



HACKNEY GARDENS

LONDON E8

WYLES HOUSE

W. 01

Bedroom 1
3.8m x 3.2m / 12'5" x 10'4"
Bedroom 2
3.7m x 3.2m / 12'3" x 10'7"
Living / Kitchen
6.1m x 4.2m / 19'11" x 13'11"

Total Interior
75.0 sqm / 807 sqft
Patio / Garden
69.1 sqm / 744 sqft

W. 02

Bedroom 1
6.2m x 3.2m / 20'6" x 10'7"
Bedroom 2
4.8m x 3.4m / 15'8" x 11'1"
Living / Kitchen
6.1m x 4.6m / 19'12" x 15'1"

Total Interior
75.0 sqm / 807 sqft
Patio / Garden
205.8 sqm / 2216 sqft

W. 03

Bedroom 1
4.7m x 2.8m / 15'6" x 9'1"
Bedroom 2
4.8m x 1.9m / 15'8" x 6'2"
Living / Kitchen
4.8m x 4.8m / 15'10" x 15'8"

Total Interior
69.8 sqm / 751 sqft
Patio / Garden
73.3 sqm / 788 sqft

W. 04

Bedroom 1
4.4m x 2.8m / 14'4" x 9'3"
Bedroom 2
5.4m x 2.7m / 17'7" x 8'10"
Living / Kitchen
6.0m x 5.7m / 19'7" x 18'8"

Total Interior
80.9 sqm / 871 sqft
Patio / Garden
50.6 sqm / 544 sqft

W. 05

Bedroom 1
4.4m x 2.8m / 14'4" x 9'2"
Bedroom 2
5.4m x 2.8m / 17'7" x 9'2"
Living / Kitchen
6.0m x 5.7m / 19'6" x 18'8"

Total Interior
81.2 sqm / 874 sqft
Patio / Garden
56 sqm / 603 sqft

W. 06

Bedroom 1
4.3m x 2.8m / 14'3" x 9'1"
Bedroom 2
5.4m x 2.8m / 17'7" x 9'1"
Living / Kitchen
6.0m x 5.6m / 19'6" x 18'6"

Total Interior
80.6 sqm / 868 sqft
Patio / Garden
54.2 sqm / 584 sqft

W. 07

Bedroom 1
4.0m x 3.9m / 13'3" x 12'10"
Bedroom 2
4.2m x 3.1m / 13'10" x 10'1"
Living / Kitchen
7.0m x 5.1m / 23'0" x 16'10"

Total Interior
84.4 sqm / 908 sqft
Patio / Garden
77.8 sqm / 837 sqft

W. 08

Bedroom 1
5.2m x 4.7m / 17'1" x 15'5"
Bedroom 2
3.5m x 3.5m / 11'7" x 11'6"
Living / Kitchen
6.6m x 5.4m / 21'6" x 17'8"

Total Interior
92 sqm / 990 sqft
Patio
18.7 sqm / 202 sqft

W. 09

Bedroom 1
5.2m x 3.0m / 17'2" x 9'9"
Bedroom 2
6.2m x 3.0m / 20'5" x 9'10"
Living / Kitchen
6.1m x 4.4m / 19'12" x 14'6"

Total Interior
82.5 sqm / 888 sqft
Patio
10.0 sqm / 108 sqft

W. 10

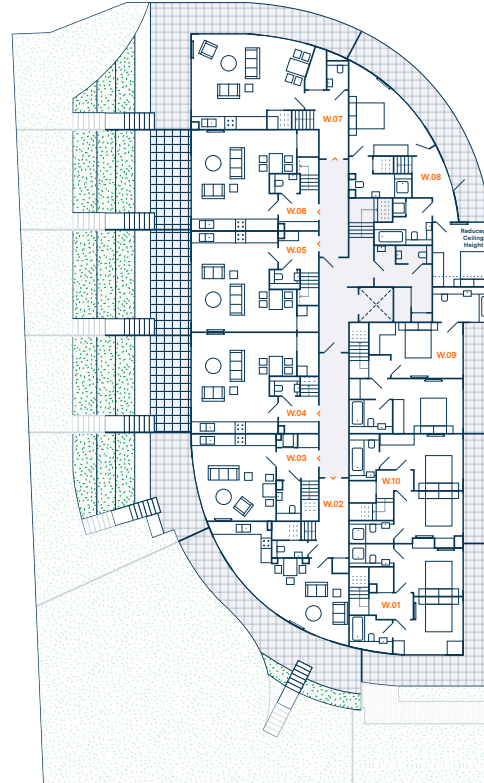
Bedroom 1
4.6m x 3.1m / 15'1" x 10'2"
Bedroom 2
3.7m x 3.2m / 12'3" x 10'6"
Living / Kitchen
6.1m x 4.3m / 20'1" x 13'11"

