

PICTURE HOUSE

WOOD STREET

E17

WALTHAMSTOW

STUNNING APARTMENTS AND PENTHOUSES

BROADWEST APARTMENTS

1/2/3 BEDS

CUNARD APARTMENTS

1/2/3 BEDS



245 WOOD STREET, WALTHAMSTOW, LONDON E17 3NT

START YOUR ADVENTURE

**A COLLECTION OF 27 BEAUTIFUL
APARTMENTS AND 6 PENTHOUSES,
BUILT ON THE SITE OF WALTHAMSTOW'S
OLD FILM STUDIOS**

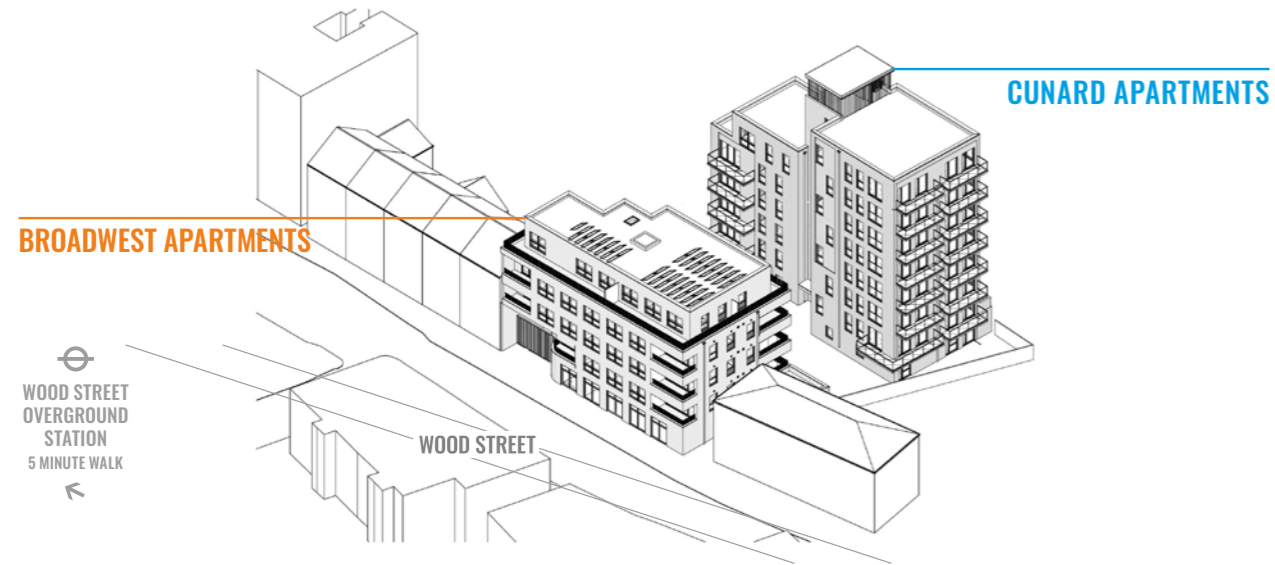
BROADWEST APARTMENTS
CUNARD APARTMENTS

**245 WOOD STREET, WALTHAMSTOW,
LONDON E17 3NT**



PUTTING YOU IN THE LIMELIGHT

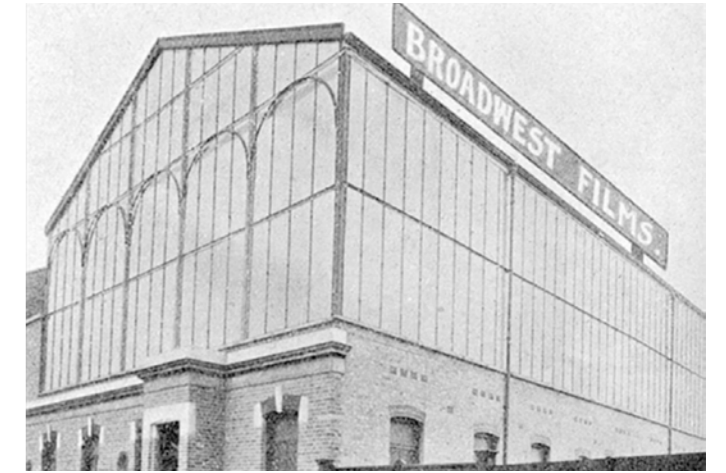
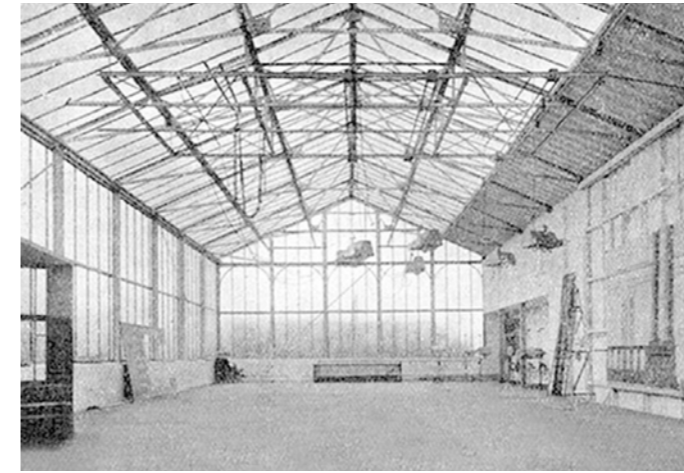
Built on the site of Cunard film studios, and later Broadwest film studios, 245 Wood Street has always been a space in which to create lasting memories.



Space to create your story

Following their legacy, we present two unique buildings to revisit the amazing landscapes and heritage of Walthamstow. Comprising 27 apartments and 6 penthouses, there is plenty of space for adventurers to find a place they can call home.

This brand new development comprises one bed, two bed, and three bed apartments, including duplexes and penthouses, and has been crafted to give you the comfort you deserve. A perfect contemporary collection of elements help to bring you into a world of your own.



THE STORY SO FAR



Designed with you in mind

Spreading across seven floors, these apartments give fantastic views across the surroundings of Walthamstow, with stunning features and finishes to match.

These apartments have been specifically designed with your care in mind, with beautiful décor, furnishing and appliances that will make living life a breeze.

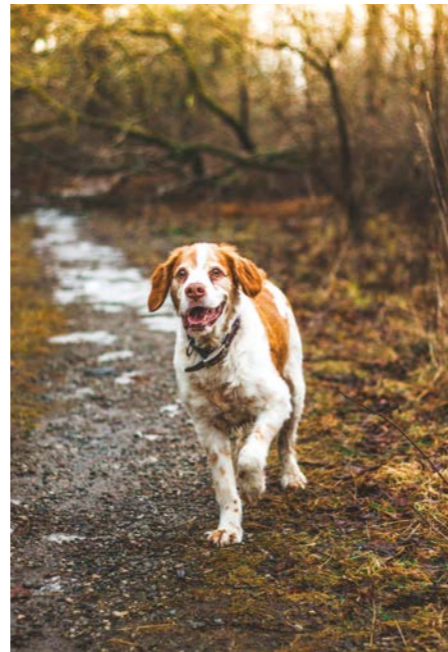
ON THE SCENE

Welcome to Walthamstow, the cultural hub of London, keeper of heritage and history, along with a splash of modern flair.

Hosting some of London's most historic buildings, like the William Morris Gallery which houses the art and crafts of the famed designer the building is named after. Newer locations such as God's Own Junkyard, containing a wide collection of neon signage from across the globe, and Wild Card Brewery, local brewery with tours of their facility, have brought in fresh minds to invigorate the well established history of Walthamstow

The world's longest street market runs straight through the town centre, paving way to even more local stores and eateries, with cinema, gym, library, and a central hub for transport, including the final northern stop on Victoria Line, allowing quick transport into central London within 25 mins.

Surrounding areas host plenty of places for activity, with Walthamstow marshes as you travel inwards towards Central London and Epping forest within close proximity to the east, and more as you travel north-east towards Chingford and Loughton.



CAFES + DELIS

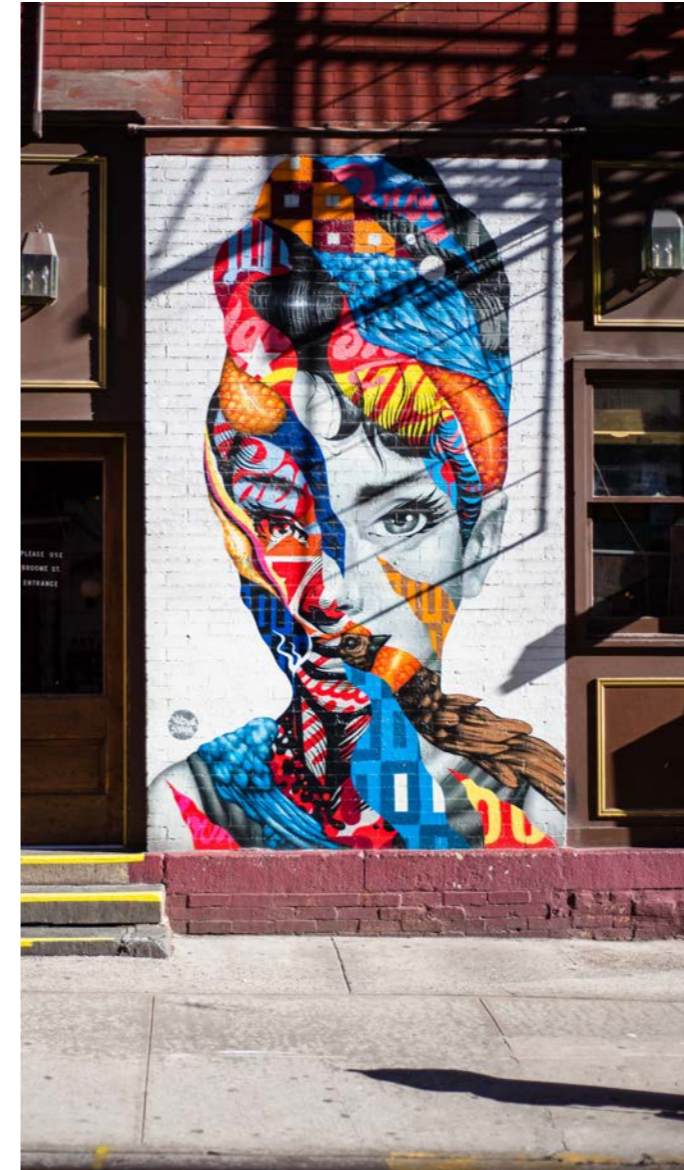
Wood Street Coffee
Eat17
The Village Kitchen
Froth and Rind
Yard Sale Pizza

