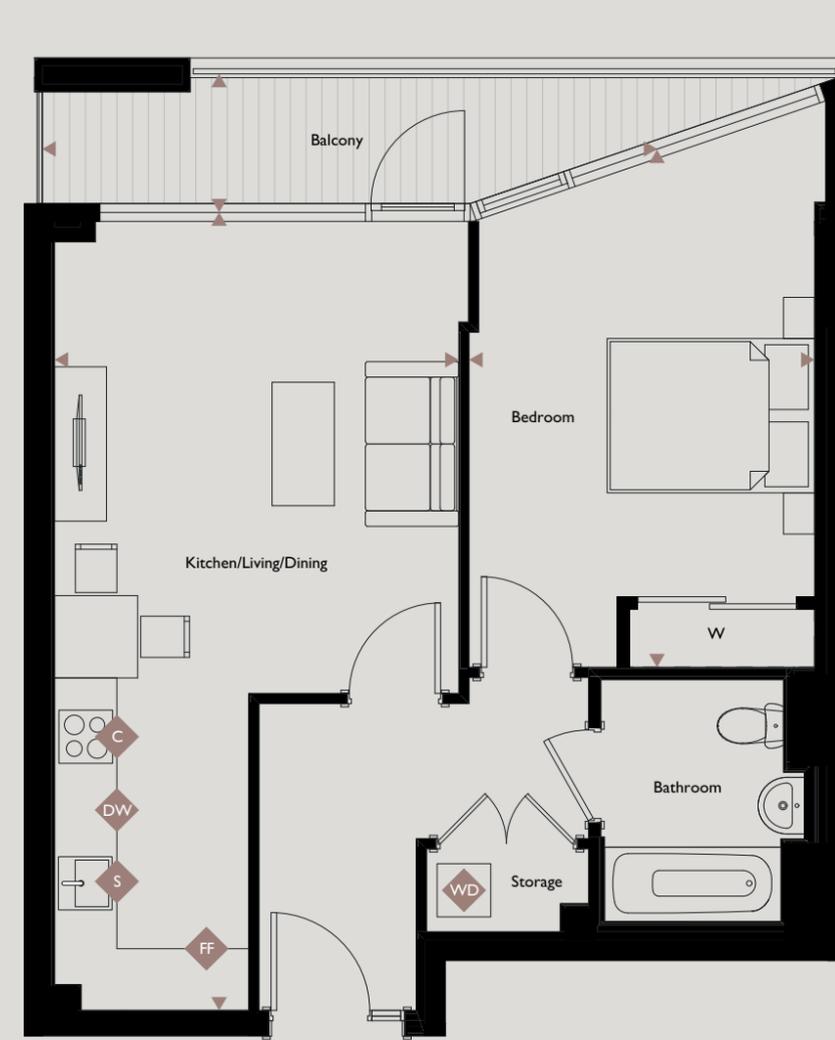
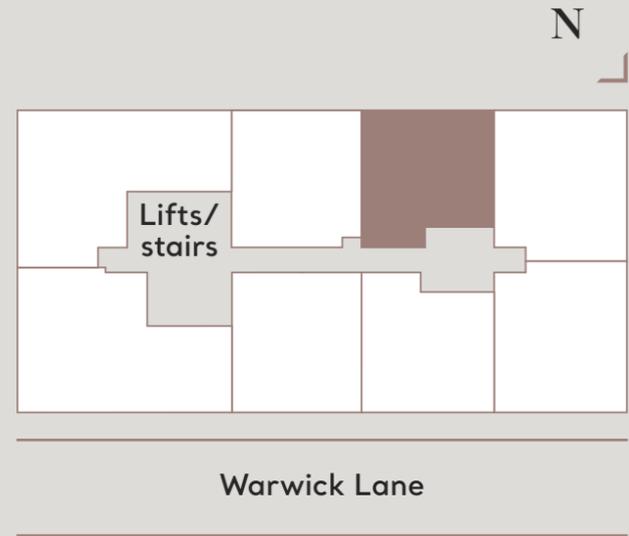
Second floor

First floor

Ground floor



### Apartment location



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W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer



# No. 29 Maclaren House

## Dimensions

### Living/Dining/Kitchen

4.01 x 9.76m 13'2" x 32'0"

### Bedroom

3.24 x 4.27m 10'8" x 14'0"

### Balcony

4.80 x 1.34m 15'9" x 4'5"

