

# WHEELCHAIR ADAPTABLE HOMES *phase 2*

**1 & 2 BEDROOM APARTMENTS**



EAST WICK + SWEETWATER

# WELCOME TO EAST WICK + SWEETWATER

Conveniently situated within the iconic Queen Elizabeth Olympic Park, East Wick and Sweetwater neighbour, Hackney Wick and Fish Island, and is a mere stone's throw from Stratford. The area is also surrounded by prominent commercial destinations such as Here East, Stratford Cross, and Westfield Stratford City.

Vibrant, contemporary and full of life, East Wick and Sweetwater really does tick all the boxes. Boasting an exceptional location, offering a healthy balance of bustling city life and peaceful park scenery, the development allows you to enjoy the peaceful Queen Elizabeth Olympic Park and waterways close by (perfect for a morning run or a stroll back from work) without the need to leave London.

Set within the bike-friendly East Wick and Sweetwater, this development is for professionals who are looking for a calmer pace of life without compromising on city-living conveniences. East Wick and Sweetwater provides so much more than just a home, it's a Community that connects people.

With East Wick Kids Nursery and Mossbourne Riverside Academy on the doorstep, your children can be close to home whilst in education and build lasting friendships in their neighbourhood.

Our vision is all about creating a Community that connects people. We are building a distinctive East London district that's surrounded by places to go and things to do. How is it going to happen? Well, we're already on the journey and great things are happening.

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East Wick + Sweetwater, Phase 1



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East Wick + Sweetwater - Wheelchair Adaptable Homes - Phase 2

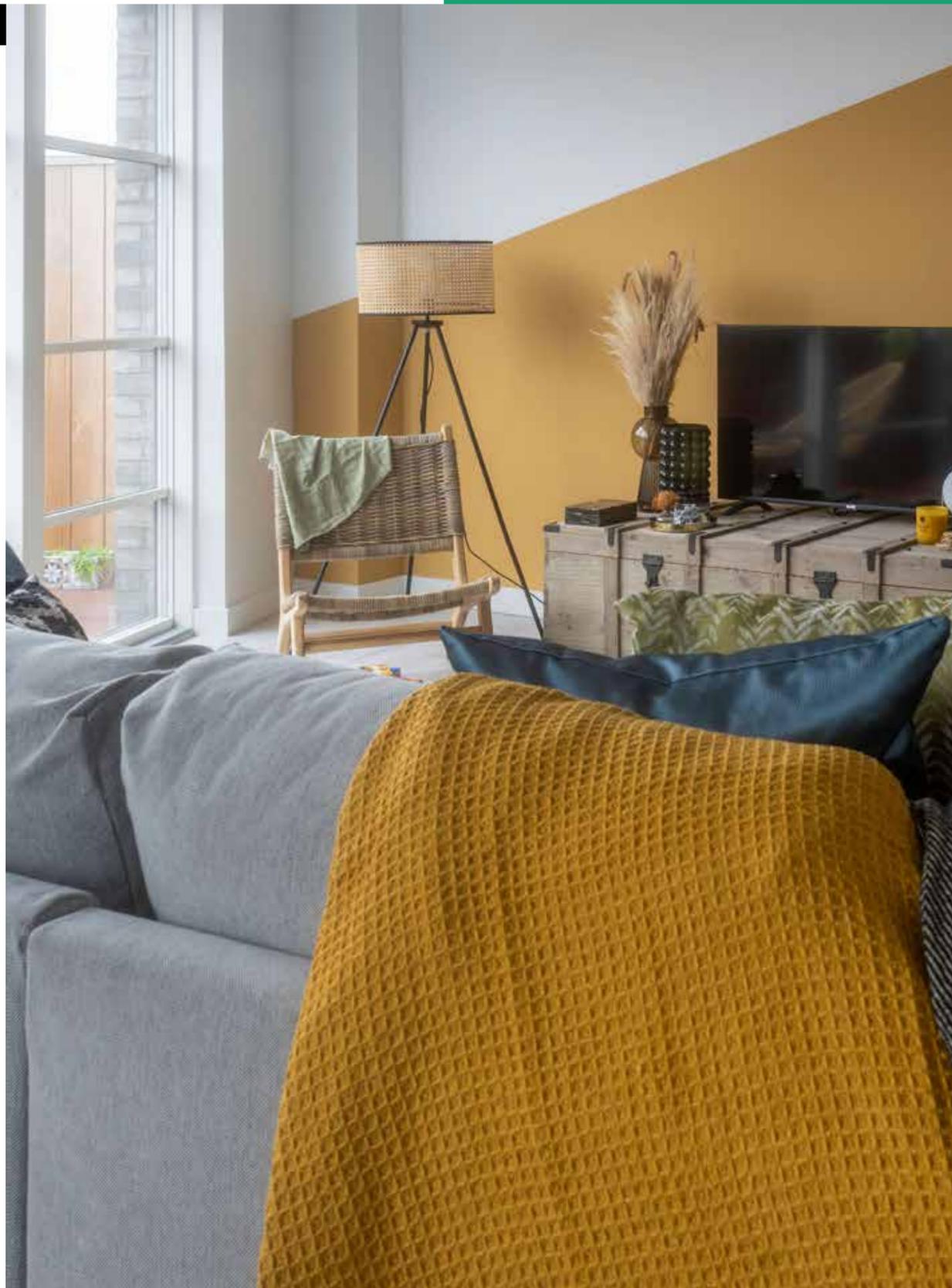
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# WHEELCHAIR ADAPTABLE HOMES OVERVIEW