PUBS + BARS

The Castle
The Real Al Tap Room
Mother's Ruin Gin Palace
Queen's Arms
Wild Card Brewery
Beavertown Brewery

SPACES + PLACES

Epping Forest
Walthamstow Village
Walthamstow Wetlands
Queen Elizabeth Olympic Park
Victoria Park
Woodford Gold Club



OUT + ABOUT

FOOT

Wood Street Station
4 mins
God's Own Junkyard
8 mins
Walthamstow Village
13 mins
Walthamstow Central
18 mins

BIKE

Epping Forest
4 mins
William Morris Gallery
6 mins
Stratford Westfield
14 mins
Hackney Wick
19 mins

BUS

Tesco Superstore
10 mins
Tottenham Hale
25 mins
Stratford Westfield
33 mins
Hackney Wick
43 mins

TUBE

Empire Cinema
9 mins
Highbury & Islington
23 mins
Liverpool Street
28 mins
Oxford Circus
30 mins



On your doorstep is everything from Walthamstow Wetlands, to eclectic boutiques, and artisan cafés



ABOUT THE TEAM

IPE

Developer

IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 150 apartments per year.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in-depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first-time buyers and buy-to-let investors from the UK and overseas. IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on IPE Developments, please visit ipe-developments.com

STIRLING ACKROYD INCORPORATING BRIDGE

Agent

40 Great Eastern Street
Shoreditch
London EC2A 3EP

020 8016 8609
newhomes@stirlingackroyd.com
stirlingackroyd.com

Stirling Ackroyd New Homes has incorporated Bridge Estate to continue increasing our market share within Shoreditch and surrounding East London. We have been serving our communities for over three decades and have been an integral part of London's property evolution.

The newly combined approach of Stirling Ackroyd Incorporating Bridge only enhances our service proposition, providing buyers with access to additional knowledge and expertise in new homes sales and purchases and developers with access to impressive resources, strategy and management.

PRODUCTION DETAILS

KITCHENS

Matt grey kitchen units with quartz worktop

Bosch appliances

White hexagon tiled splash back

Brushed nickel mixer tap

Stainless steel basin

Freestanding washer/dryer - Blocks A and B

BATHROOMS

Matt black taps and mixers

Wall hung WC pan with soft close seat

Dark grey floor and wall tiles

Grey hexagon feature wall tile

Mirrored cabinet fitted above sink

Bath with glazed screen and thermostatic mixer shower

Matt black heated towel rail

Shaver socket inside the mirror cabinets

EN SUITES

Matt black taps and mixers

Wall hung WC pan with soft close seat

Light grey floor and wall tiles

Flush mirror fitted above sink

Shower enclosure and thermostatic mixer shower

Matt black heated towel rail

Shaver socket

FLOOR FINISHES

Engineered oak wood flooring in the kitchen, hallway, living room and bedrooms

Bathrooms and ensembles fitted with ceramic tiles

PAINT FINISHES

Walls and ceilings in white dulux matt paint

Skirting and architraves in white

INTERNAL DOORS

White Tudor doors

Matt black ironmongery

Secure by design doors

GENERAL

Black matt sockets and switches

White radiators

Black iron LED spotlights in living and kitchen area

LED spotlighting in bedrooms, bathrooms and hallways

Pendant light outlet in master bedroom

Individual boilers for each unit

Connection points ready for Sky Q/satellite/BT/Terrestrial TV and radio in living rooms and master bedroom

APARTMENTS EXTERNAL

All balconies fitted with composite decking

Wall lights on balconies

SECURITY

Video door entry system

Fire doors

BUILDING STANDARDS AND WARRANTY

ICW 10 years home warranty

MAIN ENTRANCE AND COMMON AREAS

Communal lighting with movement sensors

Durable grey tiles in ground floor entrance

Grey carpet to communal areas

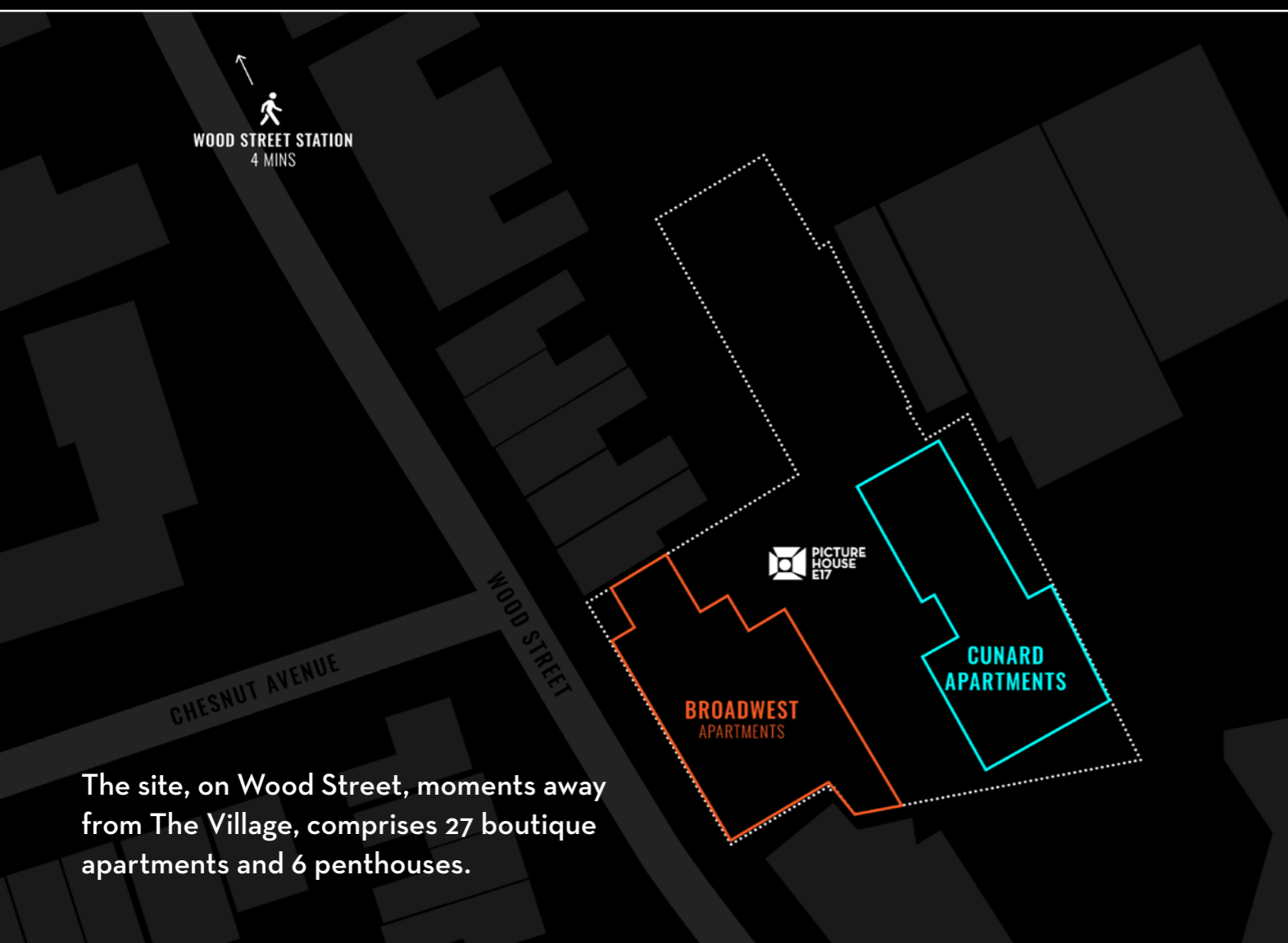
Flat entrance doors in an oak finish with matt black ironmongery

