

DERWENT WALK, E9



Welcome to Derwent Walk

Derwent Walk is a collection of five mews houses in the heart of East London, located in Hackney's Victoria Park Village, immediately north of Victoria Park.

The houses have been designed by award-winning architects OWAL to a high standard and are built in traditional London stock bricks, high performance timber windows to upper floors and skylights, and are accessed from a landscaped, cobbled walkway leading from Derby Road.

This location provides superb shopping, artisanal eating, and 220 acres of green, open space in the centre of Hackney.



Bespoke Options

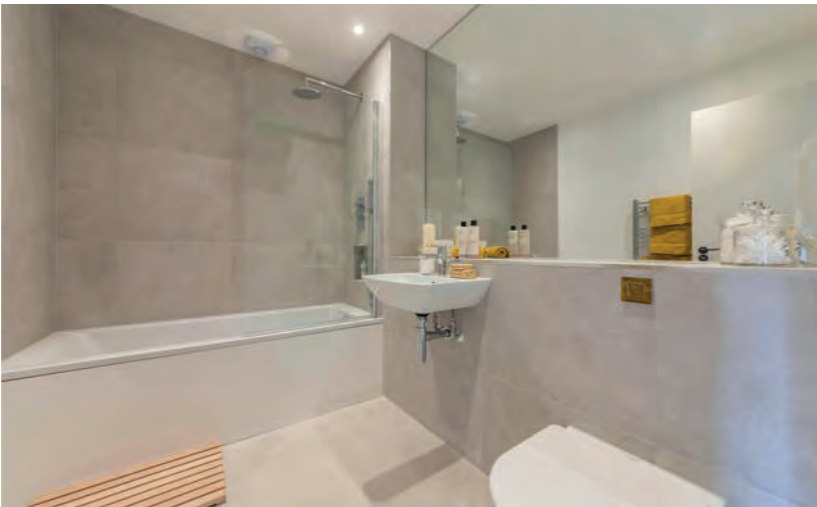
Venture Plank is a quality, high performance, engineered board characterised by a comprehensive spectrum of interesting shades and a smooth finish. Planks range from 12-21mm thick, and from 175-260mm wide. Whilst lacquered and unfinished boards are included in the collection, the majority are oiled - some with the new, ultra-tough Valour oiled finish whilst others utilise a fourth generation UV cured Hardwax Oil.

Both of these finishes provide exceptional durability whilst maintaining a natural appearance. All products are suitable for installation over underfloor heating.

Ideal for a classic country look or contemporary townhouse, Avebury is a quality 100% Pure New Zealand Wool Loop pile carpet, using three-fold

yarn to create a level or textured design. Also available in a matching striped carpet for stairs or throughout the home. Whether it's a family lounge, a stairway, or a luxurious haven, draw inspiration from their wide choice of carpets to suit your every need.

Whether it's a quick supper, a cup of tea, or a feast for the whole family, the order of the day is always a kitchen that works hard, looks beautiful, and feels welcoming. With Farrow & Ball's Modern range – including wipeable, moisture-proof Emulsion for walls and robust Eggshell for cabinetry – you can create a captivating new look without compromise. A complete choice of Farrow & Ball paint to accompany your selection of flooring and carpet.



Specifications

Kitchen

- Traditional painted shaker kitchens with cup handles and soft close drawers
- Open shelves
- Porcelain Belfast sink with feature taps
- Stone worktop
- Integrated oven
- High quality gas hob, fridge-freezer, dishwasher and washing machine
- Tiled splashback

Bathrooms

- Grohe bath and shower fittings
- Wash basin with Hansgrohe chrome taps
- Wall mounted WC
- Shower over bath with glass screen
- Chrome towel radiator
- Mirror above wash basin

Decoration

- Painted walls and ceilings in heritage colours to bedrooms, kitchen, living area and hallway
- Ceramic tiled walls in bathrooms

Flooring

- Engineered high quality timber flooring to hall, living area and kitchen
- Television points
- Telephone and broadband connection points to living areas
- Smoke/heat detectors
- Video entryphone

Lighting

- Recessed LED downlights
- LED strip lights to bathroom shelves
- Wall lights on balconies
- Painted finish to internal walls, ceilings, skirting and door frames

