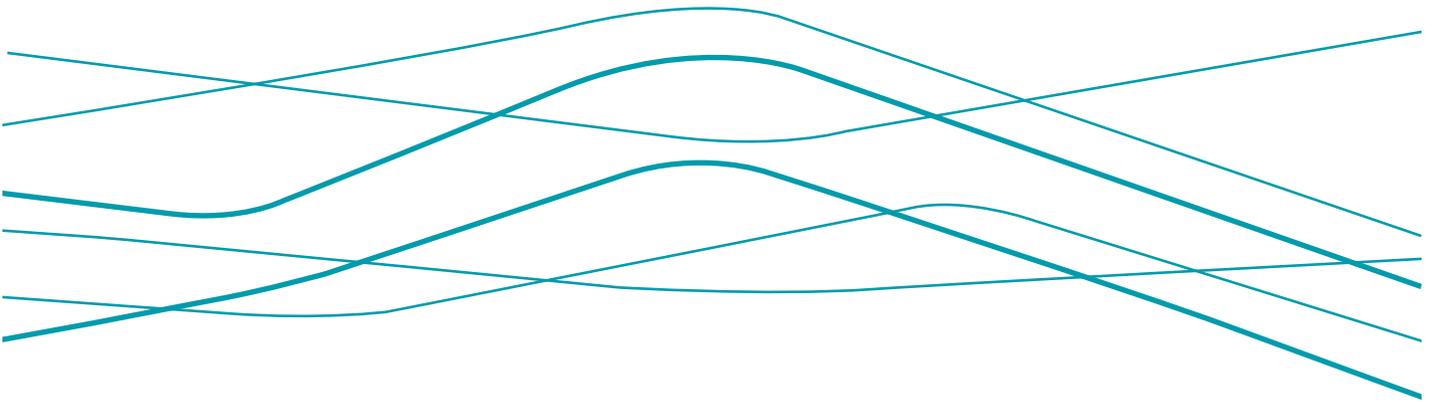


MOTION

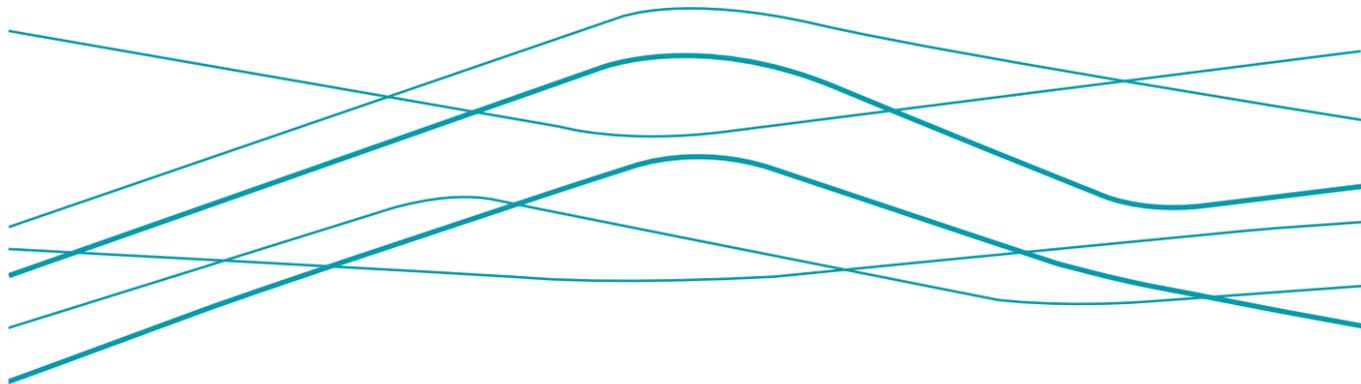
LEA BRIDGE LONDON E10



THE SHARED OWNERSHIP COLLECTION

THE TOWER | 2 & 3 BEDROOM

THE TOWER MOTION



Computer generated image is indicative only

Welcome to The Tower at Motion

Look out across the green expanse of the Lea Valley and towards one of the world's most exciting cities. Across 17 floors of The Tower which elegantly twists as it rises, you'll find a stunning collection of two & three bedroom apartments set around a beautifully landscaped resident's courtyard, the perfect place to relax or meet friends.

The interiors are designed to offer the best of modern open-plan living with stylish kitchens and sleek appliances. Located close to an extensive cycle path network, The Tower also provides excellent public transport links that connect you to the best of the capital within minutes.

This is life in Motion - made for more of the life you want.



Photography of Motion Shared Ownership show apartment.

STEP INSIDE

Within our landmark walls, Motion offers residents contemporary, fashionable interiors in the 2 and 3 bedroom apartments.

Every home is designed for active residents. The orientation of each apartment allows for warming sunlight and fresh breezes, while many apartments boast incredible views of the local area and the Central London skyline.

THE DETAIL IN MOTION

Kitchen

Contemporary and stylish bespoke kitchen designed for each individual apartment and featuring high gloss doors and drawers with laminate worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch ceramic hob with white glass splash back (where applicable)
- Bosch integrated single oven
- Bosch integrated microwave
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Cooker hood – integrated or ceiling hood where applicable
- Blanco stainless steel under mounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Zanussi washer/dryer in hallway cupboard

Kitchen designs and layouts vary; please speak to our Sales Executives for further information



Master En-suite

Our elegant and stylish master en-suites feature white Ideal Standard sanitary ware and complementing mixer taps and showers by Hansgrohe with a bespoke feature mirror with LED lighting adding a hint of sophistication.

- Low profile shower tray with glass sliding door
- Dark wood effect feature mirror with LED lighting and matching vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

Main Bathroom

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and dark wood effect vanity tops add a touch of elegance to create stunning bathrooms.

