

For any enquiries, please get in touch

**020 8016 8609**

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[PICTUREHOUSE-E17.CO.UK](http://picturehouse-e17.co.uk)

WOOD STREET **PICTURE HOUSE** E17 WALTHAMSTOW

**STUNNING APARTMENTS, PENTHOUSES & MEWS HOUSES**

**BROADWEST APARTMENTS**

1/2/3 BEDS

**CUNARD APARTMENTS**

1/2/3 BEDS

**PICTURE HOUSE MEWS**

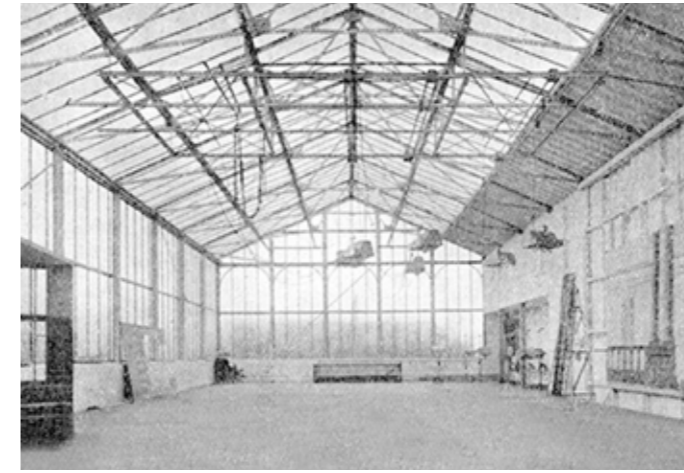
2/3 BED HOUSES



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.



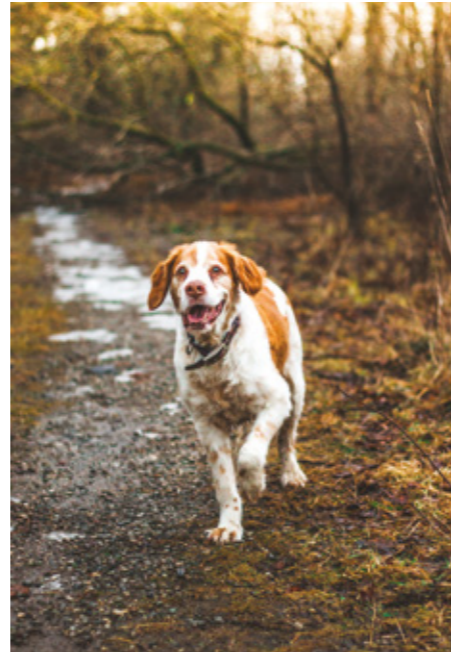
# ON THE SCENE

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 signs 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 worlds 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.



## CAFÉS + 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



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



# 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

All times are gathered from the tfl website and google maps

## ABOUT THE TEAM

### IPE DEVELOPMENTS

#### 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.

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

#### Agent

At Stirling Ackroyd we understand the way London operates and how people buy, sell, rent or let property. As one of the first East London estate agents, we've played a vital role in the residential and commercial development of Central and East London and through this, we have gained an integral understanding. Over the last 30 years we have built up an enviable reputation as Land and New Homes experts in London and the surrounding areas and now have 30 offices across London, Surrey and Hampshire.

Through our experience we've gained an intrinsic understanding of the local values that define our areas and an unparalleled knowledge of our specialist markets. We've established a reputation as a specialist Land and New Homes agency and are trusted by some of the best small and medium housebuilders in London and the South East, as well as major national developers.

Our comprehensive in-house new homes team are available to assist buyers throughout the purchasing process. The team have extensive knowledge and experience in all aspects of the transaction to help buyers find and purchase their dream home or investment.