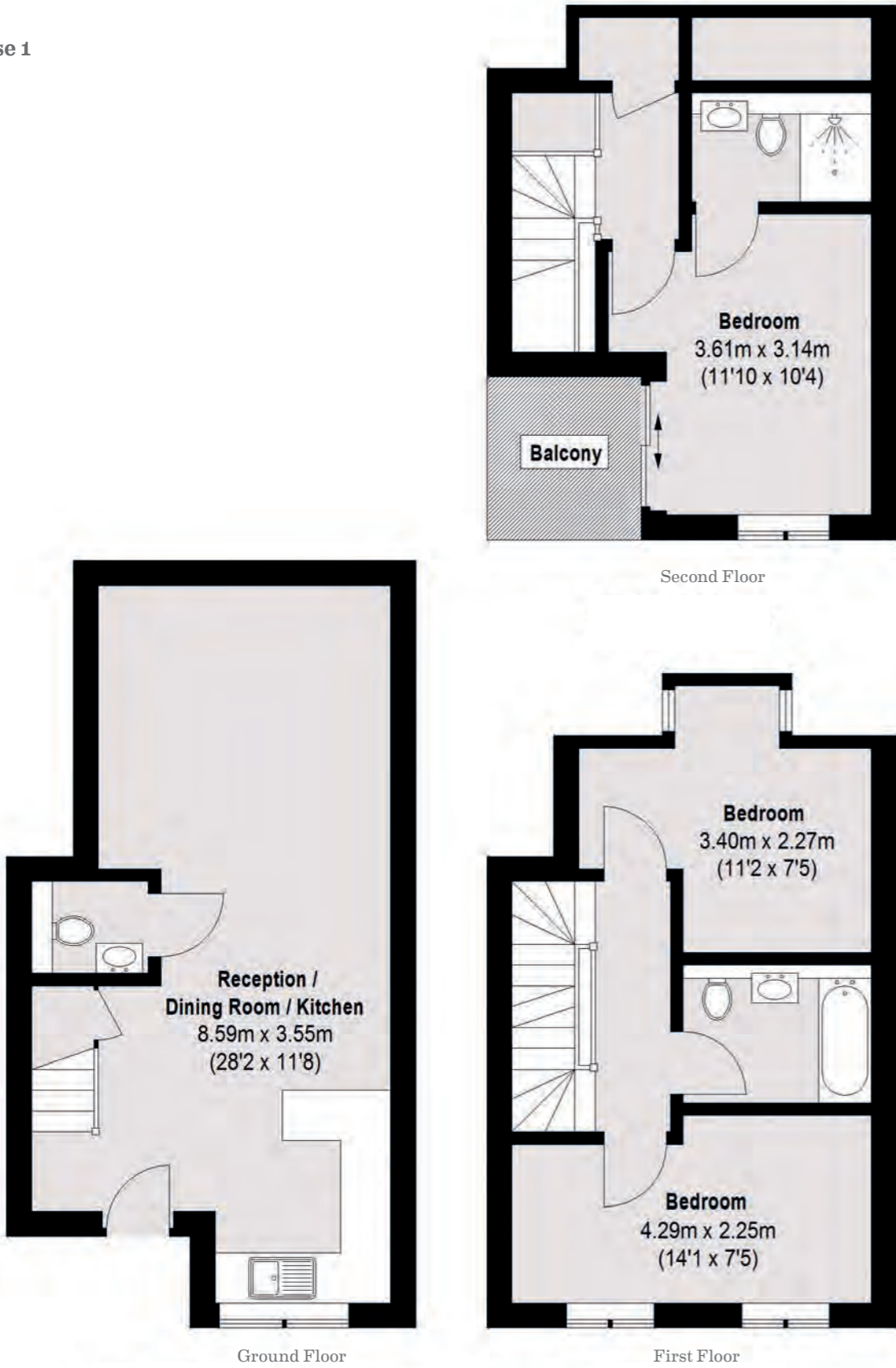
Heating

- Under floor heating to ground floor
- Column radiators to upper floors
- Gas fired combination boiler with thermostatic control

*Please note the above specification is subject to change.