- Bath with shower over and glass screen
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail
- Mirror included where there is no ensuite

Decorative Finishes

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary satin stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring to entrance hall and kitchen/living/dining room
- Carpet to bedrooms
- Large format tiles to bathroom and en-suites

Heating and Water

- Underfloor heating
- Heated chrome towel rails to bathroom and en-suites
- Heating via communal heating plant with heat meters in each apartment
- Mechanical Ventilation with Heat Recovery - bringing filtered, fresh air into the apartment

Electrical

- Downlights to kitchen/living/dining room, family bathroom and en-suites
- Pendant fittings in selected locations to entrance hall and all bedrooms
- LED feature lighting to under wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver points to bathroom and en-suite
- TV points to living/dining room and all bedrooms
- High and Low wall hung TV to living/dining area outlets
- Phone points to living/dining room, master and second bedrooms
- Wiring for customer's own broadband connection
- Wiring for optional superfast broadband*
- Pre-wired for customer's own Sky Q connection*
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments and communal areas

External Finishes

- Thermowood decking to balconies
- White glass privacy screens between balconies

Communal Areas

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobbies

Parking

- Parking is available on 3 bedroom apartments only. Speak to the sales advisor for more information
- Fob access control to basement parking via communal lifts and access gate

General

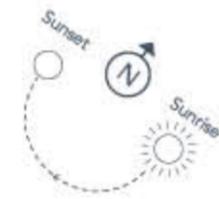
- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

*Subject to purchaser's own subscription.

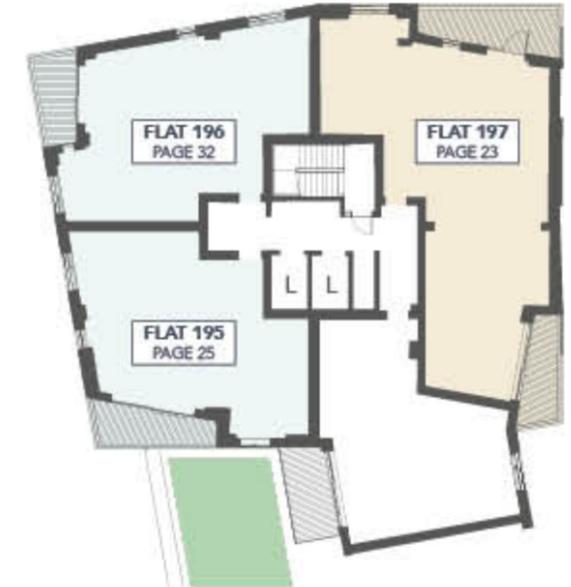
The apartment building/s and non-adopted areas at Motion will be maintained by a management company of which every home owner will become a member. A managing agent has been appointed to maintain these areas and a service charge will be payable by each home owner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill and Peabody reserve the right to make these changes as required.

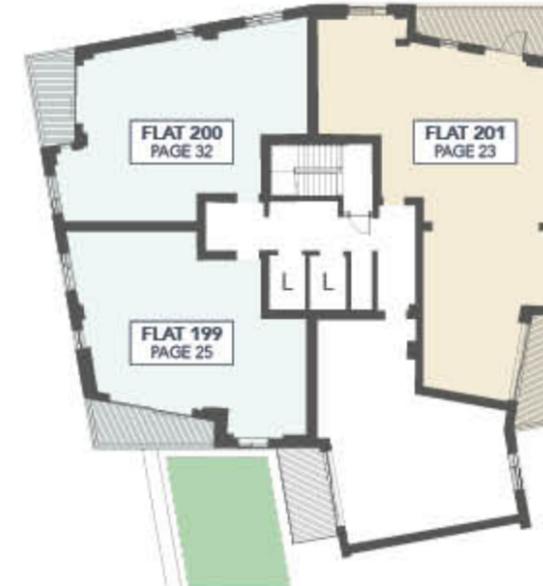




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

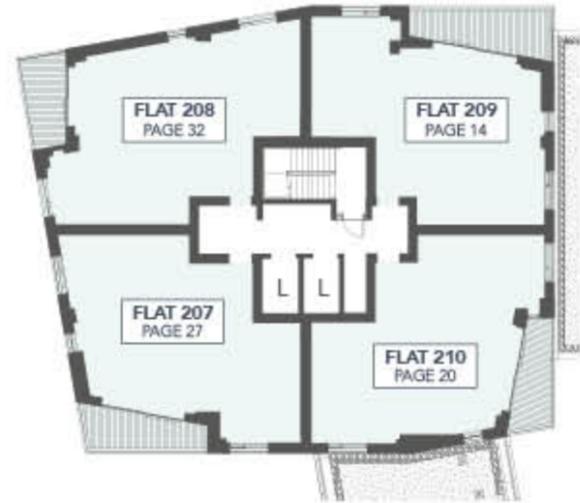
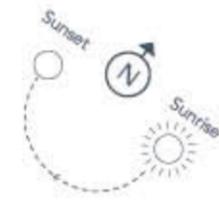
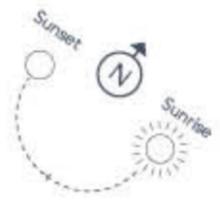


