



# BLACKHORSE VIEW

WALTHAMSTOW



## TANSY HOUSE

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DISCOVER YOUR EAST LONDON LIFESTYLE

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BARRATT  
— LONDON —

WELCOME TO  
BLACKHORSE VIEW



## Connections, culture and community in Walthamstow

In a superb Zone 3 location, with great transport links and a buzzing local community on your doorstep, Blackhorse View is a brand-new development of 350 homes in the thriving creative and cultural hub of Walthamstow, east London.

Reaching 21 storeys at its tallest point, the development boasts panoramic views over the neighbouring Walthamstow Wetlands and Lee Valley Park. All homes will enjoy a private balcony or terrace, as well as access to landscaped communal gardens.

Located opposite Blackhorse Road station, this collection of studios and one, two and three-bedroom apartments is designed for modern city living, with light, space and convenience at the forefront. Superb transport connections, coupled with an array of local amenities, ensure Blackhorse View is a fantastic place to call home.



# Incredibly well connected

With a Zone 3 Victoria line and London Overground station on its doorstep, Blackhorse View couldn't be better connected. From here, you can reach Oxford Circus and Bank in 23, making it an ideal location for commuters.

For travel further afield, international connections from St Pancras are just 12

minutes away, while London Stansted, City, Heathrow and Gatwick airports are all reachable in less than an hour.

Along with more than 600 secure cycle parking spaces within the development, a new cycle lane at the front of Blackhorse View will provide safe and speedy routes for those who prefer to use pedal power.

## Walking distance

**Immediately opposite**  
Blackhorse Road Station  
(Victoria line and London Overground services)

**10 minutes** to St James Street Overground Station

**12 minutes** to Walthamstow Wetlands

**18 minutes** to Lloyd Park and the William Morris Gallery

**19 minutes** to Tottenham Hale Retail Park

**30 minutes** to Walthamstow Village

## By Tube/train from Blackhorse Road Station – Victoria Line and London Overground

**10 minutes** to Highbury & Islington

**12 minutes** to Kings Cross & St Pancras (international connections)

**17 minutes** to Oxford Circus

**23 minutes** to Bank

**25 minutes** to Liverpool Street

**28 minutes** to Paddington

**29 minutes** to Knightsbridge

**39 minutes** to Canary Wharf

## To London airports (by Tube/train)

**36 minutes** to London Stansted Airport

**44 minutes** to London City Airport

**52 minutes** to London Heathrow Airport

**55 minutes** to London Gatwick Airport

**1 hour 4 minutes** to London Luton Airport

## Cycling

**17 minutes** to Stoke Newington

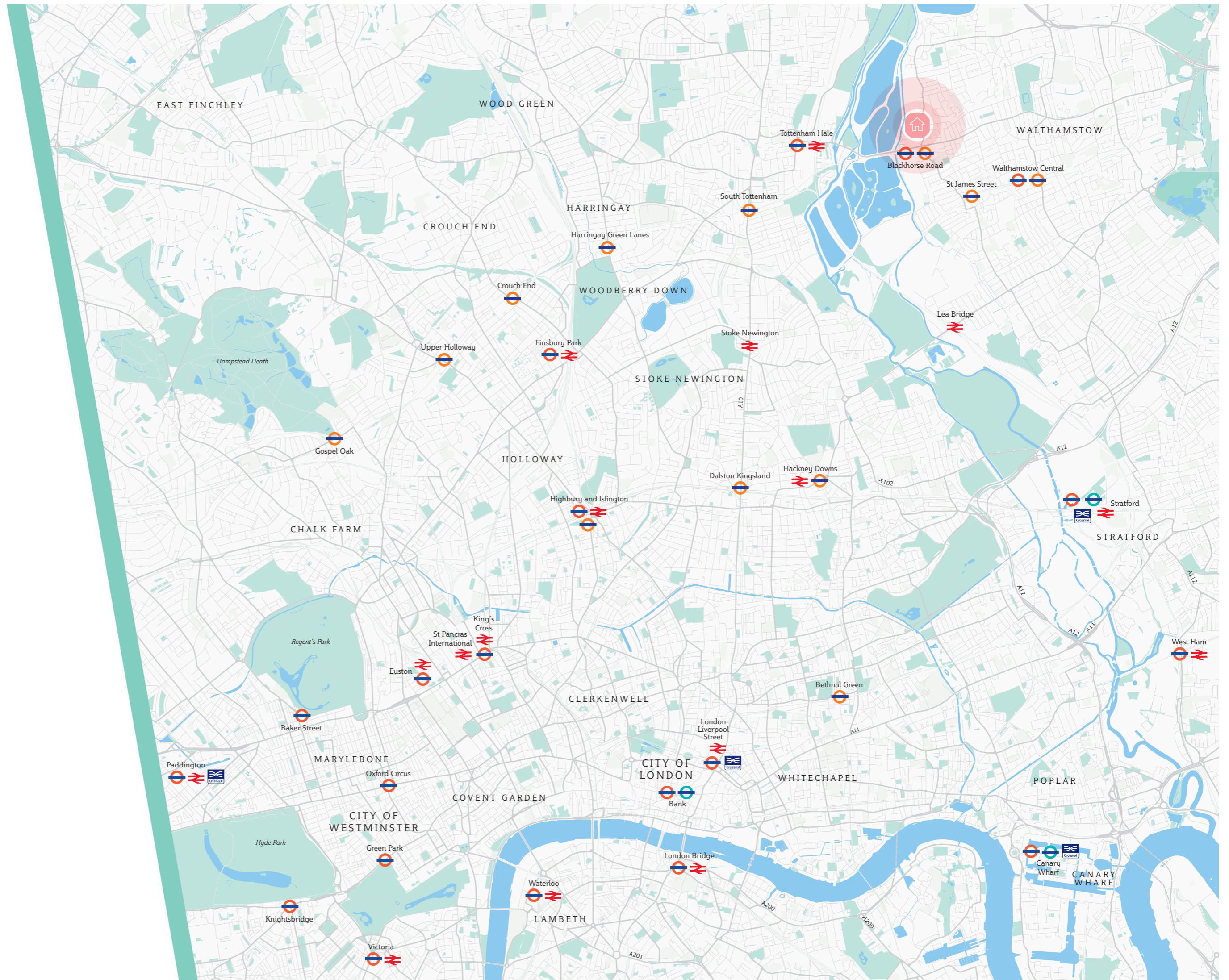
**21 minutes** to Queen Elizabeth Olympic Park