For enquiries, please contact us on:  
020 8016 8609



## PRODUCTION DETAILS

### KITCHENS

Grey glossy kitchen units  
White quartz worktop  
Tiled splashback  
Integrated Bosch appliances  
Stainless steel extractor fan  
Washer/dryers integrated into kitchen units  
Stainless steel basin and tap

### BATHROOMS

Grey wall tiles around bath area  
Grey floor tiles  
Wall hung WC pan with soft close seat  
White wall hung basin with mirror above  
Matt black taps and mixers  
Matt black heated towel rail  
Bath with glazed screen  
Shaver socket on the wall

### SHOWER ROOMS

Grey wall tiles around shower  
Grey floor tiles  
White wall hung basin with mirror above  
Matt black taps and mixers  
Matt black heated towel rail  
Sliding shower door  
Shaver socket on wall

### PAINT FINISHES

Walls and ceilings in white  
Skirting and architraves in white

### INTERNAL DOORS

White flush doors  
Stainless steel ironmongery

### GENERAL

Laminate effect wood flooring throughout the ground floor except WC  
White dimmer switches and sockets  
White radiators

LED downlights in living/kitchen, bedrooms, hallways, bathrooms and shower rooms

Individual boilers for each unit

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

Roof terrace with decking and a green roof

Video door entry system

## BUILDING STANDARDS AND WARRANTY

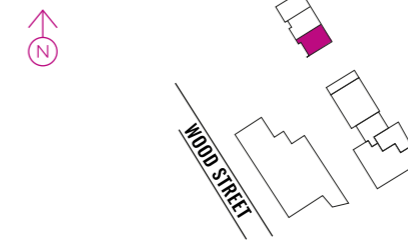
ICW 10 years home warranty

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

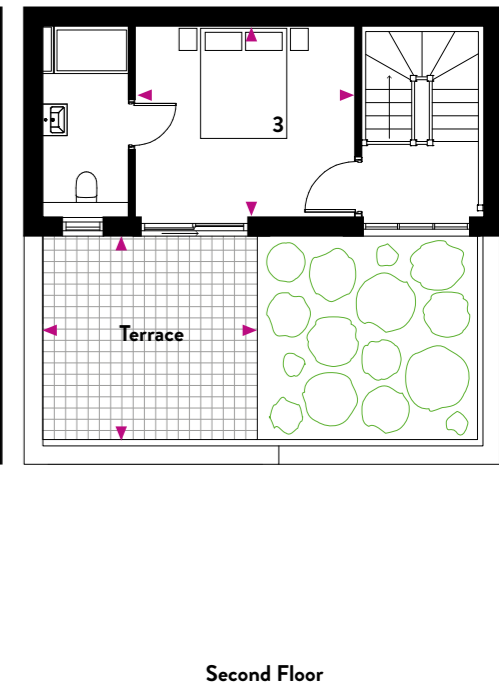
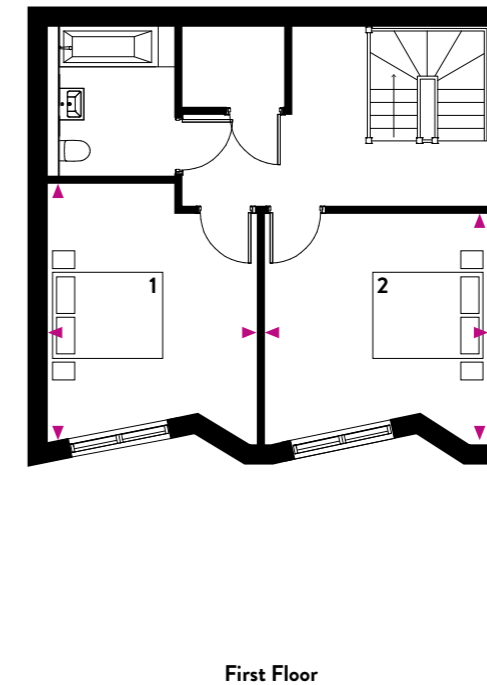
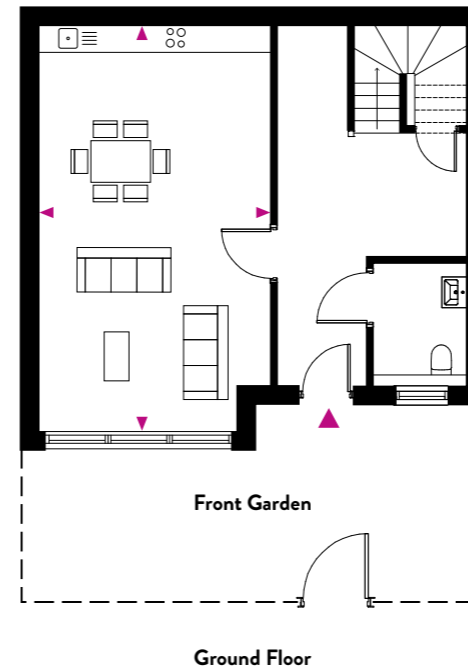
# FLOORPLANS AND SITE MAP