Total Interior
80.7 sqm / 869 sqft
Patio
9.8 sqm / 105 sqft

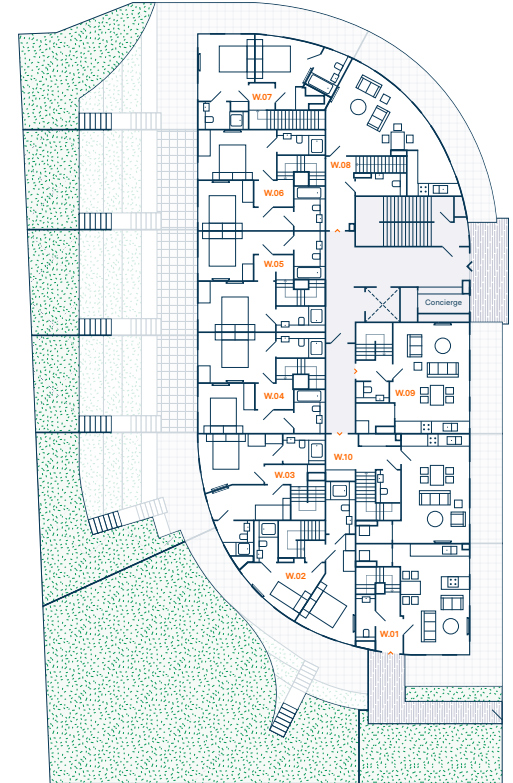
North elevation



Site plan key



WYLES HOUSE - LOWER GROUND FLOOR



WYLES HOUSE - UPPER GROUND FLOOR

W.11

Bedroom 1
6.2m x 2.8m / 20'5" x 9'2"
Bedroom 2
3.9m x 3.1m / 12'11" x 10'1"
Bedroom 3
3.9m x 3.1m / 12'11" x 10'0"
Living / Kitchen
5.7m x 5.1m / 18'9" x 16'10"

Total Interior
99.3 sqm / 1069 sqft
Balcony
7.5 sqm / 81 sqft

W.12

Bedroom 1
5.0m x 2.8m / 16'5" x 9'2"
Bedroom 2
4.6m x 2.7m / 15'2" x 8'10"
Living / Kitchen
7.4m x 4.8m / 24'3" x 15'8"

Total Interior
74.6 sqm / 803 sqft
Balcony
4.0 sqm / 43 sqft

W.13

Bedroom 1
5.0m x 3.8m / 16'3" x 12'6"
Bedroom 2
4.0m x 2.8m / 13'2" x 9'1"
Bedroom 3
3.4m x 2.2m / 11'3" x 7'2"
Living / Kitchen
7.1m x 3.9m / 23'2" x 12'10"

Total Interior
79.2sqm / 853 sqft
Balcony
5.5 sqm / 59 sqft

W.14

Bedroom 1
4.1m x 3.0m / 13'4" x 9'9"
Living / Kitchen
5.3m x 4.1m / 17'6" x 13'7"
Total Interior
49.6 sqm / 534 sqft
Balcony
5.0 sqm / 54 sqft

W.15

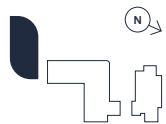
Bedroom 1
6.4m x 5.6m / 21'1" x 18'4"
Living / Kitchen
4.4m x 2.5m / 14'4" x 8'2"