### Internal Area

65 sq.m 697 sq.ft

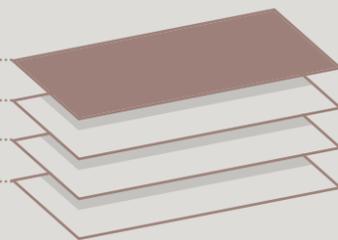
## Floor level

Third floor

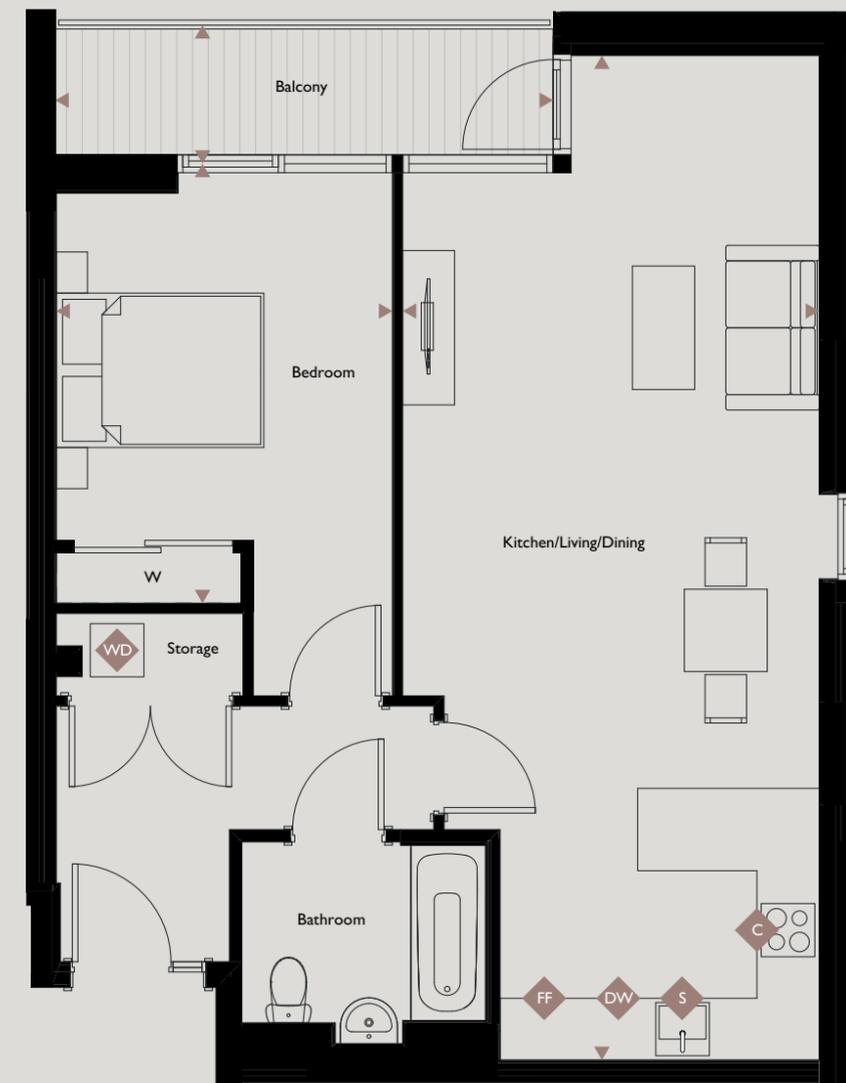
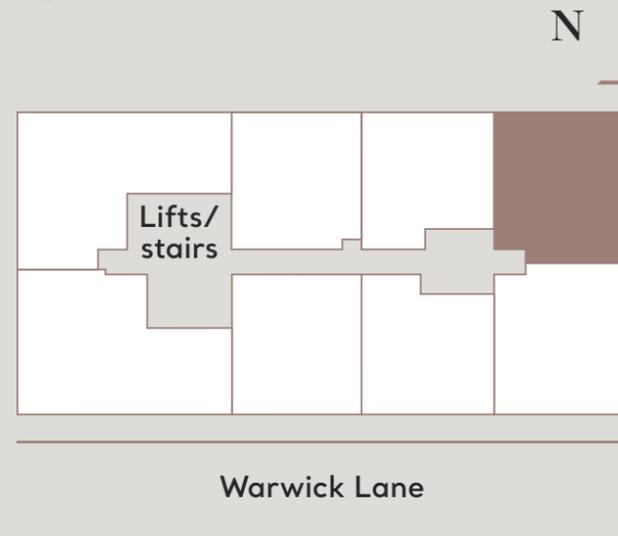
Second floor

First floor

Ground floor



## Apartment location



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W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