**HOUSE 1**  
**PICTURE HOUSE MEWS**  
129 sqm / 1388.5 sqft  
3 BEDROOMS  
2 BATHROOMS  
TERRACE  
1 WC

Site plan



Living/Kitchen	7.2 x 4.1 m
Bedroom 1	4.5 x 3.6 m
Bedroom 2	4 x 3.6 m
Bedroom 3	3.8 x 3.2 m
<hr/>	
Total	129 sqm
	1388.5 sqft
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Front Garden	3.5 x 8.1 sqm
Terrace	13.3 sqm



WOOD STREET STATION  
4 MINS

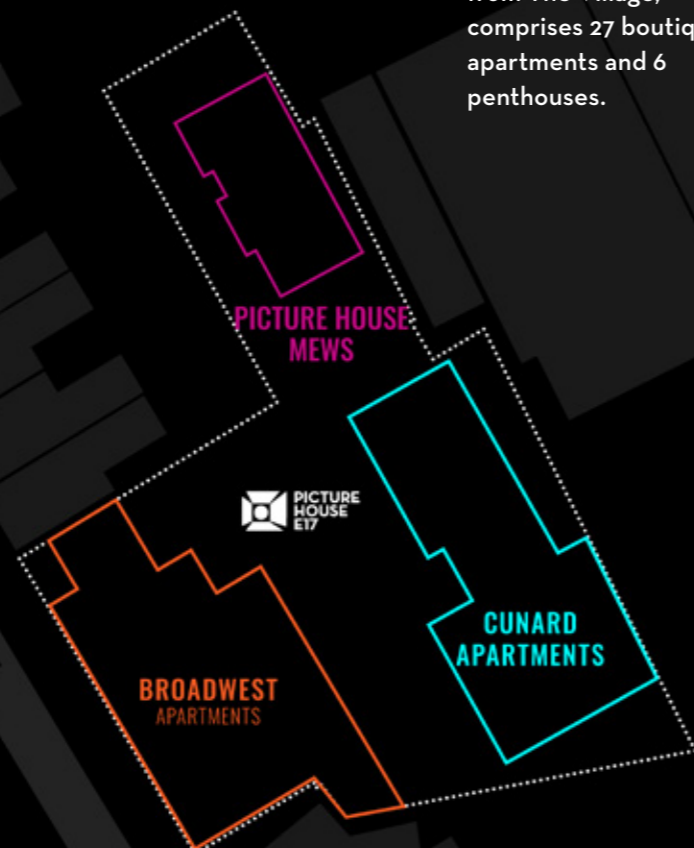
The site, on Wood Street, moments away from The Village, comprises 27 boutique apartments and 6 penthouses.