Secure cycle storage

Bin storage on ground floor

FLOORPLANS AND SITE MAP

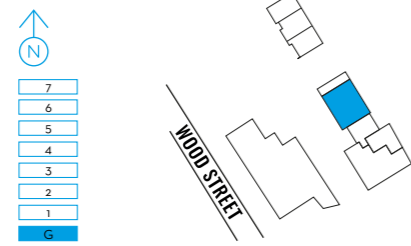
CUNARD APARTMENTS



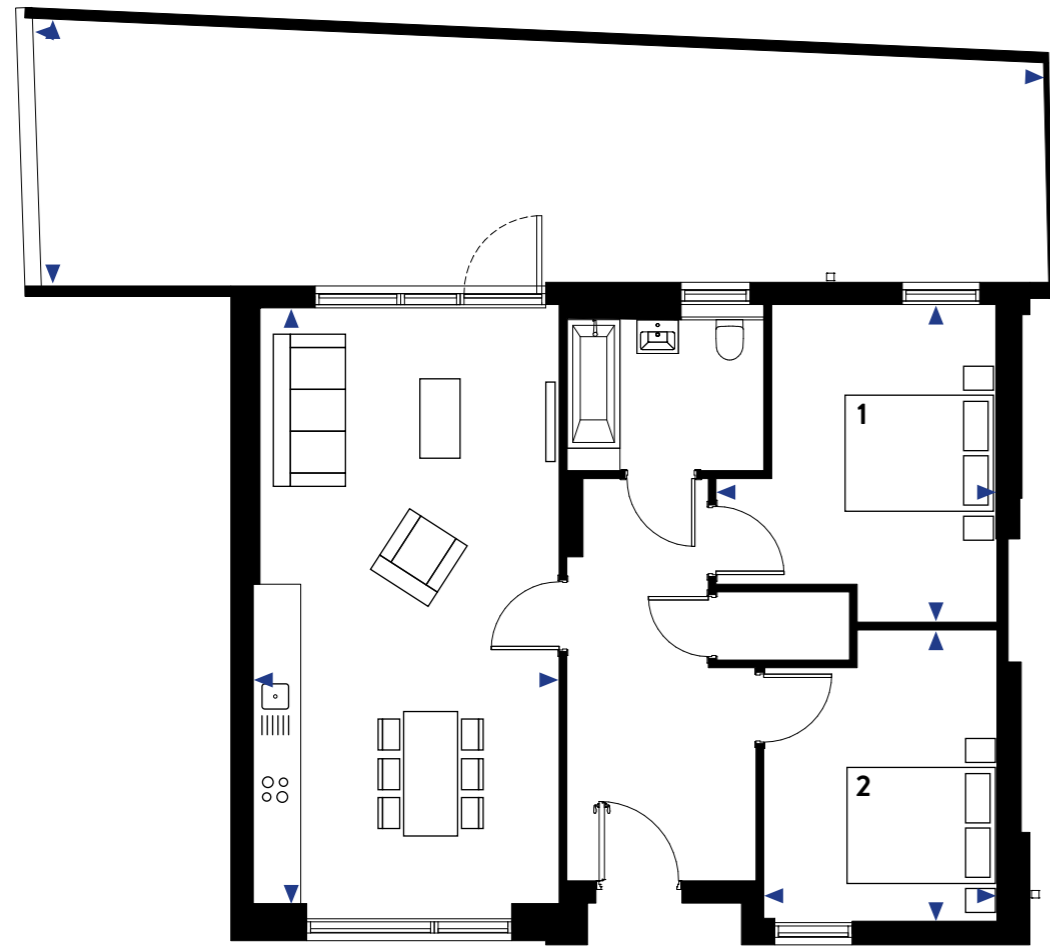
The site, on Wood Street, moments away from The Village, comprises 27 boutique apartments and 6 penthouses.

APARTMENT 1
CUNARD APARTMENTS
GROUND FLOOR
 80.0 SQM / 861 SQFT
 2 BEDROOMS
 1 BATHROOM
 GARDEN

Siteplan

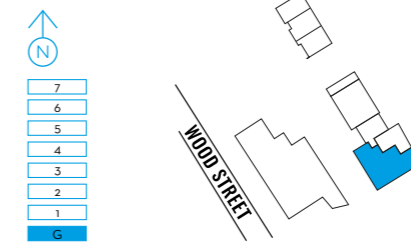


Living/Kitchen	8.0 x 4.0 m
Master bedroom	4.2 x 3.7 m
Bedroom 2	3.8 x 3.1 m
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Total	80.0 sqm
	861 sqft
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Outside space	17.2 x 3.0 m



APARTMENT 2
CUNARD APARTMENTS
GROUND FLOOR
 110.0 SQM / 1,184 SQFT
 2 BEDROOMS
 3 BATHROOMS
 GARDEN

Siteplan



Living/Kitchen	6.8 x 4.5 m
Master bedroom	4.3 x 3.9 m
Bedroom 2	5.8 x 3.0 m
Study/Bedroom 3	4.5 x 2.8 m
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Total	110.0 sqm
	1,184 sqft
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Outside space	5.7 x 13.3 m



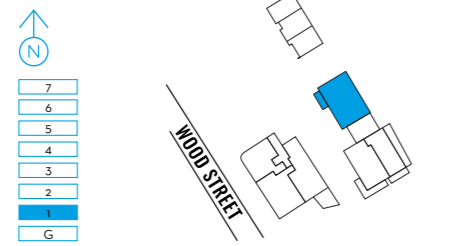
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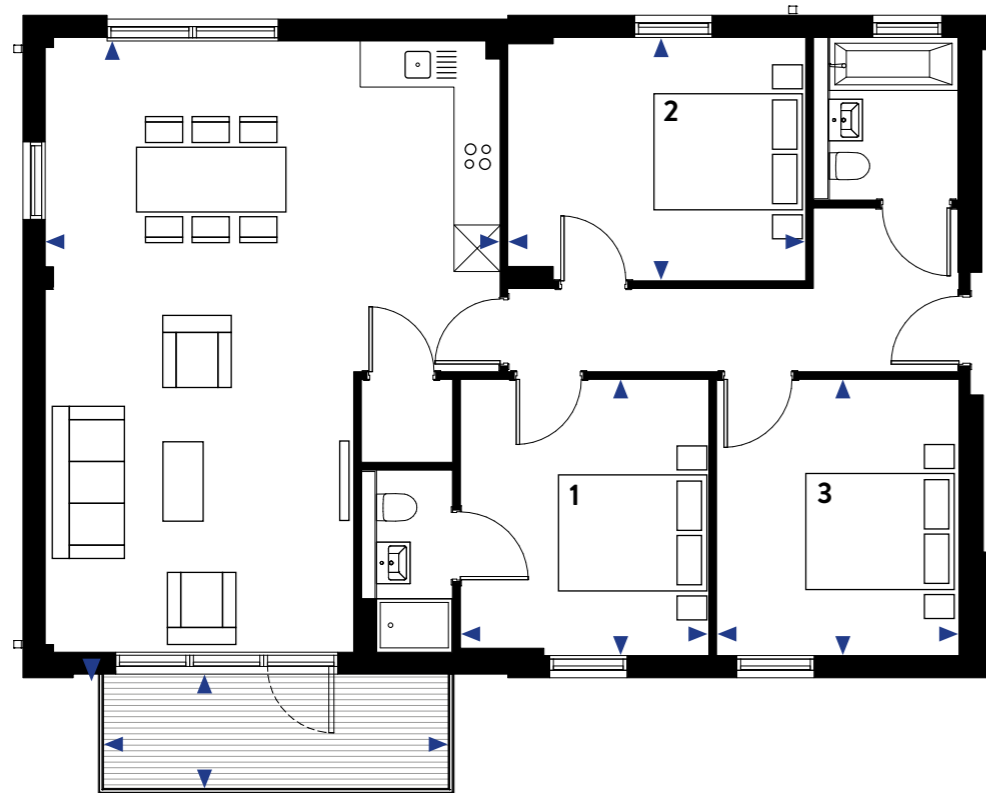
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**APARTMENT 3
CUNARD APARTMENTS
FIRST FLOOR**
99.0 SQM / 1,066 SQFT
3 BEDROOMS
2 BATHROOMS
TERRACE

Siteplan

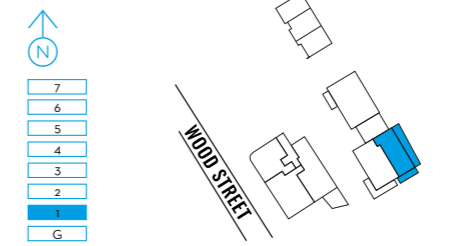


Living/Kitchen	8.1 x 4.6 m
Master bedroom	3.6 x 3.3 m
Bedroom 2	3.9 x 3.2 m
Bedroom 3	3.6 x 3.2 m
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Total	99.0 sqm
	1,066 sqft
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Outside space	4.6 x 1.6 m

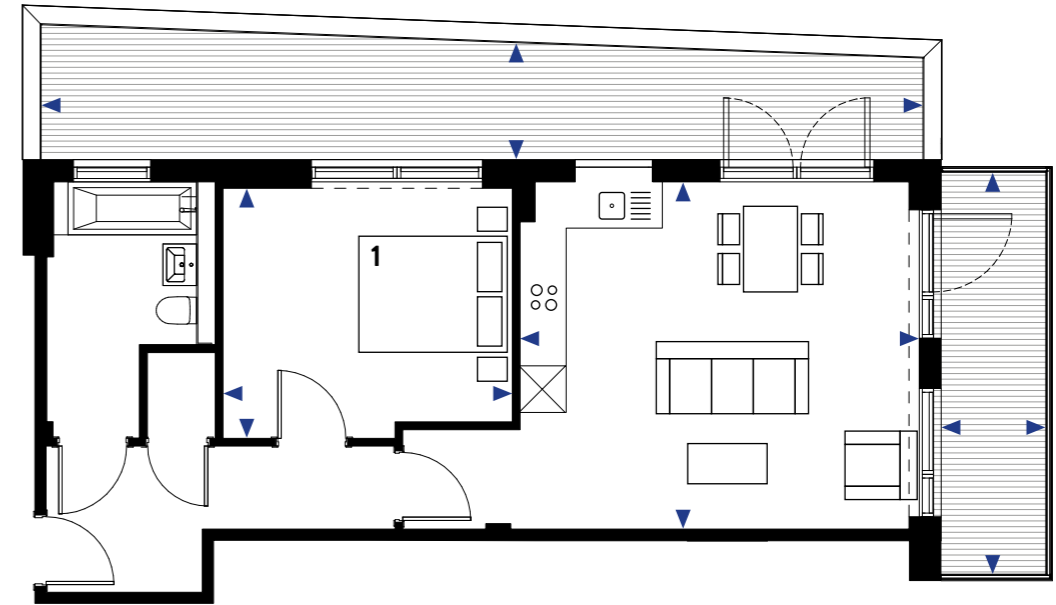


**APARTMENT 4
CUNARD APARTMENTS
FIRST FLOOR**
55.0 SQM / 592 SQFT
1 BEDROOM
1 BATHROOM
TERRACE

Siteplan



Living/Kitchen	5.3 x 4.6 m
Bedroom	3.8 x 3.3 m
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Total	55.0 sqm
	592 sqft
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Outside space	16.9 x 2.9 m