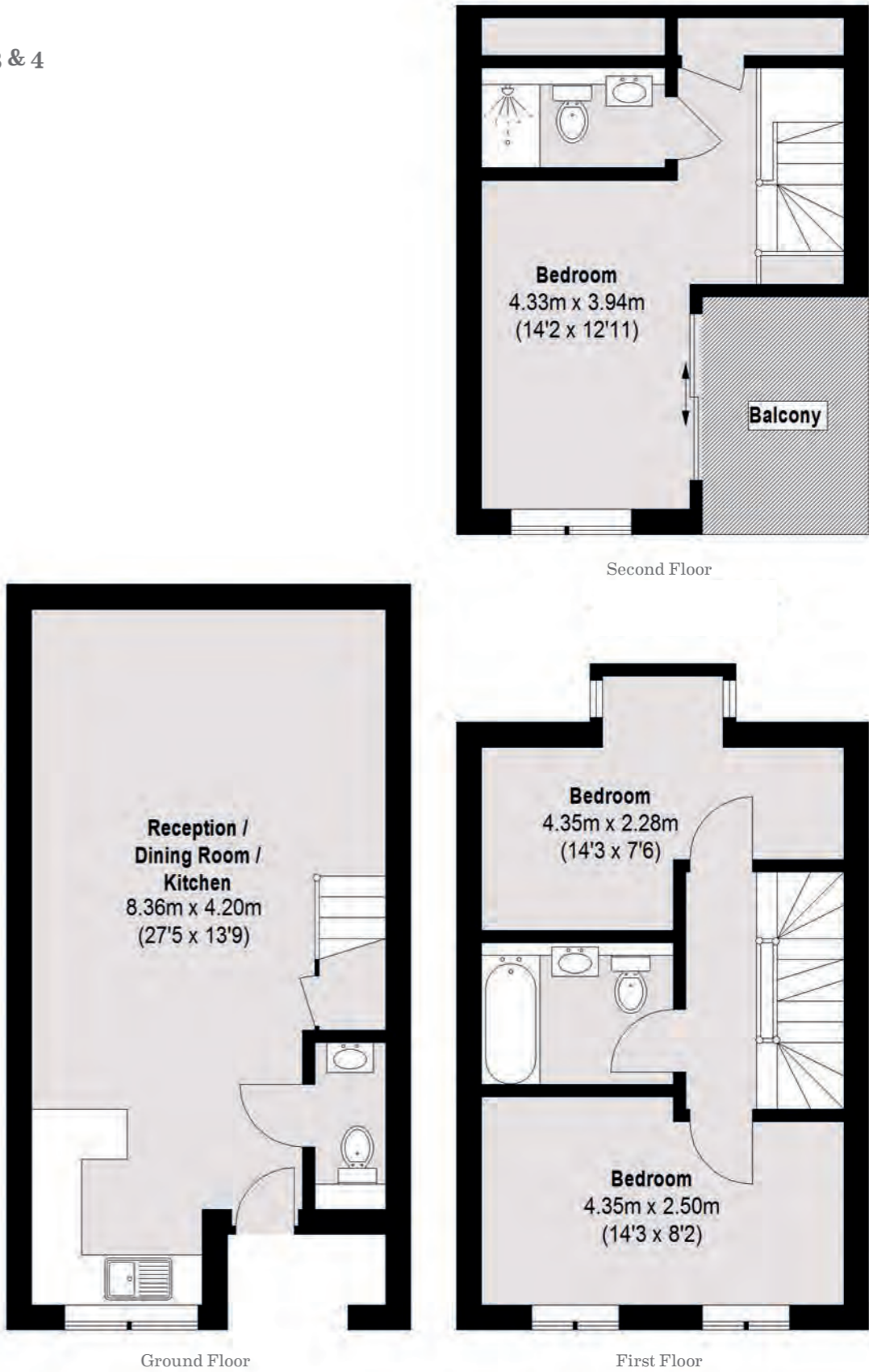
Floorplans

House 1



Total Area: approx. 105.9 sq. m (1,140 sq. ft)
Balcony area: 3.61 sq. m (39 sq. ft)

House 2, 3 & 4



Total Area: approx. 112.28 sq. m (1,208 sq. ft)
Balcony area: 5.7 sq. m (61 sq. ft)

Location

Bethnal Green Central Line tube is 15 minutes walk and provides rapid access to the West End, the City and Stratford Shopping Centre. London Fields Overground Line is 10 minutes walk. The area is also served by various buses which connect to the two rail stations.

The well-known Lauriston School is a few hundred yards away making the area popular for those with children.

Victoria Park Village and its side streets offer a delicious, locals-only experience. With The Lauriston, a superb gastropub, numerous artisanal eateries such as The Deli Downstairs, The Empress and My Neighbours, The Dumpling, design stores and shopping options it's the ultimate English High Street. It's also a block away from Victoria Park—perfect for picnics when weather permits.

Local residents are wonderfully served by independent shops to ensure your food is as fresh as possible. They include:

The Ginger Pig - An award-winning butcher selling the finest regionally sourced meat, cook books and chutneys.

Jonathon Norris Fishmongers - Specialising in the best West Country and Scottish fish.