## PARKING NEARBY

There are two parking areas nearby, both a 7 minute walk from Picture House: Brandon Road Linford Road

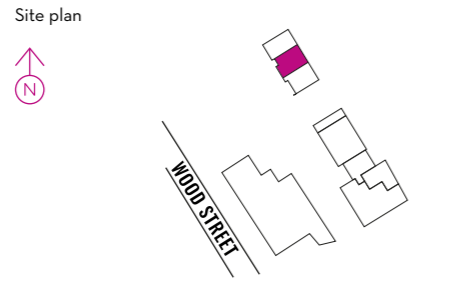
Alternatively, here's a list of websites that you can use to rent individual parking spaces in the surrounding area:

parkopedia.co.uk  
parklet.co.uk  
yourparkingspace.co.uk



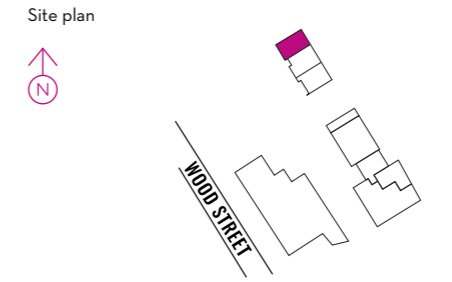
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and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

**HOUSE 2**  
**PICTURE HOUSE MEWS**  
 129 sqm / 1388.5 sqft  
 3 BEDROOMS  
 2 BATHROOMS  
 TERRACE  
 1 WC

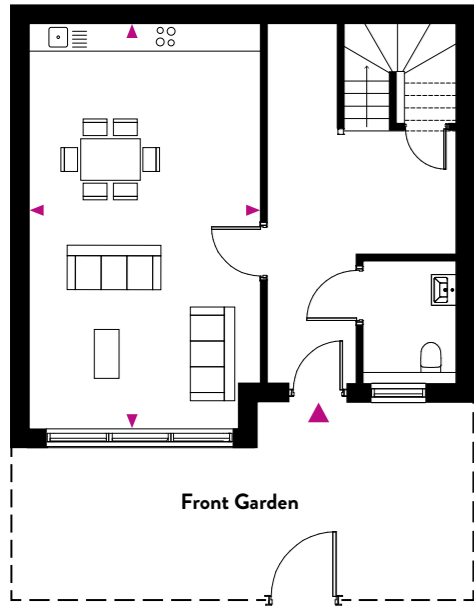


Living/Kitchen	7.2 x 4.1 m
Bedroom 1	4.5 x 3.8 m
Bedroom 2	4 x 3.6 m
Bedroom 3	4.5 x 3.2
<hr/>	
Total	129 sqm
	1388.5 sqft
<hr/>	
Front Garden	3.5 x 8.1 sqm
Terrace	12.6 sqm

**HOUSE 3**  
**PICTURE HOUSE MEWS**  
 85 sqm / 914.9 sqft  
 2 BEDROOMS  
 2 BATHROOMS  
 TERRACE

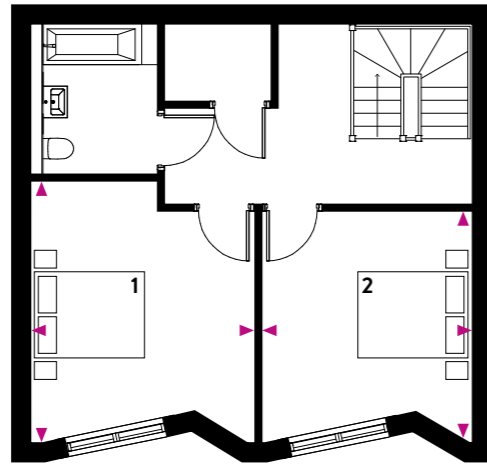


Living/Kitchen	7.1 x 4.6 m
Bedroom 1	3.5 x 3.5 m
Bedroom 2	4.6 x 3.2 m
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Total	85 sqm
	914.9 sqft
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Front garden	2.4 x 3.5 m
Terrace	3.4 x 3.5 m