Total Interior
54.4 sqm / 586 sqft
Balcony
4.5 sqm / 48 sqft

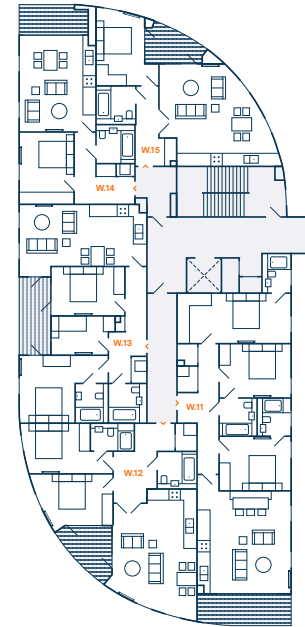
North elevation



Site plan key



Roof Terrace
Apartment Access



W. 16

Bedroom 1
6.2m x 2.8m / 20'5" x 9'2"
Bedroom 2
3.9m x 3.1m / 12'11" x 10'1"
Bedroom 3
3.9m x 3.1m / 12'11" x 10'0"
Living / Kitchen
5.7m x 5.1m / 18'9" x 16'10"

Total Interior
99.4 sqm / 1070 sqft
Balcony
7.5 sqm / 81 sqft

W. 17

Bedroom 1
5.0m x 2.8m / 16'5" x 9'2"
Bedroom 2
4.6m x 2.7m / 15'2" x 8'10"
Living / Kitchen
7.4m x 4.8m / 24'3" x 15'8"

Total Interior
74.7 sqm / 804 sqft
Balcony
4.0 sqm / 43 sqft

W. 18

Bedroom 1
5.0m x 3.8m / 16'3" x 12'6"
Bedroom 2
4.0m x 2.8m / 13'2" x 9'1"
Bedroom 3
3.4m x 2.2m / 11'3" x 7'2"
Living / Kitchen
7.1m x 3.9m / 23'2" x 12'10"

Total Interior
79.1sqm / 851 sqft
Balcony
5.5 sqm / 59 sqft

W. 19

Bedroom 1
4.1m x 3.0m / 13'4" x 9'9"
Living / Kitchen
5.3m x 4.1m / 17'6" x 13'7"
Total Interior
49.6 sqm / 534 sqft
Balcony
5.0 sqm / 54 sqft

W. 20

Bedroom 1
6.4m x 5.6m / 21'1" x 18'4"
Living / Kitchen
4.4m x 2.5m / 14'4" x 8'2"

Total Interior
54.3 sqm / 584 sqft
Balcony
4.5 sqm / 48 sqft

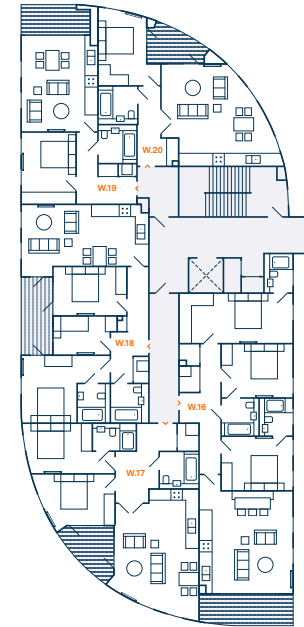
North elevation



Site plan key



Roof Terrace
Apartment Access



W. 21

Bedroom 1
5.3m x 4.9m / 17'5" x 16'0"
Bedroom 2
4.1m x 3.6m / 13'6" x 11'9"
Bedroom 3
4.4m x 3.0m / 14'6" x 9'10"
Living / Kitchen
10.0m x 5.9m / 32'8" x 19'3"
Utility
2.2m x 1.8m / 7'2" x 5'11"

Total Interior
128 sqm / 1381 sqft
Terrace
76.0 sqm / 818 sqft

W. 22

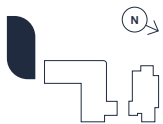
Bedroom 1
5.1m x 3.4m / 16'9" x 11'2"
Bedroom 2
3.9m x 3.4m / 12'11" x 11'1"
Bedroom 3
3.5m x 3.3m / 11'6" x 10'11"
Living / Kitchen
10.4m x 5.8m / 34'0" x 18'10"