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& Availability

# No. 30 Maclaren House



### Dimensions

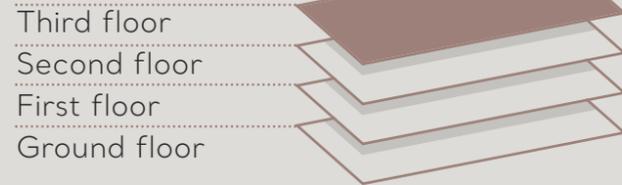
**Living/Dining/Kitchen**  
3.91 x 9.93m      12'10" x 32'7"

**Bedroom**  
3.33 x 5.07m      10'11" x 16'8"

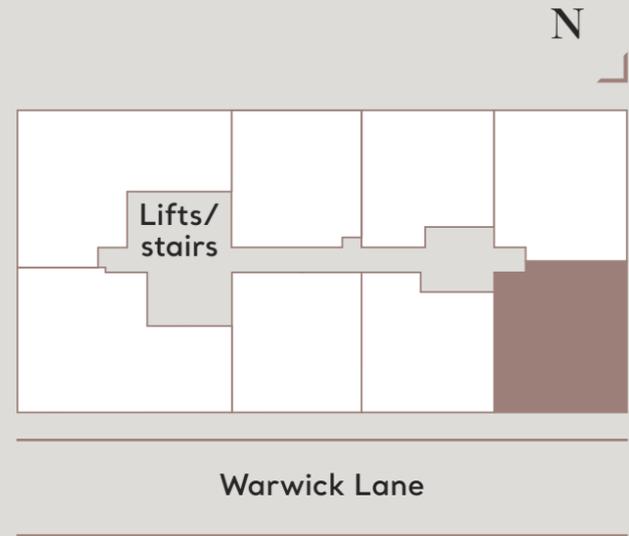
**Balcony**  
3.71 x 1.34m      12'2" x 4'5"

**Internal Area**  
67 sq.m      718 sq.ft

### Floor level



### Apartment location



W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

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# No. 31 Maclaren House

## Dimensions

### Living/Dining/Kitchen

3.82 x 6.93m 12'6" x 22'9"

### Bedroom

3.44 x 4.81m 11'3" x 15'10"

### Balcony

3.44 x 1.34m 11'3" x 4'5"

### Internal Area

59 sq.m 632 sq.ft

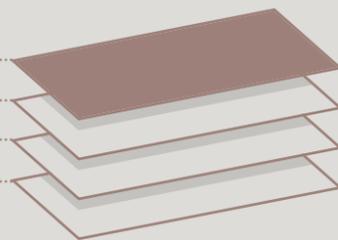
## Floor level

Third floor

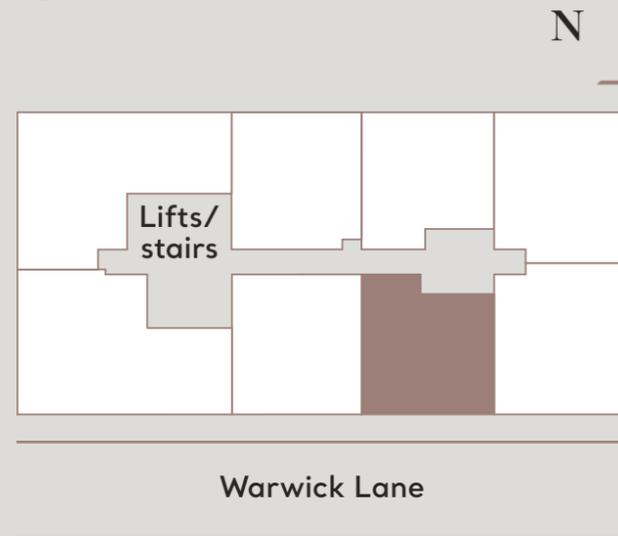
Second floor

First floor

Ground floor



## Apartment location



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W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer

Go to prices  
& Availability

# No. 32 Maclaren House

## Dimensions

### Living/Dining/Kitchen

3.72 x 7.82m 12'2" x 25'8"

### Bedroom

3.53 x 5.60m 11'7" x 18'4"

### Balcony

4.76 x 1.34m 15'7" x 4'5"