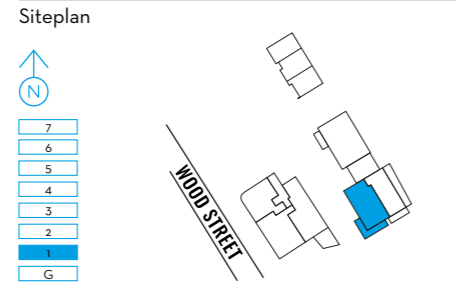


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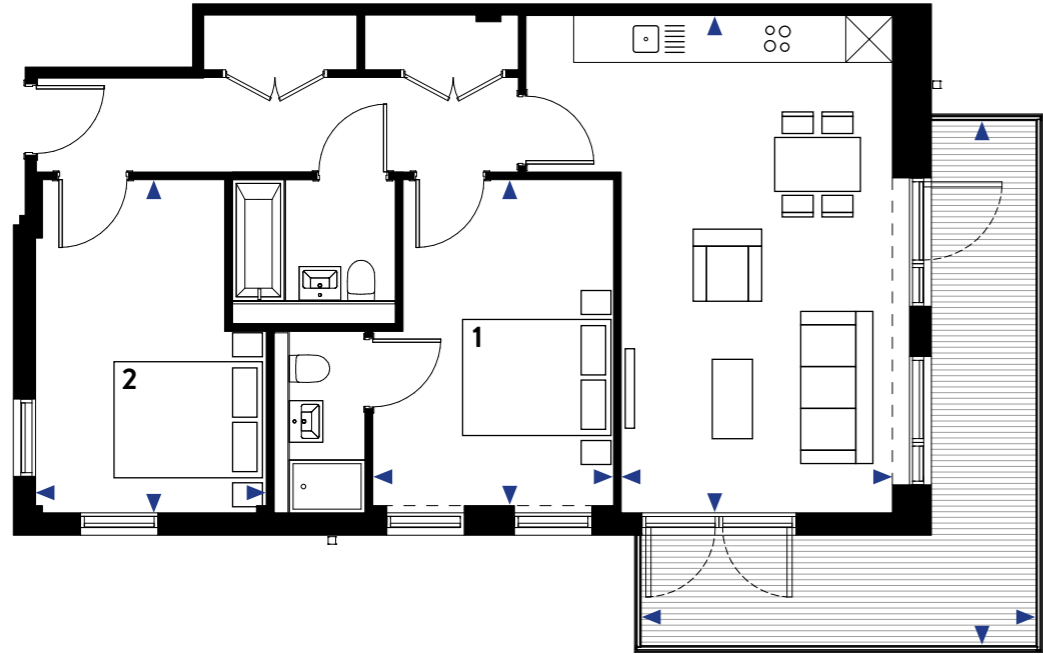


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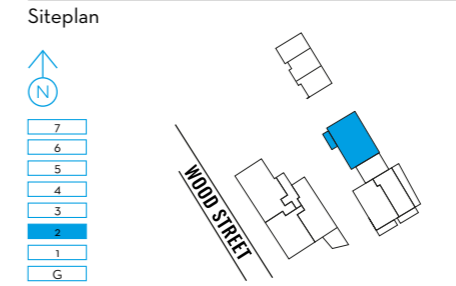
APARTMENT 5
CUNARD APARTMENTS
FIRST FLOOR
74.0 sqm / 797 sqft
2 BEDROOMS
2 BATHROOMS
TERRACE



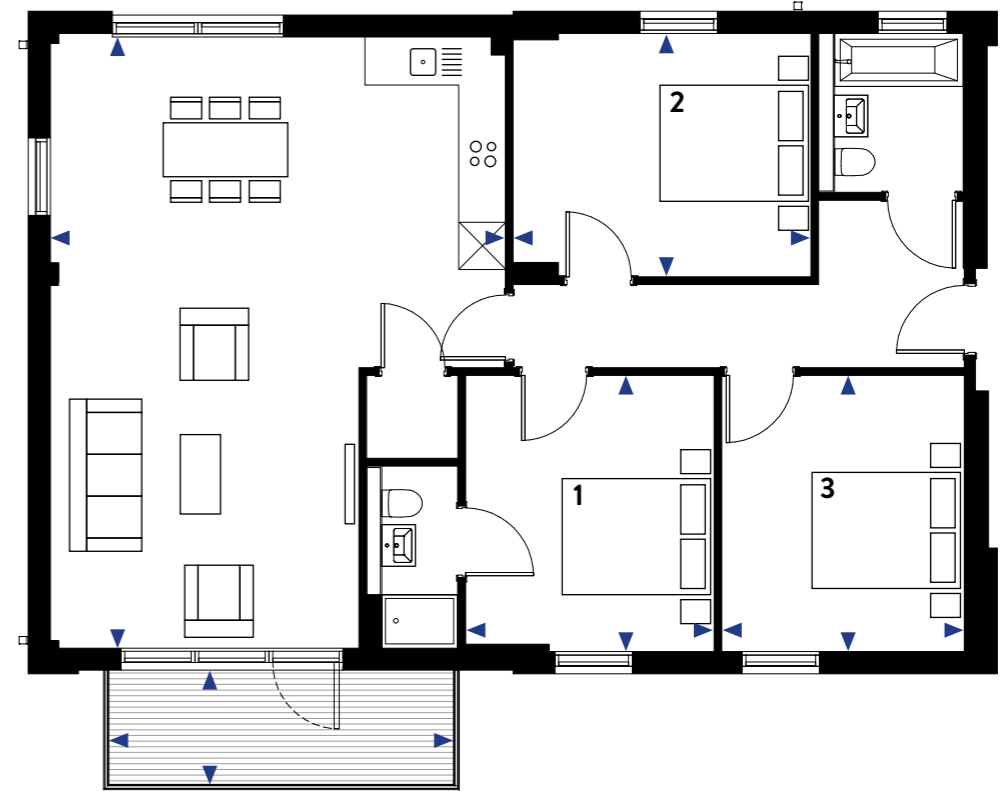
Living/Kitchen	6.6 x 3.6 m
Master bedroom	4.3 x 3.2 m
Bedroom 2	4.4 x 3.0 m
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Total	74.0 sqm
	797 sqft
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Outside space	6.9 x 5.2 m



APARTMENT 6
CUNARD APARTMENTS
SECOND FLOOR
99.0 sqm / 1,066 sqft
3 BEDROOMS
2 BATHROOMS
TERRACE



Living/Kitchen	8.1 x 4.6 m
Master bedroom	3.6 x 3.3 m
Bedroom 2	3.9 x 3.2 m
Bedroom 3	3.6 x 3.2 m
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Total	99.0 sqm
	1,066 sqft
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Outside space	4.6 x 1.6 m



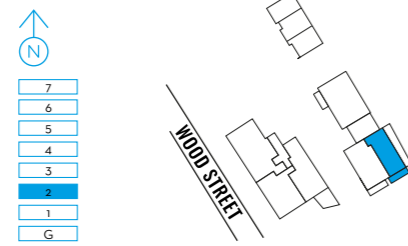
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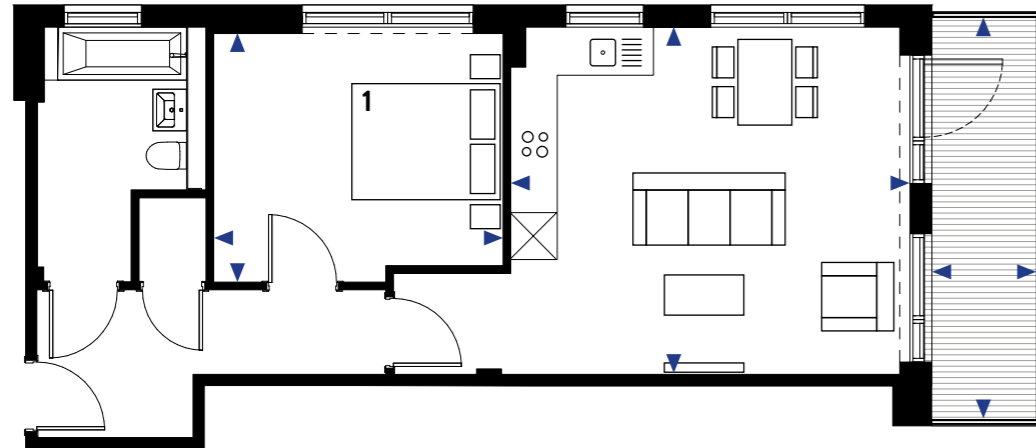
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APARTMENT 7
CUNARD APARTMENTS
SECOND FLOOR
55.0 SQM / 592 SQFT
1 BEDROOM
1 BATHROOM
TERRACE