Total Interior
112 sqm / 1210 sqft
Terrace
81.5 sqm / 877 sqft

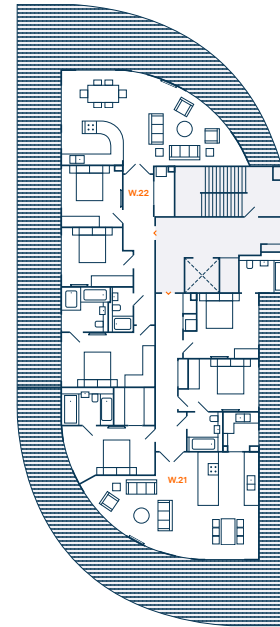
North elevation



Site plan key



Roof Terrace
Apartment Access



BLACKBURN HOUSE

B. 28

Bedroom 1
5.9m x 4.0m / 19'3" x 13'1"
Bedroom 2
4.6m x 2.5m / 15'2" x 8'4"
Bedroom 3
3.2m x 2.5m / 10'7" x 8'2"
Living
5.2m x 6.3m / 17'2" x 20'8"
Kitchen
5.8m x 3.4m / 18'12" x 11'2"

Total Interior
113 sqm / 1216 sqft
Front Patio
11.4 sqm / 123 sqft
Rear Patio / Garden
28.7 sqm / 309 sqft

B. 29

Bedroom 1
5.1m x 5.0m / 16'10" x 16'6"
Bedroom 2
4.5m x 2.6m / 14'11" x 8'5"
Bedroom 3
3.2m x 2.5m / 10'6" x 8'1"
Living
6.3m x 5.1m / 20'7" x 16'10"
Kitchen
5.8m x 3.3m / 18'12" x 10'10"

Total Interior
124 sqm / 1339 sqft
Front Patio
12.5 sqm / 134 sqft
Rear Patio / Garden
40.6 sqm / 437 sqft

B. 30

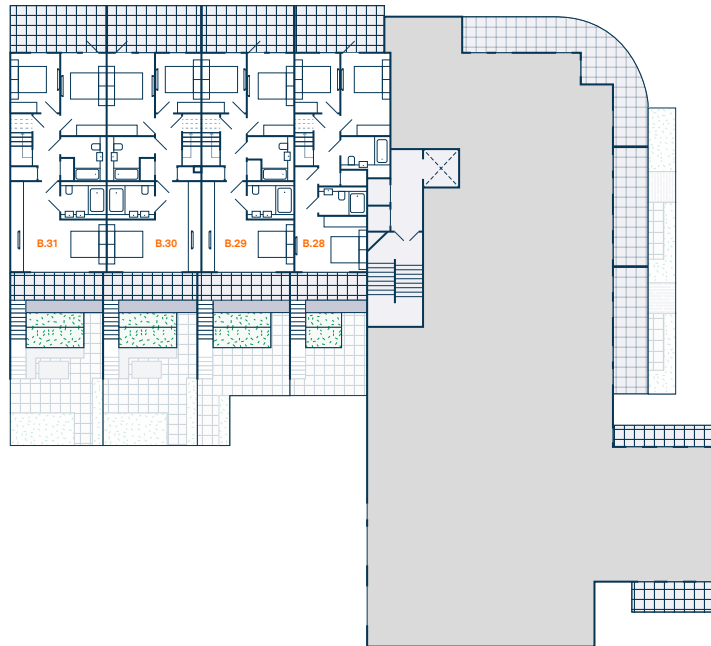
Bedroom 1
5.2m x 5.0m / 16'12" x 16'6"
Bedroom 2
4.5m x 2.6m / 14'11" x 8'6"
Bedroom 3
3.2m x 2.5m / 10'6" x 8'2"
Living
6.3m x 5.2m / 20'7" x 16'12"
Kitchen
5.8m x 3.5m / 18'12" x 11'5"

Total Interior
126 sqm / 1353 sqft
Front Patio
12.2 sqm / 131 sqft
Rear Patio / Garden
52.3 sqm / 563 sqft