FOURTH FLOOR

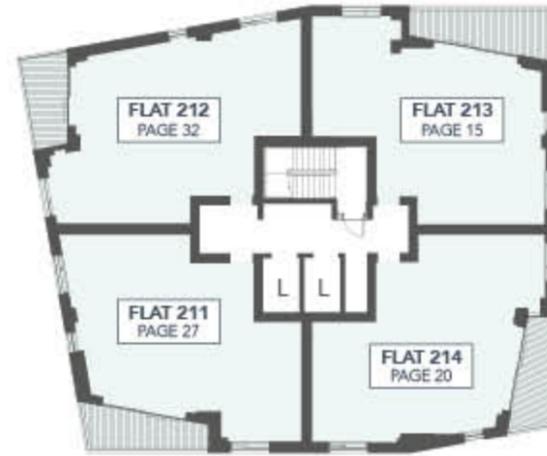
TWO BEDROOM
 THREE BEDROOM

THE TOWER

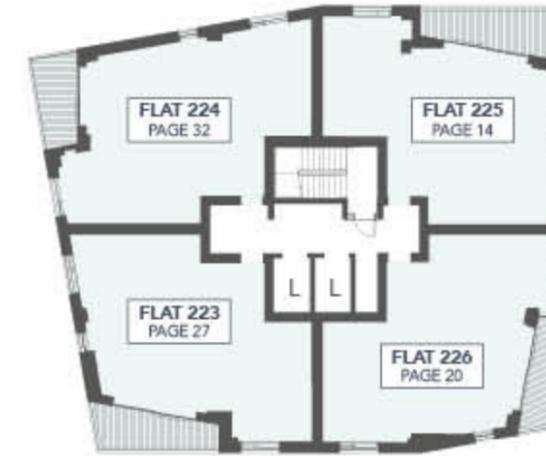
THE TOWER



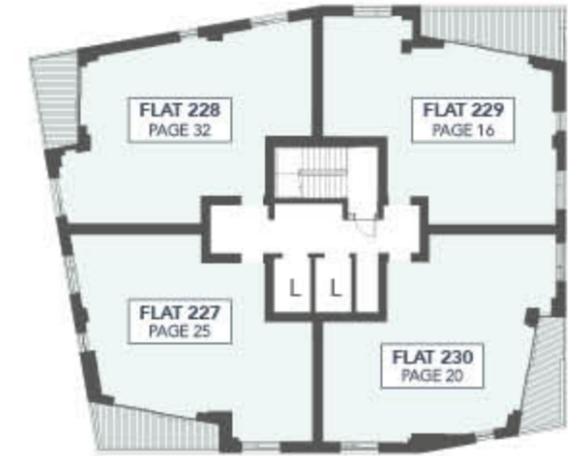
FIFTH FLOOR



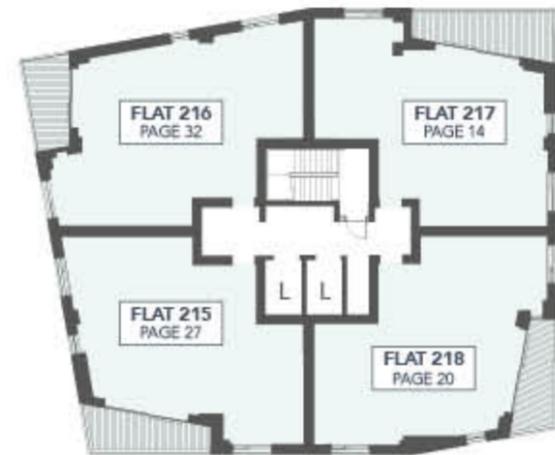
SIXTH FLOOR



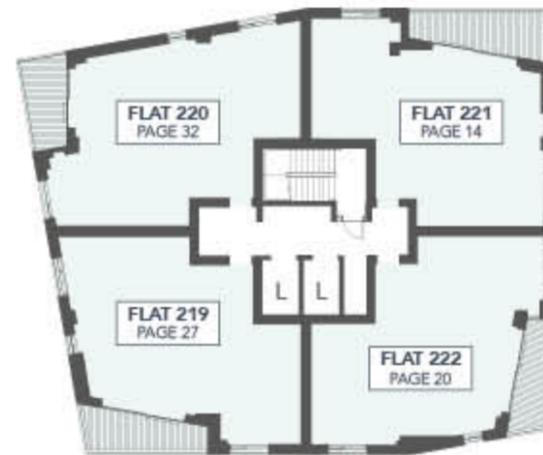
NINTH FLOOR



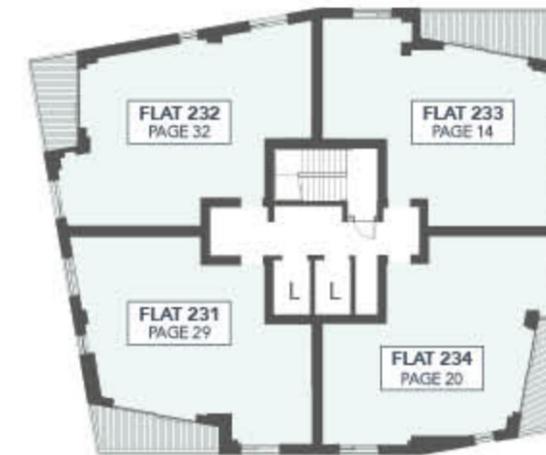
TENTH FLOOR



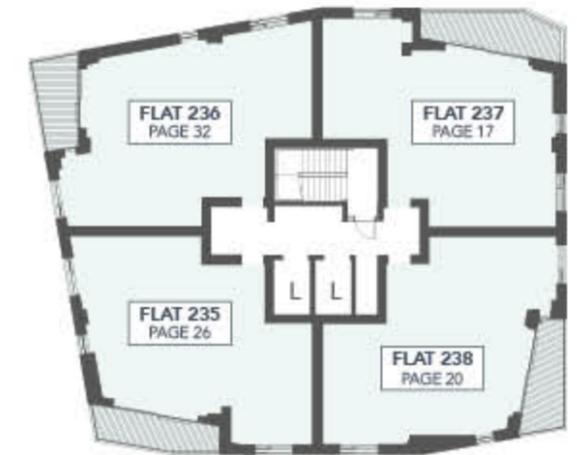
SEVENTH FLOOR



EIGHTH FLOOR



ELEVENTH FLOOR



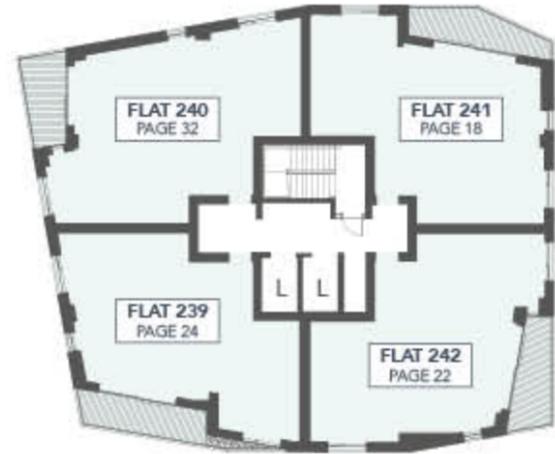
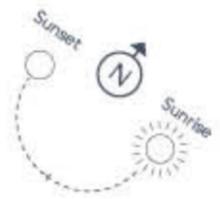
TWELFTH FLOOR

TWO BEDROOM
 THREE BEDROOM

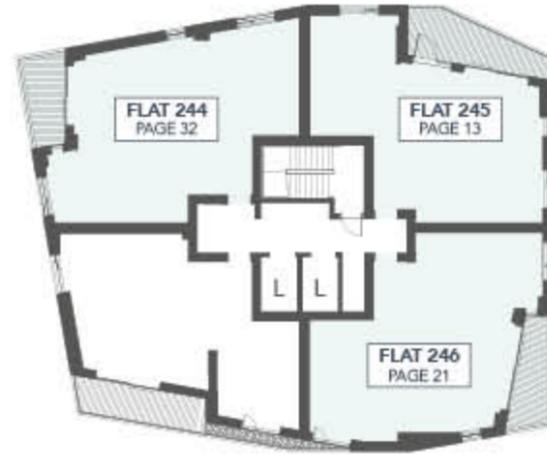
TWO BEDROOM
 THREE BEDROOM

THE TOWER

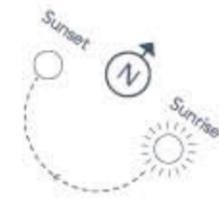
THE TOWER



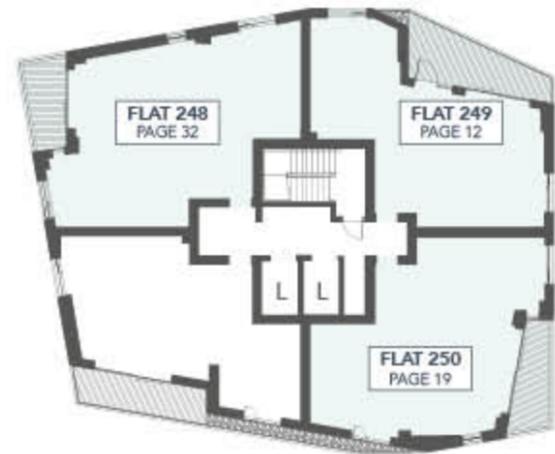
THIRTEENTH FLOOR



FOURTEENTH FLOOR



SEVENTEENTH FLOOR



FIFTEENTH FLOOR



SIXTEENTH FLOOR

TWO BEDROOM
 THREE BEDROOM



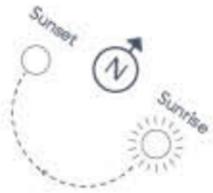
Photography of Motion Shared Ownership show apartment.

NORTH FACING APARTMENTS

FLAT 249 2 BEDROOM

Gross Internal Area: 65.2m²

Living/Kitchen/Dining	6.00 x 4.60	19'6" x 15'
Bedroom 1	4.10 x 4.05	13'4" x 13'2"