Siteplan

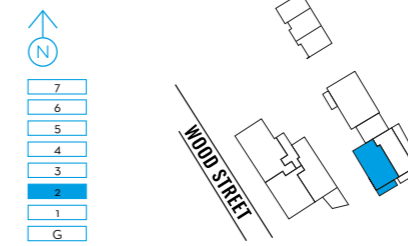


Living/Kitchen	5.3 x 4.6 m
Bedroom	3.8 x 3.3 m
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Total	55.0 sqm
	592 sqft
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Outside space	5.3 x 1.4 m

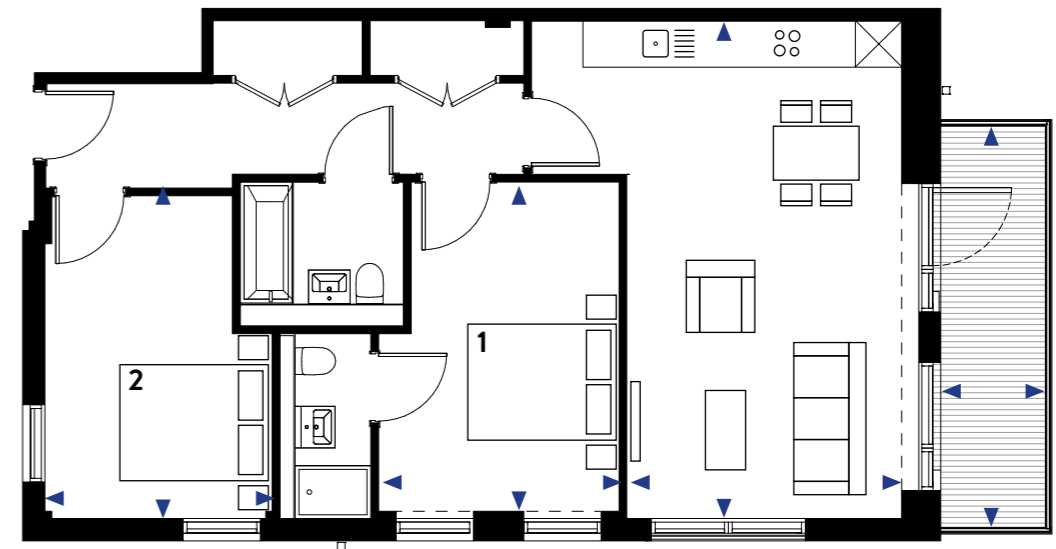


APARTMENT 8
CUNARD APARTMENTS
SECOND FLOOR
74.0 SQM / 797 SQFT
2 BEDROOMS
2 BATHROOMS
TERRACE

Siteplan



Living/Kitchen	6.6 x 3.6 m
Master bedroom	4.3 x 3.2 m
Bedroom 2	4.4 x 3.0 m
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Total	74.0 sqm
	797 sqft
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Outside space	5.3 x 1.4 m



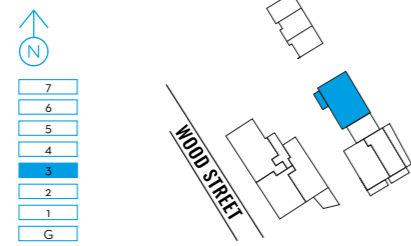
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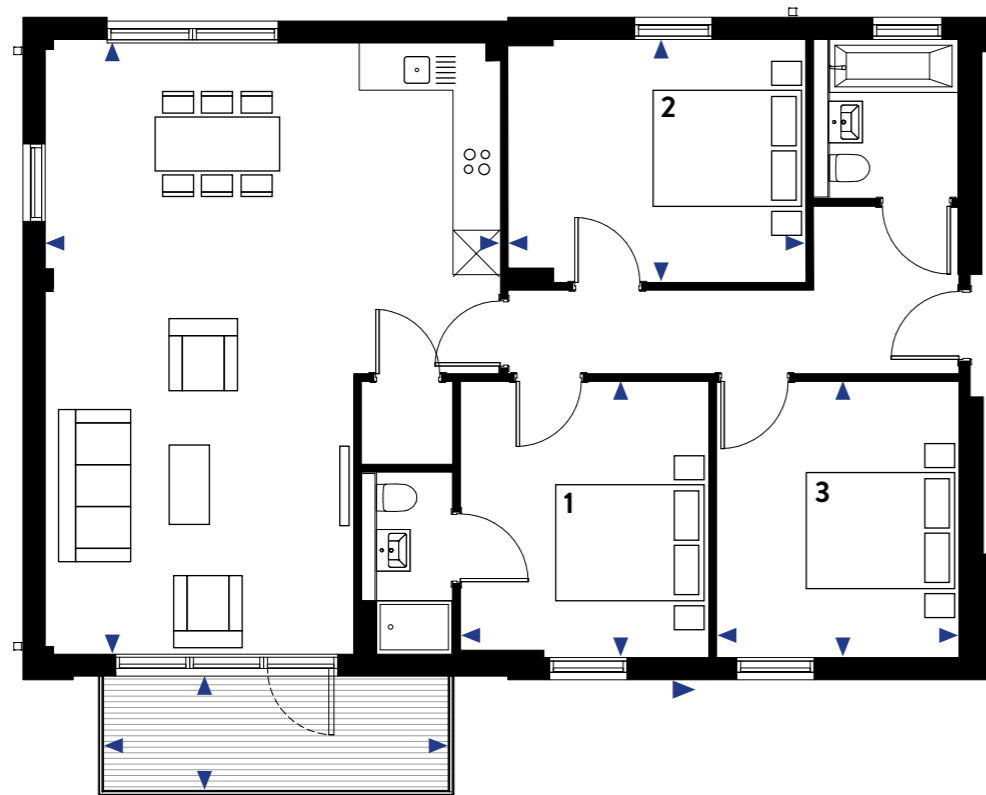
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APARTMENT 9
CUNARD APARTMENTS
THIRD FLOOR
99.0 SQM / 1,066 SQFT
3 BEDROOMS
2 BATHROOMS
TERRACE

Siteplan

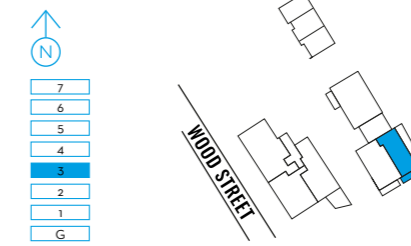


Living/Kitchen	8.1 x 4.6 m
Master bedroom	3.6 x 3.3 m
Bedroom 2	3.9 x 3.2 m
Bedroom 3	3.6 x 3.2 m
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Total	99.0 sqm
	1,066 sqft
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Outside space	4.6 x 1.6 m

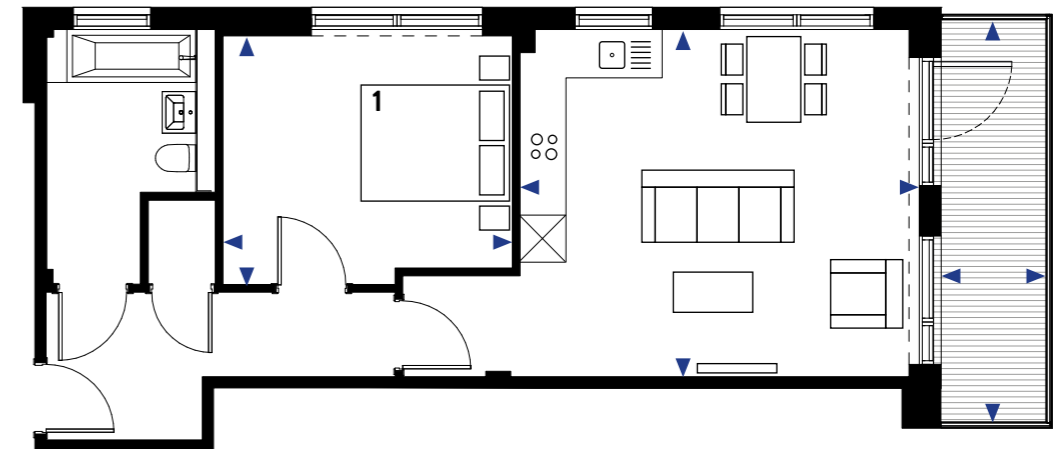


APARTMENT 10
CUNARD APARTMENTS
THIRD FLOOR
55.0 SQM / 592 SQFT
1 BEDROOM
1 BATHROOM
TERRACE

Siteplan



Living/Kitchen	5.3 x 4.6 m
Bedroom	3.8 x 3.3 m
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Total	55.0 sqm
	592 sqft
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Outside space	5.3 x 1.4 m