East Wick + Sweetwater are working towards making a better place and Community to call home. People with mobility disabilities may find homes built to standard building regulations difficult to comfortably move around in. Within Phase 2 of East Wick + Sweetwater we want to help prevent this by delivering ten market sale wheelchair adaptable homes.

Four one-bedroom apartments will be in Boardwalk South and six two-bedroom apartments will be located within Boardwalk North. From the first glance you will think these homes are like every other, but we have made adaptations to allow for these ten homes to become liveable for wheelchair homeowners.

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East Wick + Sweetwater, Phase 1 Internal

- ▶ Switches and sockets are between 700-1000mm above floor level
- ▶ One principal window handle in living area will be positioned 700-1000mm above floor level
- ▶ Light switches to be on individual plates or a wide rocker will be installed
- ▶ Principal bedroom has been designed to be in close proximity of bathroom which will be adapted accordingly
- ▶ Every bedroom within the home will have a minimum clear access route of 750mm wide from the doorway to the window
- ▶ There will be a minimum of 1200mm by 1200mm manoeuvring space clear of the bed and the door when closed inside the bedroom
- ▶ The second single bedroom within the two-bedroom apartment will have a minimum of 1000mm clear access area to one side of the bed
- ▶ Every internal door within the apartment will have a minimum clear width of 850mm
- ▶ Space provided and dedicated for wheelchair parking/storage within the home

# PHASE 2 LAYOUT

## Usage type key

One, Two & Three bedroom apartments

- Plaza
- Boardwalk North
- Pavillion
- Boardwalk South
- London Affordable Rent

- 3 Bedroom Homes
- 4 Bedroom Homes



# INTERIORS

# APARTMENTS

## KITCHEN

Stylish and contemporary, our handleless Linear kitchen range screams quiet luxury. Complete with soft-close doors, a Matt Platinum finish to the upper units, Smooth Matt Indigo base units, and Linear LED Strip Lighting, our kitchens provide a quality finish to our homes.

**But that's not all, our kitchens also feature the following:**

- Brushed steel AEG integrated single oven
- Four zone AEG electric ceramic hob finished with a glass splashback behind and integrated extractor fan beautifully tucked away above
- Zanussi 70/30 integrated fridge freezer
- Stunning grey polished Silestone worktops with upstand
- One and a half stainless steel Blanco sink neatly under-mounted into the worktop, accompanied by a routed drainer and a chrome single mixer tap

- Zanussi integrated washing machine located within kitchen or freestanding Zanussi washing machine in utility cupboard (where applicable)

**Please note that all appliances will be as specified (or similar) subject to availability.**

## FLOORING

Feel quality with every step in your new home thanks to Granary Oak Amtico Spacia flooring in the living area, kitchen, and hallway.

The luxurious feeling continues via Ceramic Sable Amtico Spacia flooring in all bathrooms and en-suites.

Your new home is completed with complimentary flint carpets in all bedrooms and anti-slip modern grey metal decking on the balconies.

**1 2 3**

*East Wick + Sweetwater Phase 1*



## BATHROOM

Beautifully adorned with Porcelanosa Concrete Iceland tiles, our bathrooms exude a high-end feel in a timeless yet modern way.

Complete with a Contesa bath with a fitted Roman Shower screen, a semi-recessed hand basin, a dual flush-controlled toilet, a shaving socket, Roca luxury white-finished sanitaryware, and chrome hardware, plus a full-size mirror our bathrooms send a message of elegant sophistication.

## EN SUITE

Like our bathrooms, our en-suites feature full-height Porcelanosa Concrete Iceland tiling within the shower and half-height tiles on the remaining walls, adding an instant touch of luxury.

The en-suites have a spacious stand-alone shower with wall-mounted Methven chrome, a thermostatic shower mixer, a Mira glass sliding door, Roca white sanitaryware featuring a semi-recessed wash hand basin with chrome mixer taps, a Rocha chrome dual flush controller, a heated chrome towel rail, mirror and a shaving socket.

## THE EXTRA BITS

A safe Community is a happy Community; that's why our apartments feature a video door entry system with hands-free voice intercom technology accessible through a mobile app.