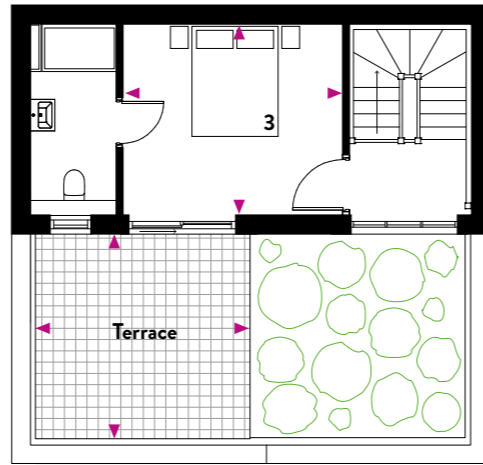


Front Garden

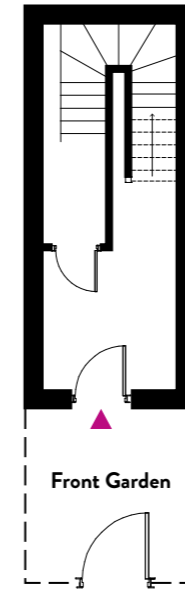
Ground Floor



First Floor

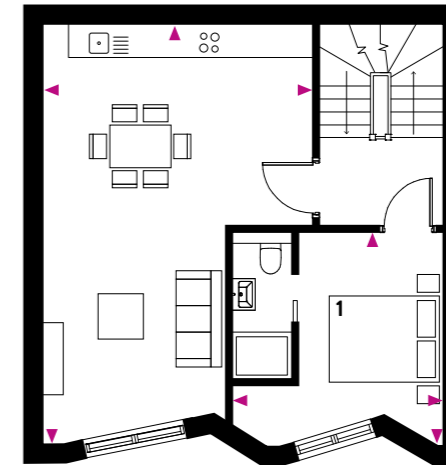


Second Floor

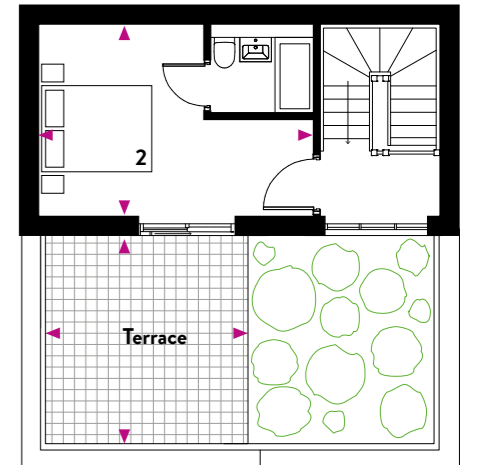


Front Garden

Ground Floor



First Floor



Second Floor



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## HELP TO BUY



Backed by  
HM Government

### MAKING USE OF HELP TO BUY

Don't miss out on the chance to buy a brand new home using the London Help to Buy scheme. Help to Buy is the government backed scheme which does exactly that, it helps you to buy a new home, whether you're a first time buyer or a current home owner looking to move up the ladder Help to Buy can assist you. The Help to Buy scheme is known as an equity loan which is available to buyers in London as well as the rest of England and Wales.

### HOW DOES IT WORK?

Help to Buy Equity Loans help homebuyers across England to purchase new-build properties with as little as 5% deposit. In London, the Help to Buy rules slightly differ with the Equity Loan rising from 20% to 40%. Visit [ownyourhome.gov.uk](http://ownyourhome.gov.uk) to find out more information regarding Help to Buy via the government website.

The Help To Buy Scheme is available on units priced up to £600,000 and buyers must contact Help to Buy directly to enquire about eligibility.  
[ownyourhome.gov.uk](http://ownyourhome.gov.uk)

BUYERS 5% DEPOSIT

GOVERNMENT 40% LOAN

55% MORTGAGE FROM  
COMMERCIAL LENDERS