Bedroom 2	3.40 x 2.50	11'1" x 8'2"
Balcony	7.23 x 2.99	23'7" x 9'8"



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

FIFTEENTH FLOOR



FLAT 245 2 BEDROOM

Gross Internal Area: 71.8m²

Living/Kitchen/Dining	6.85 x 4.65	22'4" x 15'2"
Bedroom 1	4.10 x 4.10	13'4" x 13'4"
Bedroom 2	3.40 x 2.50	11'1" x 8'2"
Balcony	6.96 x 2.39	22'8" x 7'8"



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

FOURTEENTH FLOOR



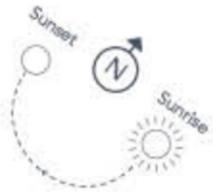
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FLATS 209, 217, 221, 225 & 233 2 BEDROOM

Living/Kitchen/Dining	6.50 x 3.70	21'3 x 12'1
Bedroom 1	4.00 x 3.75	13'1 x 12'3
Bedroom 2	3.65 x 3.35	11'9 x 10'9
Balcony	6.56 x 2.21	21'5 x 7'2

Gross Internal Area: 75.8m²



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

FIFTH FLOOR

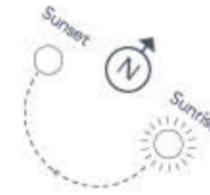
SEVENTH TO NINTH & ELEVENTH FLOOR
217, 221, 225, 233



FLATS 213 2 BEDROOM

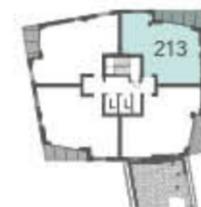
Living/Kitchen/Dining	6.50 x 3.70	21'3 x 12'1
Bedroom 1	4.00 x 3.75	13'1 x 12'3
Bedroom 2	3.65 x 3.35	11'9 x 10'9
Balcony	6.56 x 2.21	21'5 x 7'2