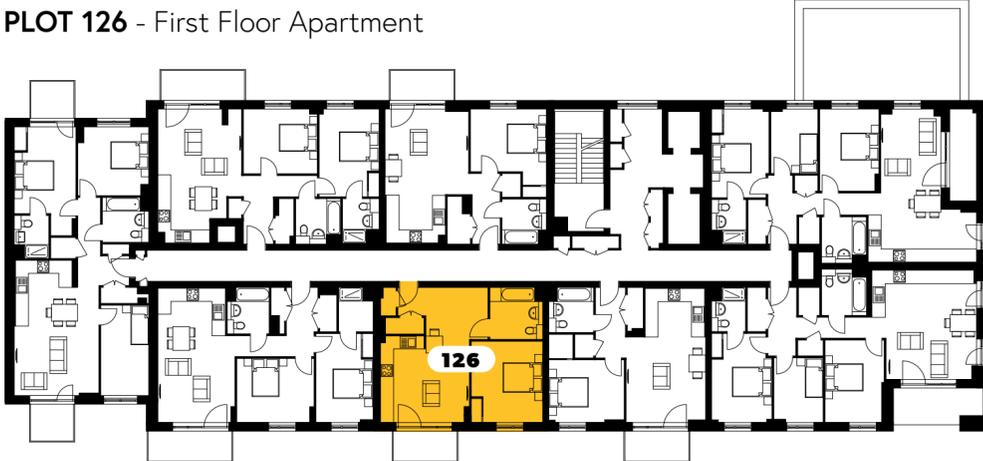
But that's not all. Our apartments also come with the following features to make your life a little bit easier:

- Balconies or terraces for all homes
- Mechanical ventilation units located in the utility cupboards within the hallway
- Premium smooth ladder semi-solid door
- Fitted mirrored sliding wardrobes in all primary bedrooms
- Sockets with USB, satellite and TV points situated in the living room
- TV point to Primary Bedroom
- Recessed energy-efficient LED spotlights in kitchen, WCs, bathrooms and en suites.
- Pendant lighting in the living room, hallway, and all bedrooms.
- Mains-powered smoke detector and alarm in the hallway, living room, and bedrooms, with additional heat detectors and alarm located in the kitchen.
- Bike store with fob access
- Car parking is available at extra cost, subject to availability
- Crown matt white emulsion on all walls and ceilings, featuring Crown white gloss or satin to internal door frames, skirting and architraves.
- Lifts access to all floors
- 990-year lease

# ONE BEDROOM APARTMENTS

## BOARDWALK SOUTH

PLOT 126 - First Floor Apartment



PLOT 142 - Third Floor Apartment



PLOT 134 - Second Floor Apartment



PLOT 150 - Fourth Floor Apartment



## INTERNAL DIMENSIONS

Plot 126, 134, 142, & 150

Kitchen-dining:	4.3m x 2.1m / 14'1" x 6'8"
Living area:	4.3m x 2.2m / 14'1" x 7'2"
Bedroom 1:	4.0m x 3.6m / 13'1" x 11'8"
<b>Total Area:</b>	<b>53.4m<sup>2</sup> / 575 sq ft</b>

Floorplates and floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. The maximum dimensions shown are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. 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 and does not constitute part of any offer, contract or warranty. All statements made in these particulars are made without responsibility on the part of the agents or the developer. None of the statements contained in these particulars are to be relied upon as statement or representation of fact. Any intended purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Please speak to our team for further details. Information correct as of June 2024.

# TWO BEDROOM APARTMENTS

## BOARDWALK NORTH

PLOT 168 - Ground Floor Apartment



PLOT 188 - Third Floor Apartment



PLOT 172 - First Floor Apartment



PLOT 203 - Fifth Floor Apartment



PLOT 180 - Second Floor Apartment



PLOT 196 - Fifth Floor Apartment



## INTERNAL DIMENSIONS

### Plot 168

Kitchen-dining:	3.0m x 3.3m / 9'8" x 10'8"
Living area:	4.5m x 3.6m / 14'7" x 11'8"
Bedroom 1:	4.7m x 3.5m / 15'4" x 11'4"
Bedroom 2:	4.7m x 2.6m / 15'4" x 8'5"
<b>Total Area:</b>	<b>90.7m<sup>2</sup> / 976 sq ft</b>

### Plot 172, 180, 188, 196 & 203

Kitchen-dining:	3.6m x 2.6m / 11'8" x 8'5"
Living area:	4.0m x 3.8m / 13'1" x 12'4"
Bedroom 1:	4.4m x 3.5m / 14'4" x 11'4"
Bedroom 2:	3.3m x 2.6m / 10'8" x 8'5"
<b>Total Area:</b>	<b>70.1m<sup>2</sup> / 754 sq ft</b>

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East Wick and Sweetwater is a joint venture brought to you by



**EAST WICK + SWEETWATER**

**LIKE WHAT YOU SEE?  
KEEN TO BE PART OF THE FAMILY?**

Keep up to date with what we are up to on social media  
@EWSLondon or online [www.eastwickandsweetwater.co.uk](http://www.eastwickandsweetwater.co.uk)

Get in touch with the Home Team on:  
[hometeam@eastwickandsweetwater.co.uk](mailto:hometeam@eastwickandsweetwater.co.uk)  
or call 0203 369 0583

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