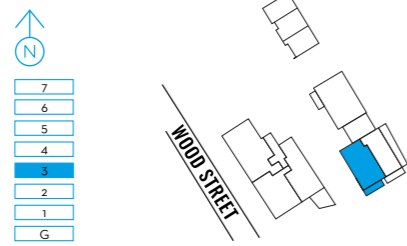
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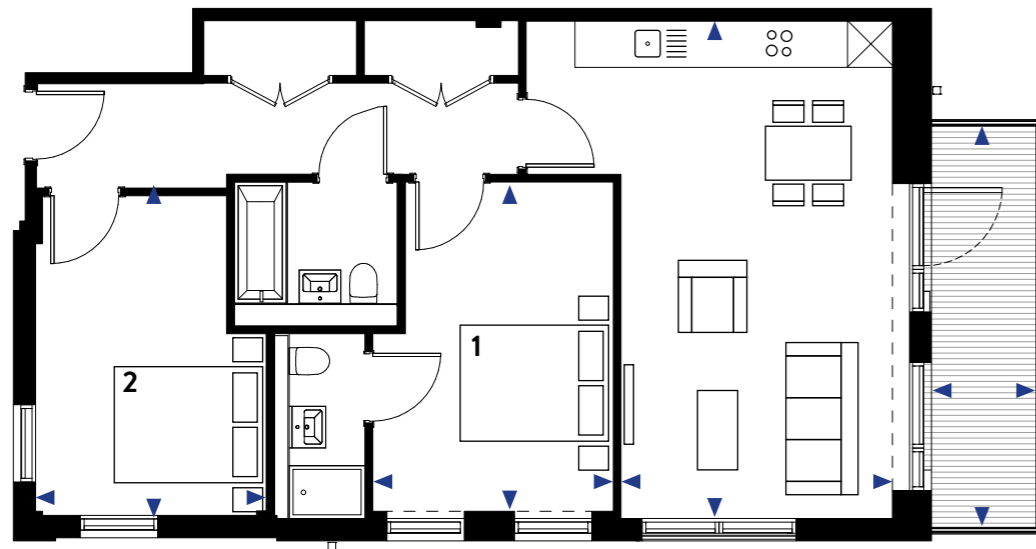
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APARTMENT 11
CUNARD APARTMENTS
THIRD FLOOR
74.0 SQM / 797 SQFT
2 BEDROOMS
2 BATHROOMS
TERRACE

Siteplan

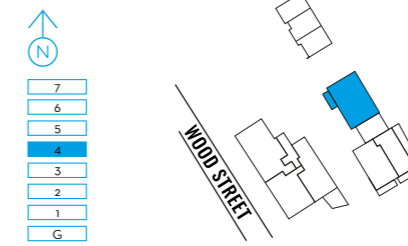


Living/Kitchen	6.6 x 3.6 m
Master bedroom	4.3 x 3.2 m
Bedroom 2	4.4 x 3.0 m
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Total	74.0 sqm
	797 sqft
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Outside space	5.3 x 1.4 m

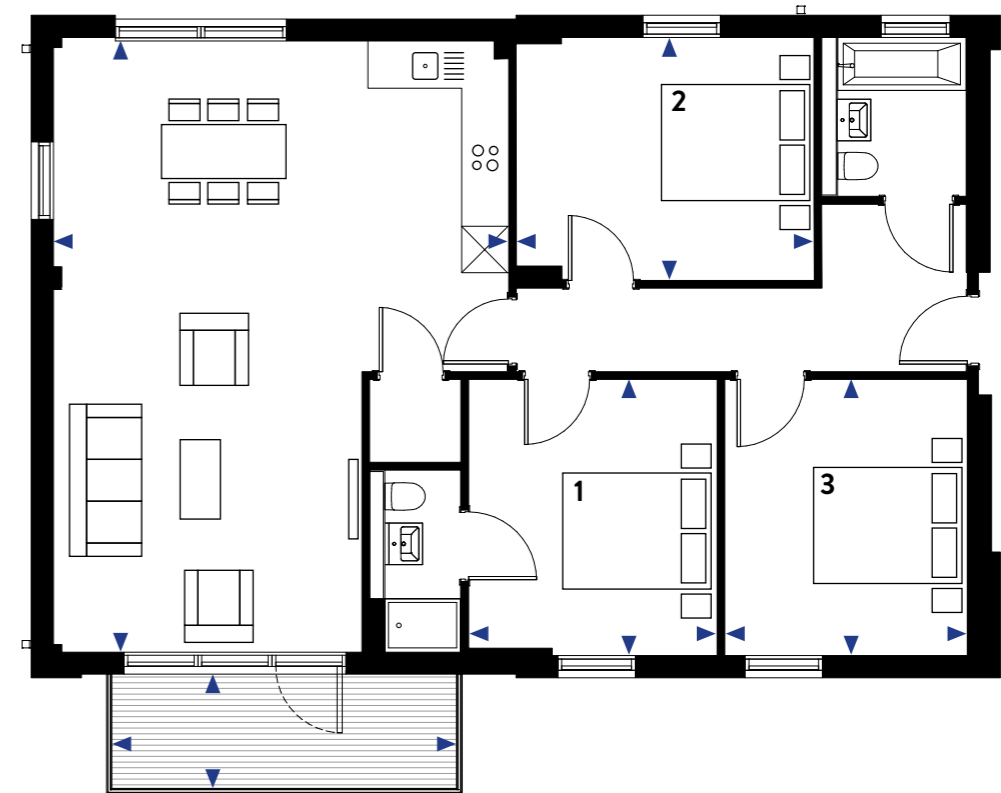


APARTMENT 12
CUNARD APARTMENTS
FOURTH FLOOR
99.0 SQM / 1,066 SQFT
3 BEDROOMS
2 BATHROOMS
TERRACE

Siteplan



Living/Kitchen	8.1 x 4.6 m
Master bedroom	3.6 x 3.3 m
Bedroom 2	3.9 x 3.2 m
Bedroom 3	3.6 x 3.2 m
<hr/>	
Total	99.0 sqm
	1,066 sqft
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Outside space	4.6 x 1.6 m



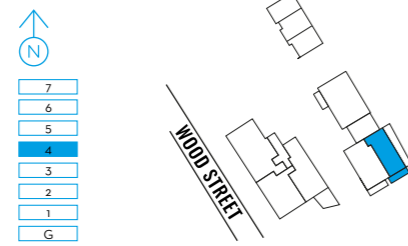
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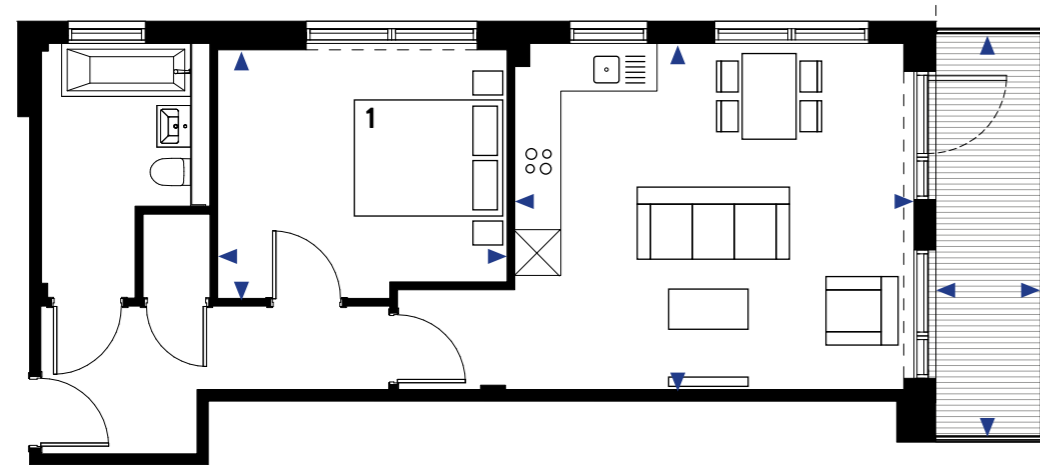
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APARTMENT 13
CUNARD APARTMENTS
FOURTH FLOOR
55.0 SQM / 592 SQFT
1 BEDROOM
1 BATHROOM
TERRACE

Siteplan

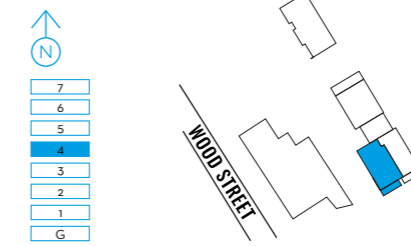


Living/Kitchen	5.3 x 4.6 m
Bedroom	3.8 x 3.3 m
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Total	55.0 sqm
	592 sqft
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Outside space	5.3 x 1.4 m

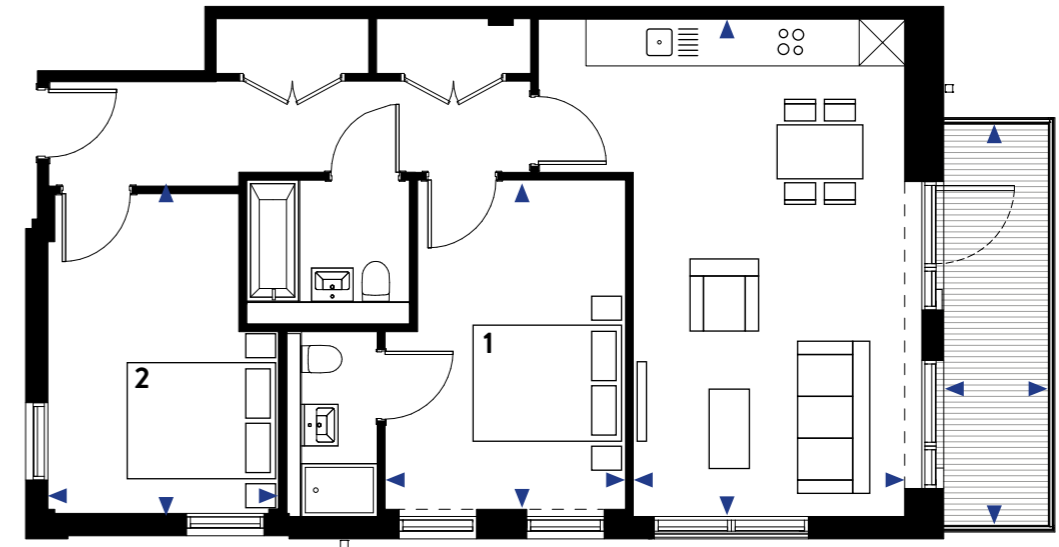


APARTMENT 14
CUNARD APARTMENTS
FOURTH FLOOR
74.0 SQM / 797 SQFT
2 BEDROOMS
2 BATHROOMS
TERRACE

Siteplan



Living/Kitchen	6.6 x 3.6 m
Master bedroom	4.3 x 3.2 m
Bedroom 2	4.4 x 3.0 m
<hr/>	
Total	74.0 sqm
	797 sqft
<hr/>	
Outside space	5.3 x 1.4 m