Gross Internal Area: 75.8m²



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

SIXTH FLOOR



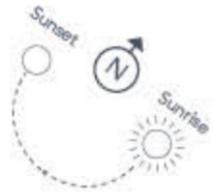
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FLAT 229 2 BEDROOM

Living/Kitchen/Dining	6.50 x 3.70	21'3 x 12'1
Bedroom 1	4.00 x 3.75	13'1 x 12'3
Bedroom 2	3.65 x 3.35	11'9 x 10'9
Balcony	6.56 x 2.21	21'5 x 7'2

Gross Internal Area: 75.8m²



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

TENTH FLOOR



FLAT 237 2 BEDROOM

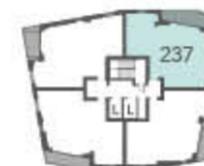
Living/Kitchen/Dining	6.50 x 3.70	21'3 x 12'1
Bedroom 1	4.00 x 3.75	13'1 x 12'3
Bedroom 2	3.65 x 3.35	11'9 x 10'9
Balcony	6.56 x 1.90	21'5 x 6'2

Gross Internal Area: 75.8m²



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

TWELFTH FLOOR



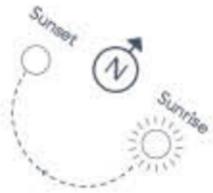
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FLAT 241 2 BEDROOM

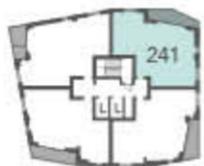
Gross Internal Area: 76.0m²

Living/Kitchen/Dining	6.50 x 3.75	21'3 x 12'3
Bedroom 1	3.95 x 3.75	12'9 x 12'3
Bedroom 2	3.65 x 3.35	11'9 x 10'9
Balcony	6.75 x 1.78	22'1 x 5'8



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

THIRTEENTH FLOOR



EAST FACING APARTMENTS

FLAT 250 2 BEDROOM

Gross Internal Area: 73.8m²

Living/Kitchen/Dining	5.65 x 4.40	18'5 x 14'4
Bedroom 1	3.85 x 3.30	12'6 x 10'8
Bedroom 2	3.65 x 3.35	11'9 x 10'9
Balcony	5.19 x 1.91	17' x 6'2



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

FIFTEENTH FLOOR



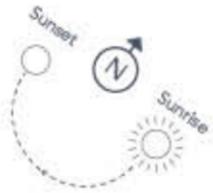
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**FLATS 210, 214, 218, 222,
226, 230, 234 & 238**
2 BEDROOM

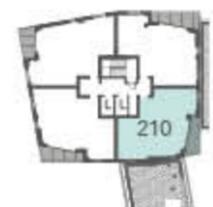
Gross Internal Area: 76.4m²

Living/Kitchen/Dining	5.65 x 4.65	18'5 x 15'2
Bedroom 1	4.00 x 3.75	13'1 x 12'3
Bedroom 2	3.65 x 3.35	11'9 x 10'9
Balcony	5.19 x 1.92	17' x 6'2



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

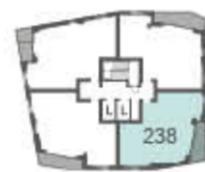
FIFTH FLOOR



SIXTH TO ELEVENTH FLOOR
214, 218, 222, 226, 230, 234



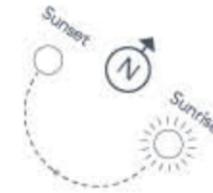
TWELFTH FLOOR



FLAT 246
2 BEDROOM

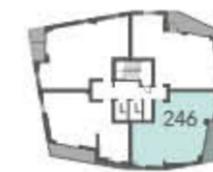
Gross Internal Area: 76.5m²

Living/Kitchen/Dining	5.65 x 4.40	18'5 x 14'4
Bedroom 1	4.20 x 4.00	13'7 x 13'1
Bedroom 2	3.65 x 3.35	11'9 x 10'9
Balcony	5.20 x 1.91	17' x 6'2



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

FOURTEENTH FLOOR



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FLAT 242 2 BEDROOM

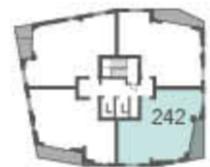
Living/Kitchen/Dining	5.65 x 5.40	18'5 x 14'4
Bedroom 1	4.20 x 4.00	13'7 x 13'1
Bedroom 2	3.65 x 3.35	11'9 x 10'9
Balcony	5.30m x 2.02m	17'3 x 6'6

Gross Internal Area: 76.6m²



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

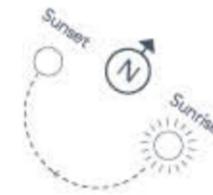
THIRTEENTH FLOOR



FLATS 193, 197, 201 & 205 3 BEDROOM

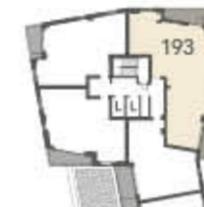
Living/Kitchen/Dining	8.55 x 5.65	28' x 18'5
Bedroom 1	5.50 x 4.15	18' x 13'6
Bedroom 2	4.70 x 3.00	15'4 x 9'8
Bedroom 3	3.45 x 3.15	11'3 x 10'3
Terrace/Balcony	6.46 x 2.25	21'1 x 7'3
Balcony	5.18 x 1.93	16'9 x 6'3