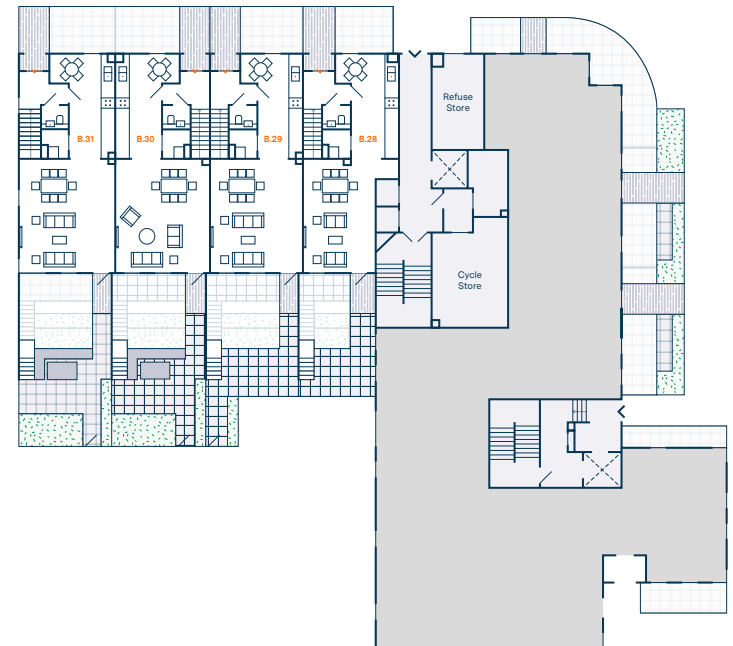
B. 31

Bedroom 1
5.1m x 5.0m / 16'10" x 16'6"
Bedroom 2
4.5m x 2.6m / 14'10" x 8'5"
Bedroom 3
3.2m x 2.5m / 10'7" x 8'1"
Living
6.3m x 5.2m / 20'7" x 17'2"
Kitchen
5.8m x 3.5m / 18'12" x 11'5"

Total Interior
126 sqm / 1356 sqft
Front Patio
13.3 sqm / 143 sqft
Rear Patio / Garden
52.5 sqm / 566 sqft



BLACKBURN HOUSE - LOWER GROUND FLOOR

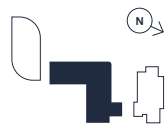


BLACKBURN HOUSE - UPPER GROUND FLOOR

North elevation



Site plan key



Entrance	Garden	Patio	Apartment Access	Building Access	Stairs

B. 04

Bedroom 1
3.7m x 3.2m / 12'1" x 10'7"
Bedroom 2
3.6m x 3.2m / 11'10" x 10'4"
Living / Kitchen
6.2m x 6.0m / 20'5" x 19'7"

Total Interior
70.7 sqm / 761 sqft
Balcony
4.5 sqm / 48 sqft

B. 05

Bedroom 1
4.1m x 3.5m / 13'4" x 11'5"
Living / Kitchen
5.9m x 3.7m / 19'4" x 12'3"

Total Interior
52.2 sqm / 562 sqft
Balcony
4.1 sqm / 44 sqft

B. 06

Bedroom 1
6.2m x 3.2m / 20'5" x 10'7"
Bedroom 2
4.2m x 3.1m / 13'9" x 10'0"
Living / Kitchen
6.1m x 5.2m / 20'2" x 16'11"

Total Interior
76.9sqm / 828 sqft
Balcony
5.5 sqm / 59 sqft

B. 16

Bedroom 1
6.0m x 2.7m / 19'7" x 8'10"
Bedroom 2
4.1m x 2.9m / 13'4" x 9'5"
Bedroom 3
3.2m x 2.2m / 10'6" x 7'1"
Living / Kitchen
5.4m x 5.2m / 17'7" x 17'1"

Total Interior
82.5 sqm / 888 sqft
Balcony
5.9 sqm / 64 sqft

B. 13

Bedroom 1
4.1m x 2.8m / 13'4" x 9'4"
Living / Kitchen
7.3m x 5.1m / 24'1" x 16'7"

Total Interior
50.2 sqm / 540 sqft
Balcony
5.1 sqm / 55 sqft

B. 14

Bedroom 1
3.8m x 3.6m / 12'4" x 11'9"
Living / Kitchen
6.7m x 5.0m / 22'1" x 16'3"

Total Interior
54.5 sqm / 587 sqft
Balcony
3.4 sqm / 37 sqft

B. 15

Bedroom 1
3.7m x 3.6m / 12'3" x 11'9"
Living / Kitchen
5.2m x 4.7m / 17'2" x 15'4"

Total Interior
56 sqm / 603 sqft
Balcony
6.0 sqm / 65 sqft

B. 16

Bedroom 1
6.0m x 2.7m / 19'7" x 8'10"
Bedroom 2
4.1m x 2.9m / 13'4" x 9'5"
Bedroom 3
3.2m x 2.2m / 10'6" x 7'1"
Living / Kitchen
5.4m x 5.2m / 17'7" x 17'1"