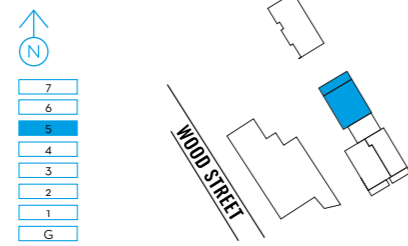
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PENTHOUSE 15
CUNARD APARTMENTS
FIFTH FLOOR
74.0 SQM / 797 SQFT
2 BEDROOMS
2 BATHROOMS
TERRACE

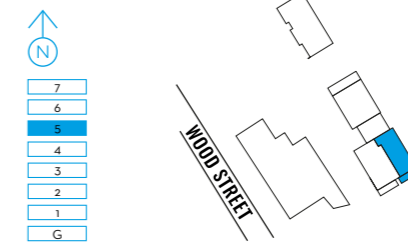
Siteplan



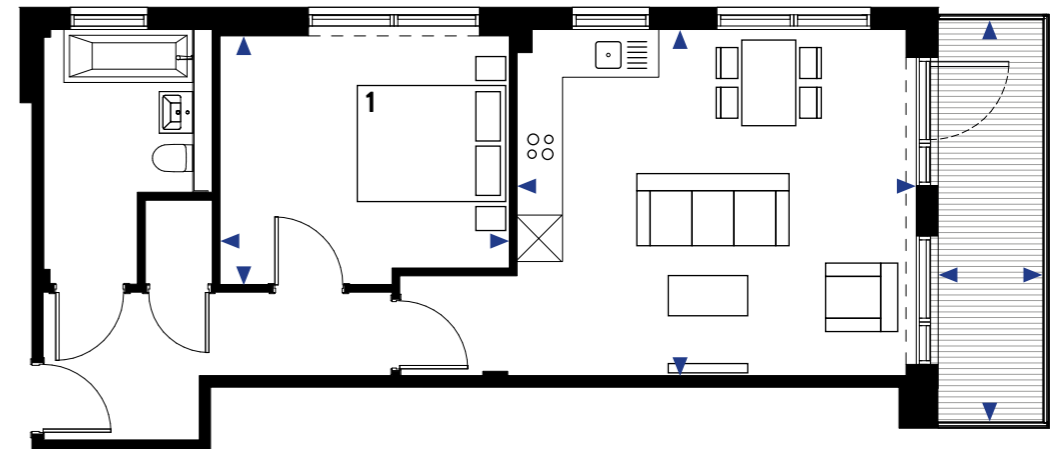
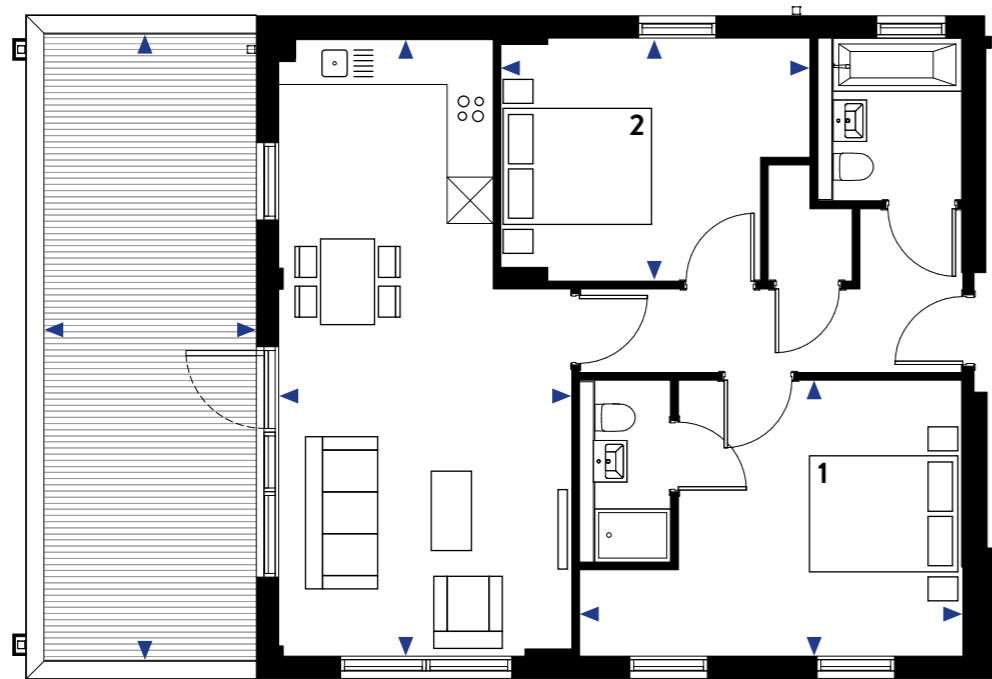
Living/Kitchen	8.2 x 3.9 m
Master bedroom	5.1 x 3.6 m
Bedroom 2	4.1 x 3.2 m
<hr/>	
Total	74.0 sqm
	797 sqft
<hr/>	
Outside space	8.2 x 2.8 m

APARTMENT 16
CUNARD APARTMENTS
FIFTH FLOOR
55.0 SQM / 592 SQFT
1 BEDROOM
1 BATHROOM
TERRACE

Siteplan



Living/Kitchen	5.3 x 4.6 m
Bedroom	3.8 x 3.3 m
<hr/>	
Total	55.0 sqm
	592 sqft
<hr/>	
Outside space	5.3 x 1.4 m

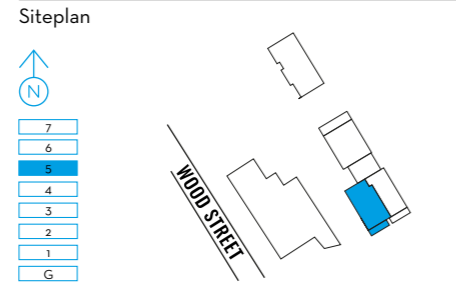


All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

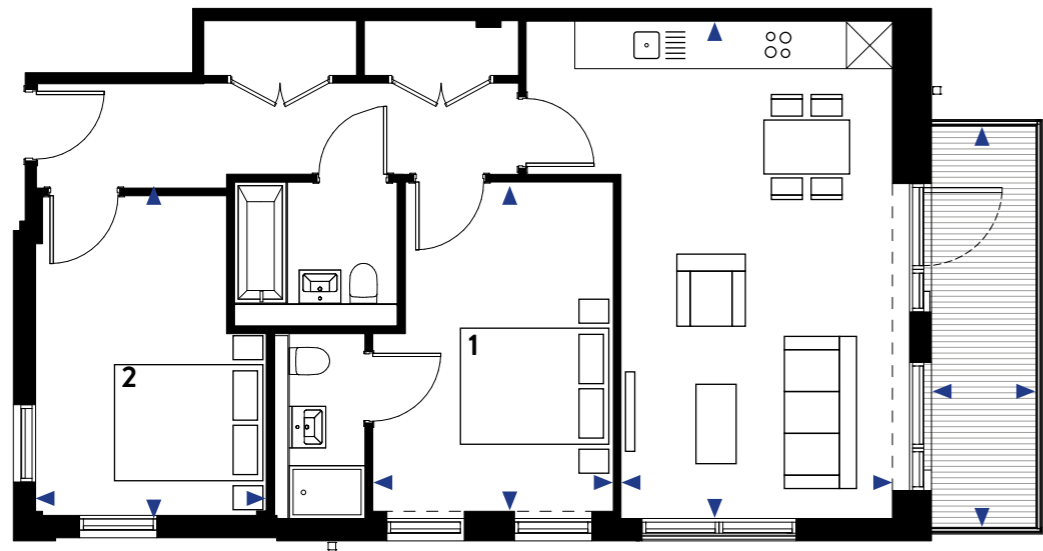


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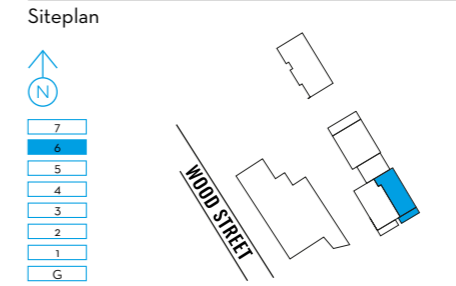
APARTMENT 17
CUNARD APARTMENTS
FIFTH FLOOR
74.0 SQM / 797 SQFT
2 BEDROOMS
2 BATHROOMS
TERRACE