Gross Internal Area: 114.5m²

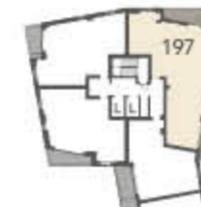


► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery ♿ Wheelchair adaptable

FIRST FLOOR



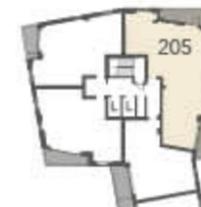
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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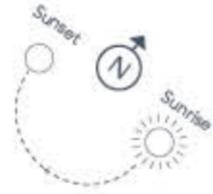
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SOUTH FACING APARTMENTS

FLAT 239 2 BEDROOM

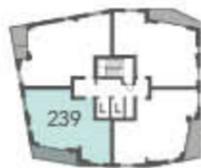
Gross Internal Area: 72.2m²

Living/Kitchen/Dining	6.20 x 4.30	20'3 x 14'1
Bedroom 1	3.75 x 3.75	12'3 x 12'3
Bedroom 2	3.70 x 3.25	12'1 x 10'6
Balcony	5.99 x 1.62	19'6 x 5'3



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

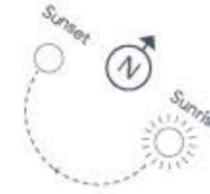
THIRTEENTH FLOOR



FLATS 191, 195, 199 & 203 2 BEDROOM

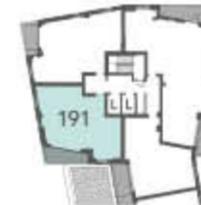
Gross Internal Area: 76.2m²

Living/Kitchen/Dining	6.20 x 4.70	20'3 x 15'4
Bedroom 1	3.75 x 3.65	12'3 x 11'9
Bedroom 2	3.80 x 3.35	12'4 x 10'9
Balcony	5.80 x 2.02	19' x 6'6

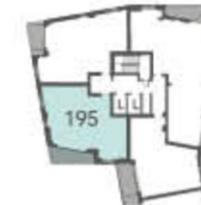


► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

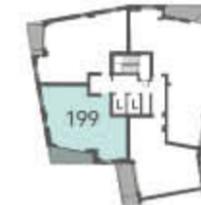
FIRST FLOOR



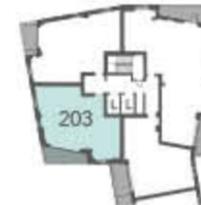
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



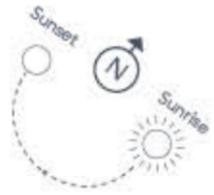
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FLAT 235
2 BEDROOM

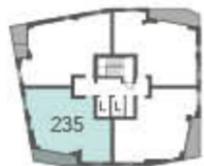
Living/Kitchen/Dining	6.20 x 4.70	20'3 x 15'4
Bedroom 1	3.75 x 3.75	12'3 x 12'3
Bedroom 2	3.80 x 3.35	12'4 x 10'9
Balcony	5.88 x 1.60	19'2 x 5'2

Gross Internal Area: 76.3m²



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

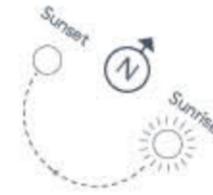
TWELFTH FLOOR



FLATS 207, 211, 215, 219 & 223
2 BEDROOM

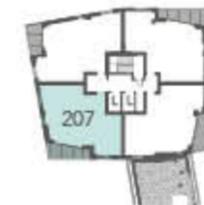
Living/Kitchen/Dining	6.20 x 4.70	20'3 x 15'4
Bedroom 1	3.75 x 3.60	12'3 x 11'8
Bedroom 2	3.80 x 3.35	12'4 x 10'9
Balcony	5.77 x 2.04	18'9 x 6'6

Gross Internal Area: 76.3m²

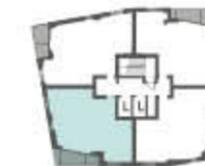


► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

FIFTH FLOOR



SIXTH TO NINTH FLOOR
211, 215, 219, 223



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FLAT 227 2 BEDROOM

Living/Kitchen/Dining	6.20 x 4.70	20'3 x 15'4
Bedroom 1	3.75 x 3.60	12'3 x 11'8
Bedroom 2	3.80 x 3.35	12'4 x 10'9
Balcony	5.77 x 2.04	18'9 x 6'6

Gross Internal Area: 76.3m²



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

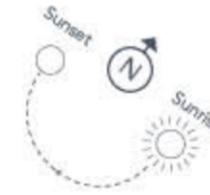
TENTH FLOOR



FLATS 231 2 BEDROOM

Living/Kitchen/Dining	6.20 x 4.70	20'3 x 15'4
Bedroom 1	3.75 x 3.60	12'3 x 11'8
Bedroom 2	3.80 x 3.35	12'4 x 10'9
Balcony	5.77 x 2.04	18'9 x 6'6