Total Interior
82.5 sqm / 888 sqft
Balcony
5.9 sqm / 64 sqft

B. 17

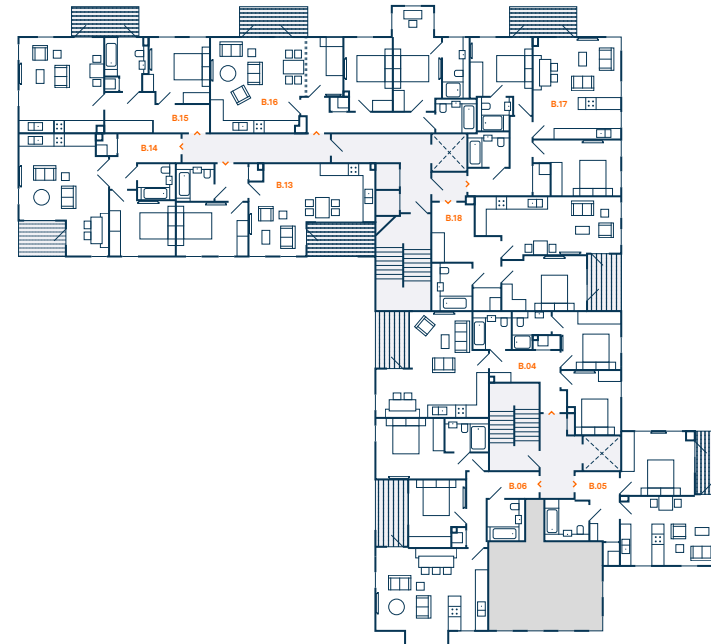
Bedroom 1
4.3m x 3.5m / 13'11" x 11'4"
Bedroom 2
4.8m x 3.1m / 15'9" x 10'1"
Living / Kitchen
5.7m x 4.8m / 18'8" x 15'9"

Total Interior
74.1 sqm / 798 sqft
Balcony
6.0 sqm / 65 sqft

B. 18

Bedroom 1
4.7m x 3.0m / 15'6" x 9'12"
Living / Kitchen
8.2m x 3.5m / 26'10" x 11'7"

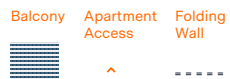
Total Interior
60 sqm / 646 sqft
Balcony
3.9 sqm / 42 sqft



North elevation



Site plan key



B. 07

Bedroom 1
3.7m x 3.2m / 12'1" x 10'7"
Bedroom 2
3.6m x 3.2m / 11'9" x 10'5"
Living / Kitchen
6.2m x 6.0m / 20'5" x 19'7"

Total Interior
70.7 sqm / 761 sqft
Balcony
4.5 sqm / 48 sqft

B. 08

Bedroom 1
3.6m x 3.5m / 11'11" x 11'5"
Living / Kitchen
5.5m x 5.1m / 17'12" x 16'8"

Total Interior
50.6 sqm / 545 sqft
Balcony
5.0 sqm / 54 sqft

B. 09

Bedroom 1
3.5m x 3.3m / 11'5" x 10'10"
Bedroom 2
4.3m x 3.0m / 14'2" x 9'12"
Living / Kitchen
5.1m x 4.8m / 16'10" x 15'8"

Total Interior
65.2sqm / 702 sqft
Balcony
4.1 sqm / 44 sqft

B. 19

Bedroom 1
4.7m x 2.8m / 15'6" x 9'4"
Living / Kitchen
6.7m x 5.0m / 21'11" x 16'6"

Total Interior
51.2 sqm / 551 sqft
Balcony
3.9 sqm / 42 sqft

B. 20

Bedroom 1
3.8m x 3.6m / 12'4" x 11'9"
Living / Kitchen
6.7m x 5.0m / 22'1" x 16'3"

Total Interior
54.5 sqm / 587 sqft
Balcony
3.4 sqm / 37 sqft

B. 21

Bedroom 1
3.7m x 3.6m / 12'3" x 11'11"
Living / Kitchen
5.2m x 4.7m / 17'1" x 15'4"

Total Interior
56.1 sqm / 604 sqft
Balcony
6.0 sqm / 65 sqft

B. 22

Bedroom 1
6.0m x 2.7m / 19'7" x 8'10"
Bedroom 2
4.1m x 2.9m / 13'3" x 9'5"