### Internal Area

60 sq.m 647 sq.ft

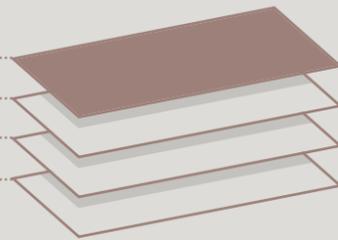
## Floor level

Third floor

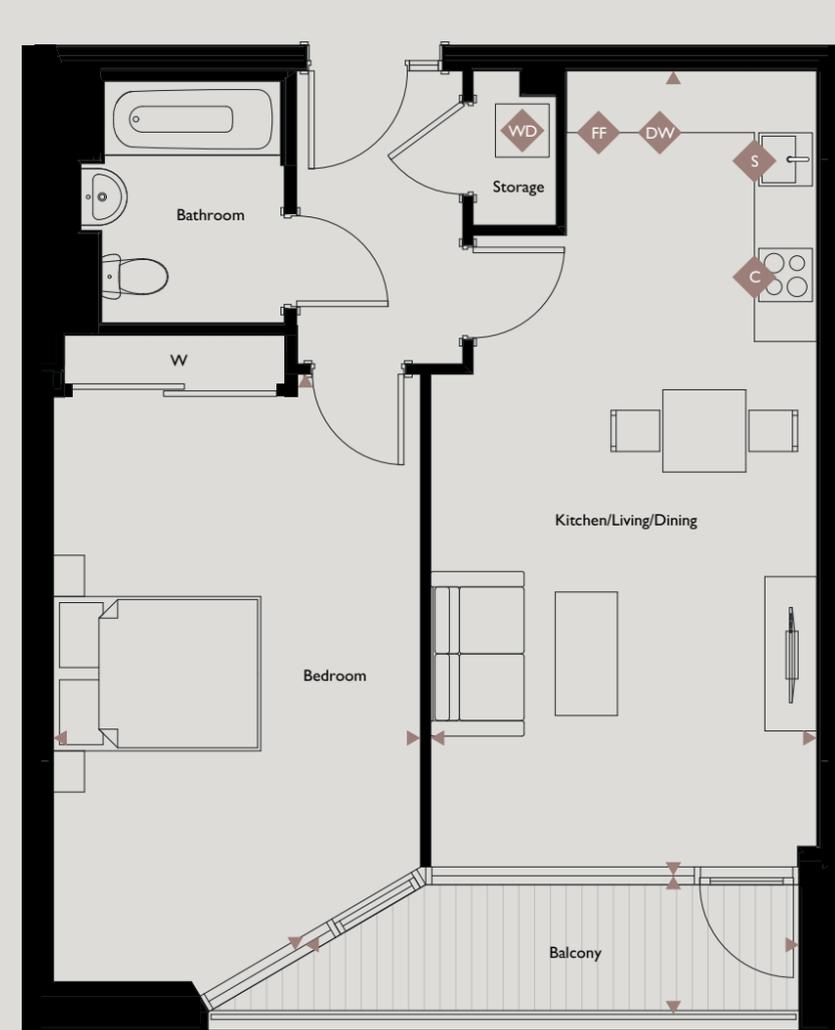
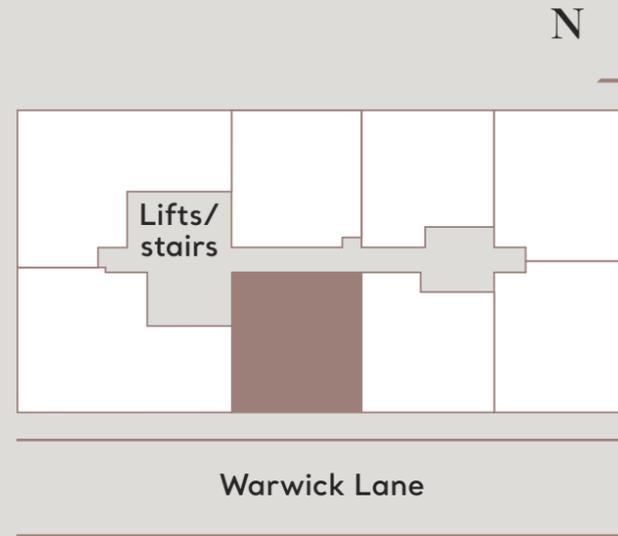
Second floor

First floor

Ground floor



## Apartment location



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

W Wardrobe DW Dish Washer S Sink FF Fridge/Freezer C Cooker/Hob WD Washer/Dryer



# Living exquisite

Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the south-east. We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work. Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier. We build great quality places and have ambitious plans to deliver 3,300 new homes each year.

**Image right:** Stonelea Gardens, Leyton - Winner of Best Shared Ownership Home and Best Family Home categories at the Evening Standard New Homes Awards 2020



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Computer generated artist impression



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