Gross Internal Area: 76.3m²



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

ELEVENTH FLOOR



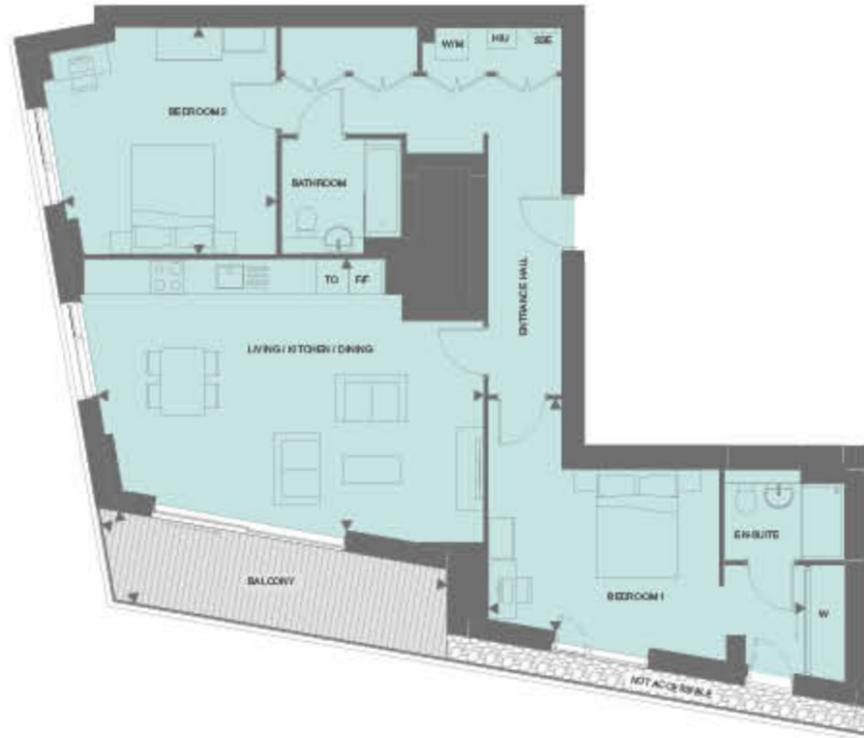
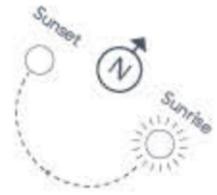
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FLAT 254 2 BEDROOM

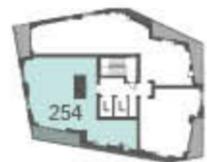
Gross Internal Area: 96.4m²

Living/Kitchen/Dining	7.05 x 4.95	23'1 x 16'2
Bedroom 1	5.80 x 4.20	19' x 13'7
Bedroom 2	4.10 x 3.90	13'4 x 12'7
Balcony	6.42 x 1.70	21' x 5'5



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

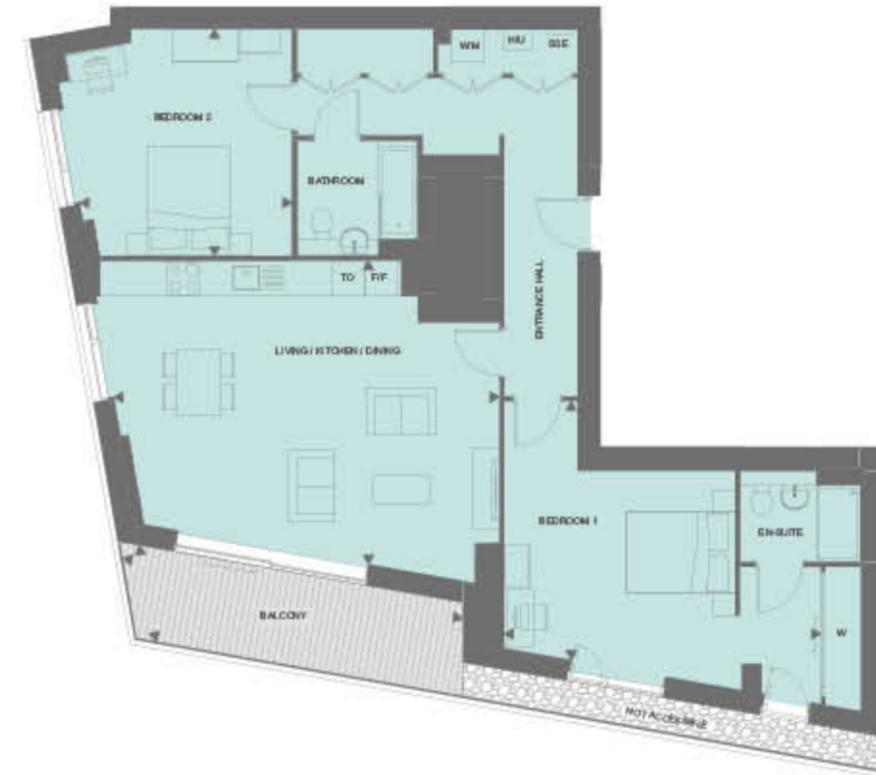
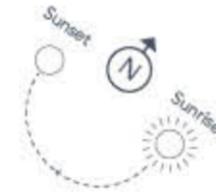
SEVENTEENTH FLOOR



FLAT 251 2 BEDROOM

Gross Internal Area: 103.5m²

Living/Kitchen/Dining	7.05 x 5.50	23'1 x 18'
Bedroom 1	5.80 x 4.70	19' x 15'4
Bedroom 2	4.10 x 3.90	13'4 x 12'7
Balcony	6.34 x 1.79	20'8 x 5'8



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
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SIXTEENTH FLOOR



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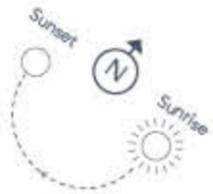
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WEST FACING APARTMENTS

FLATS 192, 196, 200, 204, 208, 212, 216, 220, 224, 228, 232, 236, 240, 244 & 248
2 BEDROOM

Gross Internal Area: 79.5m²

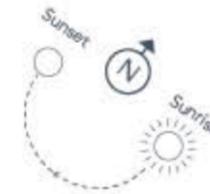
Living/Kitchen/Dining	6.15 x 5.05	20'1 x 18'0
Bedroom 1	3.60 x 3.40	11'8 x 11'1
Bedroom 2	4.25 x 3.35	13'9 x 10'9
Balcony	4.04 x 2.02	13'2 x 6'6



FLAT 255 2 BEDROOM

Gross Internal Area: 100.7m²

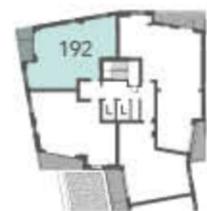
Living/Kitchen/Dining	9.25 x 5.05	30'3 x 16'5
Bedroom 1	4.20 x 3.30	13'7 x 10'8
Bedroom 2	4.25 x 3.30	13'9 x 10'8
Balcony 1	4.14 x 2.12	13'5 x 6'9
Balcony 2	5.07 x 2.00	16'6 x 6'5
Balcony 3	5.17 x 2.16	16'9 x 7'