Bedroom 3
3.2m x 2.2m / 10'4" x 7'1"
Living / Kitchen
5.4m x 5.2m / 17'7" x 17'1"

Total Interior
82.5 sqm / 888 sqft
Balcony
7.3 sqm / 79 sqft

B. 23

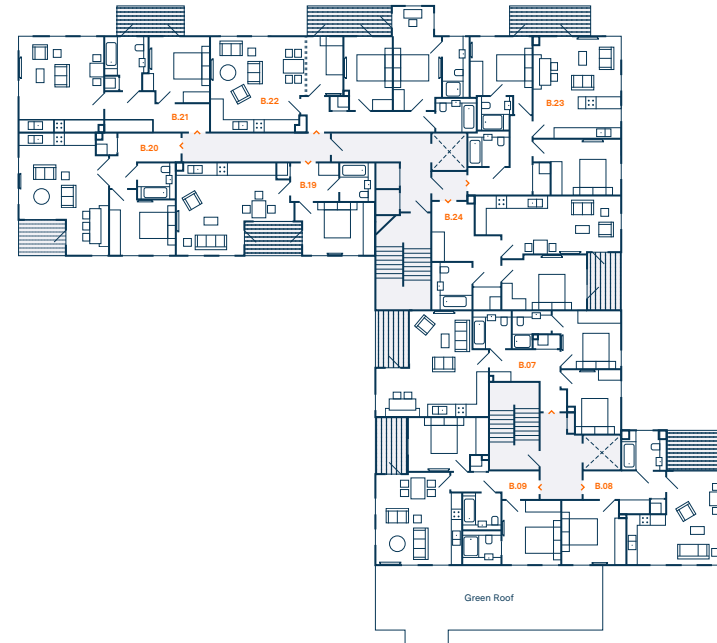
Bedroom 1
4.3m x 3.5m / 14'1" x 11'4"
Bedroom 2
4.8m x 3.1m / 15'9" x 10'1"
Living / Kitchen
5.7m x 4.8m / 18'7" x 15'9"

Total Interior
74.1 sqm / 798 sqft
Balcony
7.2 sqm / 78 sqft

B. 24

Bedroom 1
4.7m x 3.0m / 15'6" x 9'12"
Living / Kitchen
8.2m x 3.5m / 26'10" x 11'7"

Total Interior
60.3 sqm / 649 sqft
Balcony
3.9 sqm / 42 sqft



North elevation



Site plan key



Balcony **Apartment Access** **Folding Wall**



B. 25

Bedroom 1
5.0m x 3.3m / 16'5" x 10'11"

Bedroom 2
3.6m x 3.6m / 11'9" x 11'8"

Bedroom 3
3.5m x 3.1m / 11'7" x 10'2"

Bedroom 4
3.3m x 2.9m / 10'11" x 9'5"

Living / Kitchen
8.4m x 7.1m / 27'7" x 23'5"

Utility Room
3.0m x 1.4m / 9'12" x 4'9"

Total Interior
136 sqm / 1466 sqft

Terrace
100.4 sqm / 1081 sqft

B. 26

Bedroom 1
6.6m x 3.1m / 21'6" x 10'1"

Bedroom 2
4.6m x 2.8m / 15'2" x 9'0"

Living / Kitchen
11.5m x 4.2m / 37'9" x 13'9"

Total Interior
92.6 sqm / 997 sqft

Terrace
49.8 sqm / 536 sqft

B. 27

Bedroom 1
3.9m x 2.9m / 12'8" x 9'5"

Bedroom 2
3.9m x 3.3m / 12'8" x 10'8"

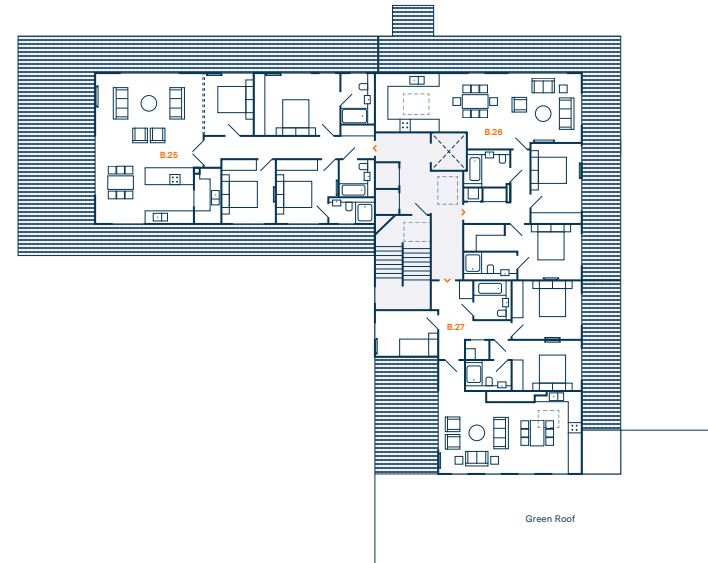
Bedroom 3
3.6m x 2.3m / 11'8" x 7'8"