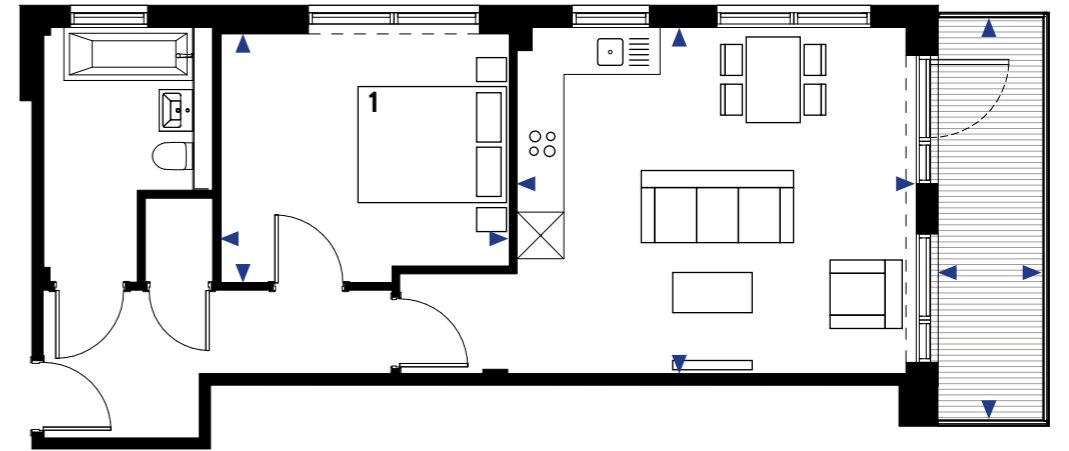
Living/Kitchen	6.6 x 3.6 m
Master bedroom	4.3 x 3.2 m
Bedroom 2	4.4 x 3.0 m
<hr/>	
Total	74.0 sqm
	797 sqft
<hr/>	
Outside space	5.3 x 1.4 m



APARTMENT 18
CUNARD APARTMENTS
SIXTH FLOOR
55.0 SQM / 592 SQFT
1 BEDROOM
1 BATHROOM
TERRACE



Living/Kitchen	5.3 x 4.6 m
Bedroom	3.8 x 3.3 m
<hr/>	
Total	55.0 sqm
	592 sqft
<hr/>	
Outside space	5.3 x 1.4 m

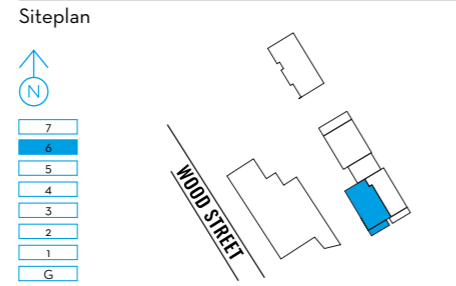


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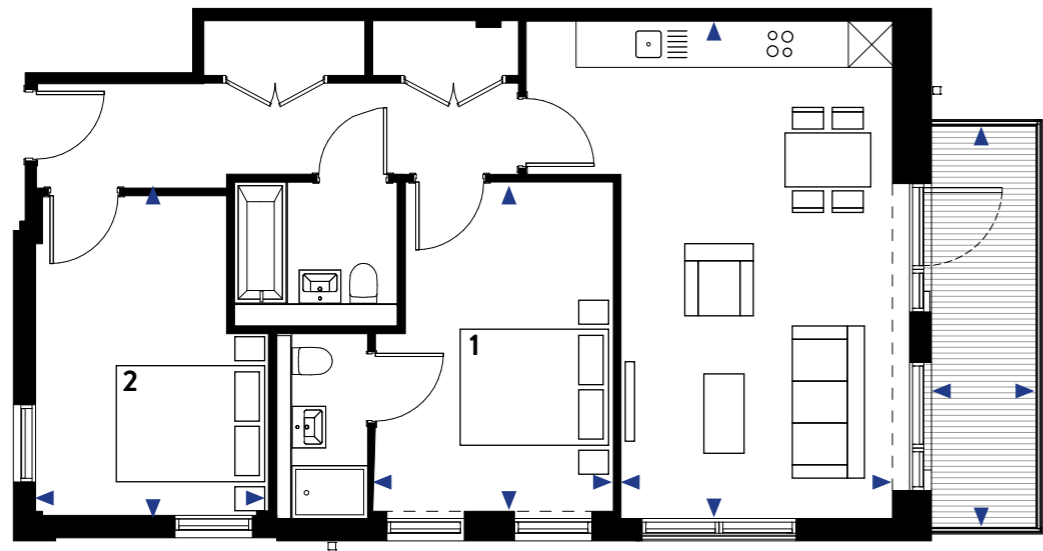


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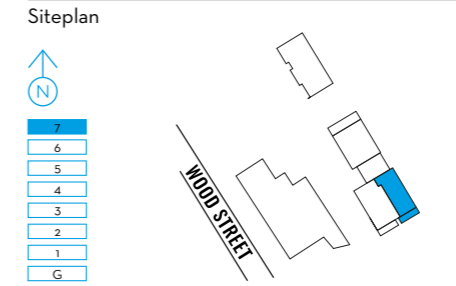
APARTMENT 19
CUNARD APARTMENTS
SIXTH FLOOR
74.0 SQM / 797 SQFT
2 BEDROOMS
2 BATHROOMS
TERRACE



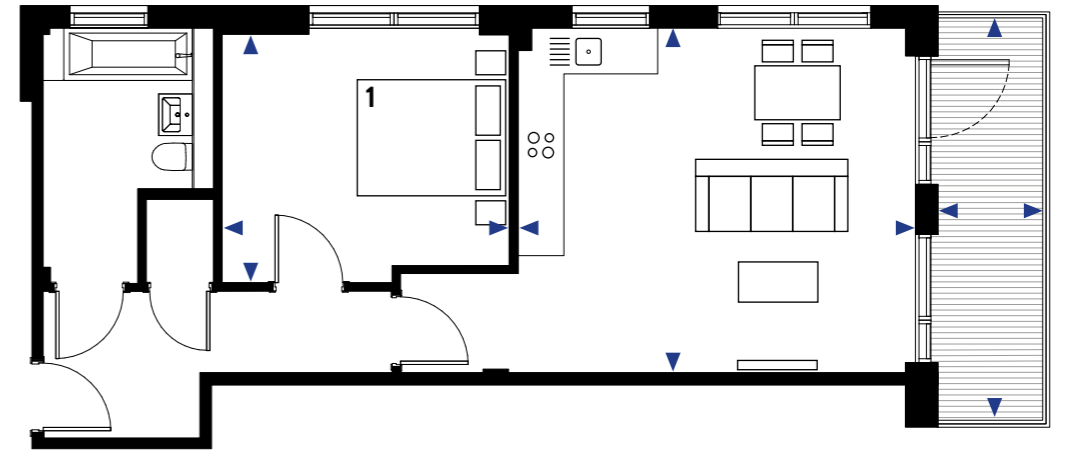
Living/Kitchen	6.6 x 3.6 m
Master bedroom	4.3 x 3.2 m
Bedroom 2	4.4 x 3.0 m
<hr/>	
Total	74.0 sqm
	797 sqft
<hr/>	
Outside space	5.3 x 1.4 m



PENTHOUSE 20
CUNARD APARTMENTS
SEVENTH FLOOR
55.0 SQM / 592 SQFT
1 BEDROOM
1 BATHROOM
TERRACE



Living/Kitchen	5.3 x 4.6 m
Bedroom	3.8 x 3.3 m
<hr/>	
Total	55.0 sqm
	592 sqft
<hr/>	
Outside space	5.3 x 1.4 m

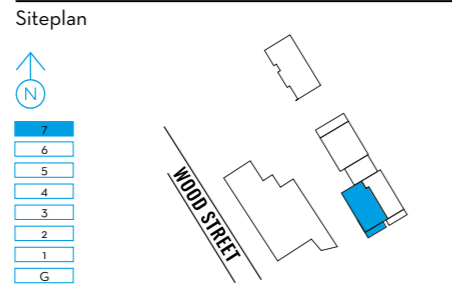


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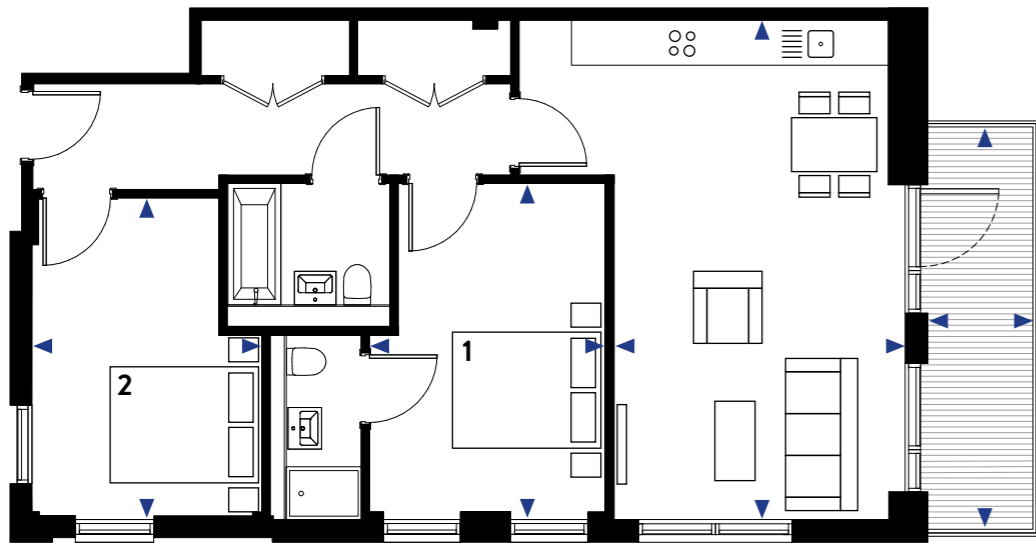


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PENTHOUSE 21
CUNARD APARTMENTS
SEVENTH FLOOR
74.0 SQM / 797 SQFT
2 BEDROOMS
2 BATHROOMS
TERRACE



Living/Kitchen	6.6 x 3.6 m
Master bedroom	4.3 x 2.8 m
Bedroom 2	4.2 x 3.1 m
<hr/>	
Total	74.0 sqm
	797 sqft
<hr/>	
Outside space	5.3 x 1.4 m



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

For any enquiries, please get in touch

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