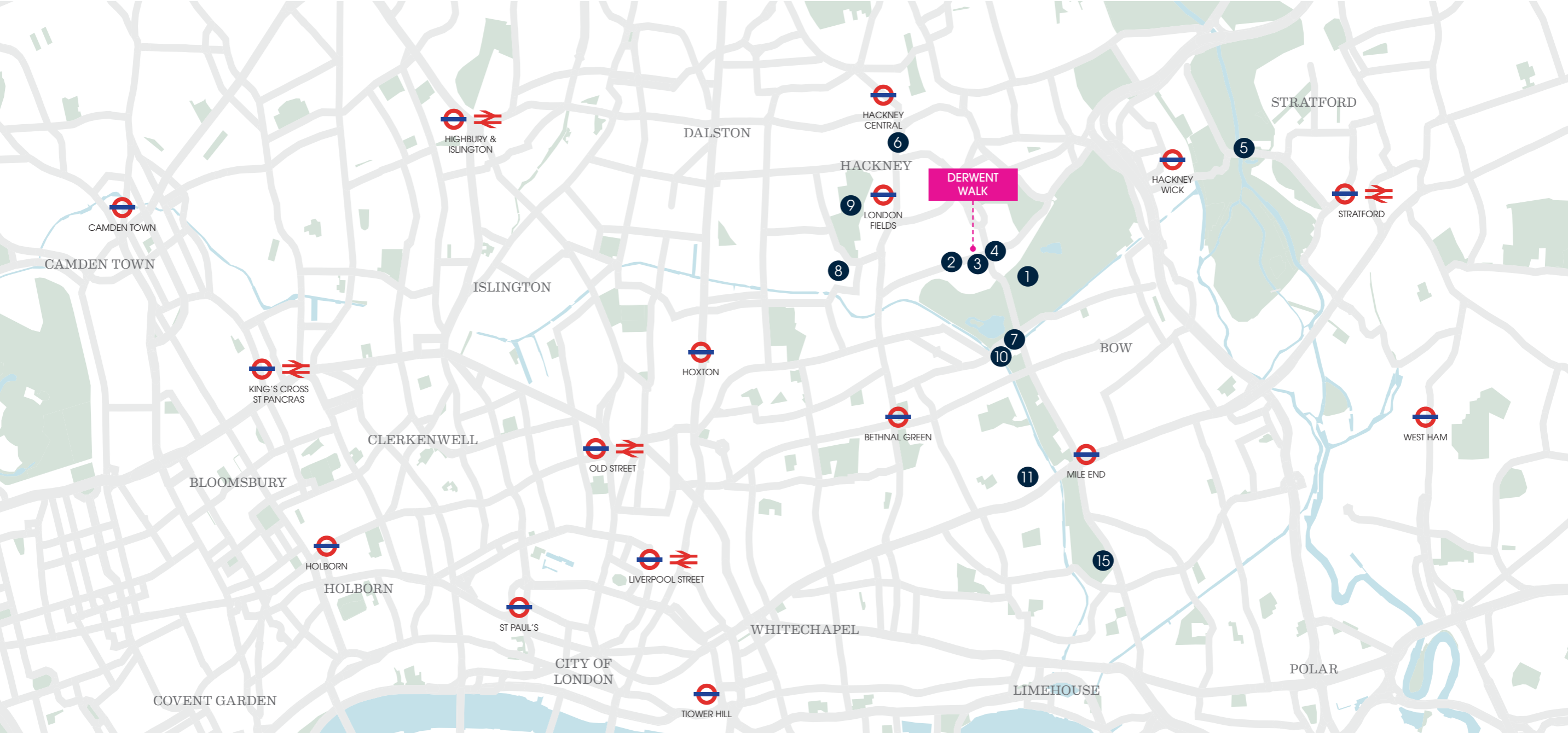
Bottle Apostle - Independent wine retailer with a wide range of red and white wines as well as a very well stocked craft beer room.

Boulangerie Jade - Bringing a piece of France to East London, Boulangerie Jade uses only the best quality French flour and butter to bake everyone's favourite classics. Baked fresh every day, you can expect pastries, bread, savouries and cakes.

The Deli Downstairs - Stocking a range of fresh, seasonal and organic fruit and vegetables, british and continental cheeses, pies and sausage rolls. And that's just the beginning!

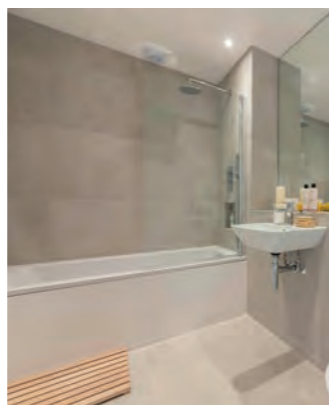
*Timings correct as of Google maps





Location Key

- | | | |
|--------------------|--------------------------------|---|
| 1 Victoria Park | 5 Queen Elizabeth Olympic Park | 9 London Fields |
| 2 The Hemingway | 6 Hackney Picturehouse | 10 Blu Ivy Cafe |
| 3 Lauriston School | 7 PureGym Bow Wharf | 11 Queen Mary University of London |
| 4 GAIL's Bakery | 8 Broadway Market | 12 Mile End Park Leisure Centre and Stadium |



Dexters East London New Homes
44 Great Eastern Street,
London, EC2A 3EP
020 7749 3810
newhomeeast@dexters.co.uk

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