Living / Kitchen
8.0m x 6.4m / 26'2" x 21'1"

Total Interior
95.2 sqm / 1025 sqft

Terrace 1
20.7 sqm / 223 sqft

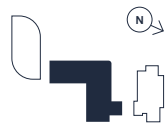
Terrace 2
20.5 sqm / 221 sqft



North elevation



Site plan key



- Roof Terrace**
- Roof Light**
- Apartment Access**
- Folding Wall**

Specifications

APARTMENT INTERIORS

- Kahrs Oak Sture engineered wooden flooring throughout (apart from bathrooms)
- Walls and ceilings are painted in neutral contemporary colours. All joinery is primed and decorated with an eggshell finish
- Internal doors in hardwood veneer with modern brushed stainless steel handles
- Brushed stainless steel light switches and electric sockets
- Double glazed windows and a mixture of bi-fold and sliding doors to external areas

KITCHENS

- Designer white matt kitchen units with handle-less cupboard and drawer detail
- Built-in Siemens appliances comprising electric oven, microwave, cooker hood and electric hob
- Fully integrated Siemens fridge-freezer, dishwasher and washer-dryer
- Undermounted 1.5 bowl stainless steel sink integrated into worktop with drainer grooves, together with contemporary mixer tap
- Insinkerator waste disposal system
- Composite stone worktops
- Glass splashbacks

BEDROOMS

- Bedrooms to have built-in wardrobes with integrated lighting where shown on plan

BATHROOMS

- Discreet built-in cabinet with shaver socket
- Wall mounted basin with modern chrome mixer tap
- Modern wall-hung WC with concealed cistern, chrome flush push plate and soft close seat and cover
- Glass bath and shower screens
- Chrome thermostatic mixer
- Fixed chrome shower head and handheld chrome shower head in baths and showers
- Thermostatically-controlled chrome towel radiator
- Discreet extractor fan
- 50x50 matt white mosaic wall tiles with panelled feature wall
- Boardwalk ceramic floor tiles inspired by the unique textures of wooden beams

EXTERNAL SPACES

- Paving to patios, balconies and terraces
- External sockets and lighting provided to gardens and terraces

HEATING AND ELECTRICS

- Underfloor heating and hot water powered by a communal gas-fired boiler
- Recessed adjustable LED downlights
- Generous supply of power points, telephone points and TV FM points throughout
- Sky Plus points to living rooms and bedrooms
- Hyperoptic and BT superfast broadband (subject to subscription)
- CAT 5 cabling to receptions and bedrooms

SECURITY

- Video entry phone system
- CCTV cameras are installed at key positions around the development
- Security fob access for residents
- Hard-wired smoke and heat detectors
- Fused spur to service cupboards to allow for future security alarm installation by owner
- A concierge, stationed in Wyles House, will serve all the apartments

COMMUNAL AREAS

- Lifts to serve apartments
- Architectural lighting
- Floor tiles to entrance hall and lifts, carpet elsewhere
- Cycle parking provided across various cycle stores
- Extensively landscaped private grounds, including a 'secret garden'

BUILDING STANDARDS

- All elements of the development are compliant with building and fire regulations

WARRANTY

- All apartments are covered by a 10 year Premier Guarantee warranty against structural defects

LEASE

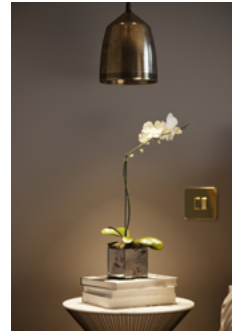
- 250 years



01



02



03



04



05



06



07



08

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THORNSETT

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