



CORONATION SQUARE

LEYTON

A VIBRANT SETTING DESIRABLE LONDON LIVING

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

Taylor
Wimpey



Coronation Square

Brand new homes on the former Score Centre.

AMENITIES

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

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

ADDRESS

Coronation Square Sales Suite,
118 Oliver Road, Leyton, E10 5UJ

PLANNING APPLICATION

Phase 1 number 193694
Masterplan number 119

ESTIMATED COMPLETION DATES

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

TENURE

Leasehold 250 years

GROUND RENT

A peppercorn ground rent per annum

SERVICE CHARGE

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

LOCAL AUTHORITY

Waltham Forest

COUNCIL TAX

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

BUILDING WARRANTY

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

PALETTE OPTIONS

Two palette options are available –
light and dark

TERMS OF PAYMENT

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

RECOMMENDED SOLICITORS

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

Braddon & Snow

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

RECOMMENDED FINANCIAL ADVISER

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

Mortgages First

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

DEVELOPER

Taylor Wimpey London

ARCHITECTS

Pollard Edward Thomas

Leyton – A breath of fresh air

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

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

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



Aerial view with computer generated image of Coronation Square.

QUEEN ELIZABETH OLYMPIC PARK

CANARY WHARF

STRATFORD

LONDON CITY AIRPORT

LEYTON STATION

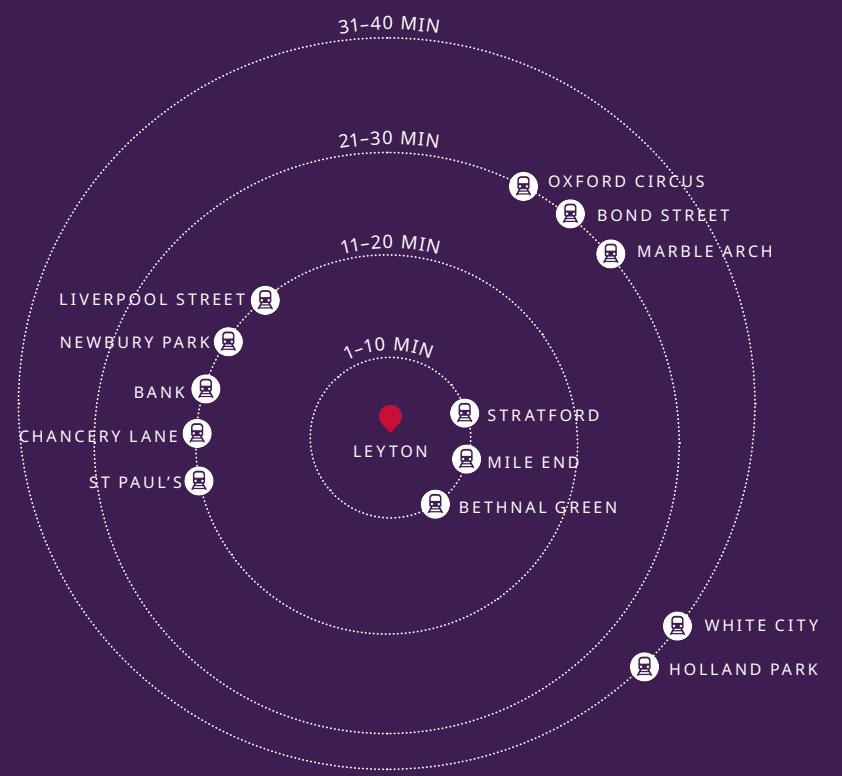
CORONATION GARDENS

LEYTON ORIENT FC

SALES OFFICE

CORONATION SQUARE
LEYTON

BY TUBE FROM LEYTON STATION - ZONE 3



ON FOOT AND BICYCLE FROM CORONATION SQUARE



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

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

Taylor Wimpey - Why choose us?

Taylor Wimpey have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years. We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region.

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



TAYLORWIMPEY.CO.UK
020 3504 3681



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