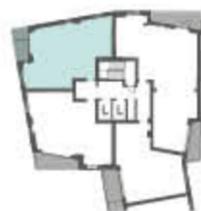
► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

FIRST FLOOR



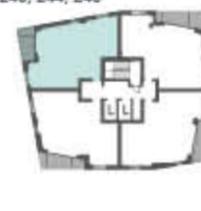
SECOND TO FOURTH FLOOR
196, 200, 204



FIFTH FLOOR



SIXTH TO FIFTEENTH FLOOR
212, 216, 220, 224, 228, 232, 236,
240, 244, 248



SEVENTEENTH FLOOR



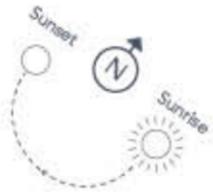
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FLAT 252
2 BEDROOM

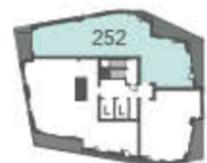
Living/Kitchen/Dining	9.25 x 5.05	30'3 x 16'5
Bedroom 1	4.20 x 3.85	13'7 x 12'6
Bedroom 2	4.60 x 4.30	15' x 14'1
Balcony	4.04 x 2.01	13'2 x 6'5
Balcony 2	4.90 x 2.24	16' x 7'3
Balcony 3	5.97 x 2.33	19'5 x 7'6

Gross Internal Area: 106.2m²



► Measuring points SSE - Electrical Meter Board HIU - Hydraulic Interface Units W/M - Washing Machine F/F - Fridge Freezer TO - Tall Oven
 W - Built In Wardrobe MVHR - Mechanical Ventilation With Heat Recovery

SIXTEENTH FLOOR



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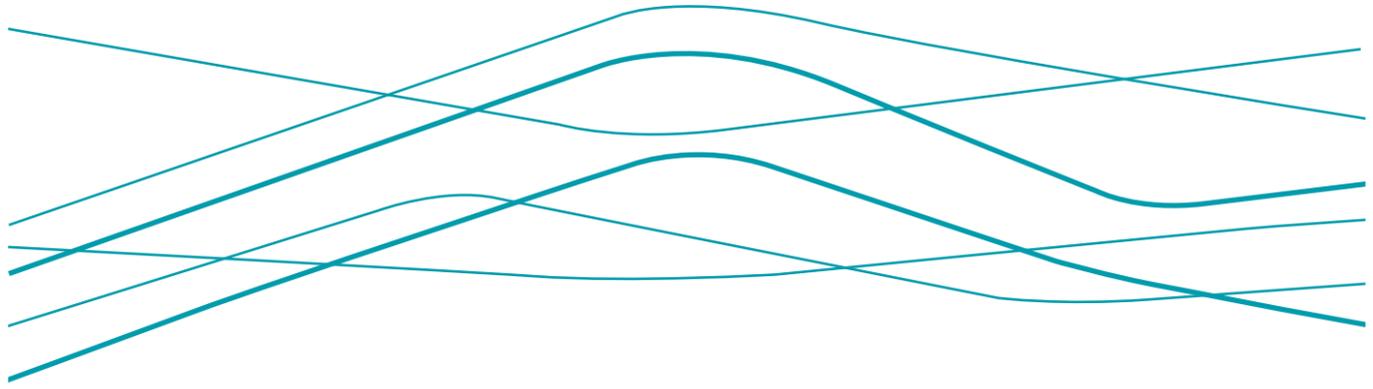
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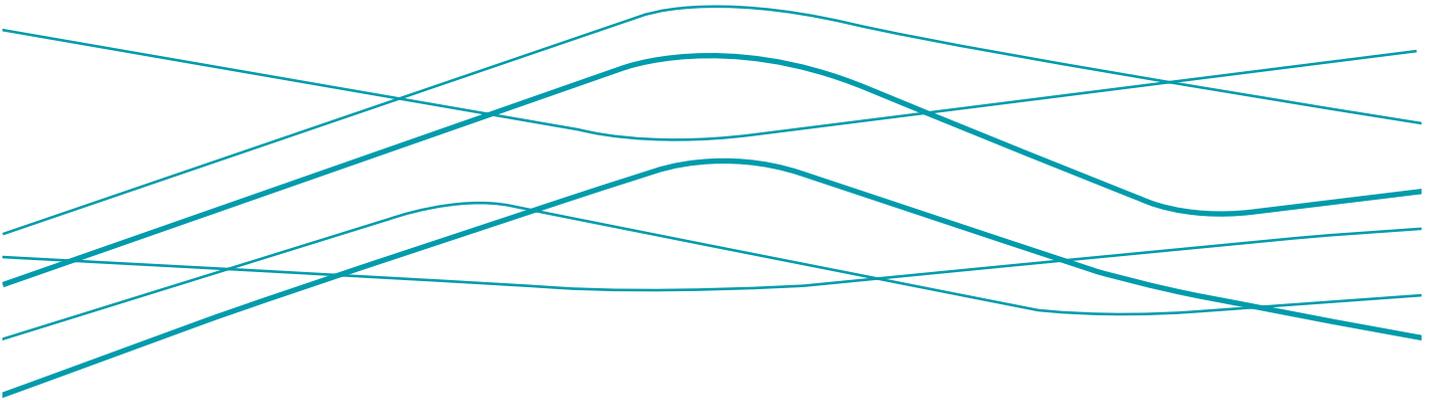
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