**26 minutes** to Hackney Central

**27 minutes** to Victoria Park

**30 minutes** to Epping Forest

**31 minutes** to Shoreditch



Travel times are approximate.  
Sources: tfl.gov.uk and  
Maps.google.com



## East London's rising star

Situated within the thriving east London neighbourhood of Walthamstow, and overlooking Europe's largest urban wetland, Blackhorse View balances life between a buzzing community and a tranquil escape from busy city living.

independent boutiques, quaint pubs and old English architecture, the conservation area of Walthamstow Village offers the perfect spot for a Sunday stroll and features acclaimed restaurant Eat 17, complete with its award-winning bacon jam.

Significant investment in the Blackhorse Road area means there is a wealth of amenities just yards from your front door. As well as retail and café space within Blackhorse View itself, a range of new outlets continue to pop up, whether you need a pint of milk from the convenience store or fancy a drink with friends in the local taproom. With a selection of cafés, restaurants and speciality coffee shops, a high-end fashion outlet and even an indoor climbing and yoga centre, your immediate surroundings offer an eclectic mix to suit all tastes.

You won't have to stray too far for a taste of London's vibrant nightlife. Within a one-mile radius you'll find a range of fine dining establishments, relaxed eateries, bars and pubs – including street food sensation Crate just a 15-minute walk away. Head to the Forest Bar and Kitchen for Italian tapas and fine wines, or for a special occasion, try the Supper Club, a quirky dining experience in an old London Tube train.

For a more traditional English pub experience, The Ferry Boat Inn, Chequers and Bell are all within reach, while Ye Olde Rose and Crown in the heart of Walthamstow even features an adjoining theatre, hosting a range of live music, comedy and drama performances throughout the year.

The trendy E17 postcode is bursting with things to do. Europe's largest street market, Walthamstow Market, is a short stroll from the development and there are numerous high street shops and cafés, and a cinema nearby. If you prefer





A favourite of local residents, Lloyd Park is a 15-minute walk from the development and offers 31 acres of floral gardens, bowling greens and tennis courts – the perfect spot for a family picnic, and also home to a popular weekly food market and the annual Walthamstow Garden Party festival. The park includes the William Morris Gallery, dedicated to showcasing the life and works of the renowned arts and crafts designer within his handsome former home. In addition to its impressive collection, the gallery hosts a number of exhibitions throughout the year, along with workshops and master classes to suit all ages.

For those looking to keep fit, the neighbouring Douglas Eyre Sports Centre features a range of all-weather football pitches, an athletics track and cricket pitch. To take advantage of world-class sporting facilities, head to the nearby Queen Elizabeth

Olympic Park, home to the impressive Aquatics Centre, Velopark and Copper Box Arena, as well as the iconic London Stadium.

Along with the abundance of parks and activities in the local area to entertain children, families can rest assured that their education will be in good hands. A selection of highly accredited primary and secondary schools are within easy reach of the development, making Blackhorse View the ideal place to raise children.

Overlooking Europe's largest urban wetland, life at Blackhorse View also offers an escape from the hustle and bustle of daily life. Whether you're a keen angler or bird watcher, or simply enjoy spending time in nature, Walthamstow Wetlands comprises 520 acres of unspoilt reservoirs and marshes for you to discover, with a visitor centre, café and viewing platform housed in a listed engine house.



View from Alder Point, Blackhorse View





## Homes designed for easy living

Each home at Blackhorse View has been thoughtfully designed with functionality in mind.

Whether you choose a studio, one, two or three-bedroom apartment, you'll enjoy a light and airy home finished with high-quality kitchen and bathroom fittings. Open-plan living areas make entertaining a pleasure and all homes have private outdoor space – perfect for relaxing in the open air.

Residents of Tansy House enjoy access to an exclusive communal roof terrace, as well as landscaped communal podium gardens including more than 40 new trees. Along with these fantastic outside areas, new retail, café and work space all combine to create a vibrant new community within Blackhorse View itself.

Energy efficiency lies at the heart of the development, with rooftop solar panels and connections to an energy network contributing to reduced carbon emissions. Secure cycle parking and improved cycle and walking routes around Blackhorse View will also deliver new sustainable transport infrastructure for both residents and the local community.



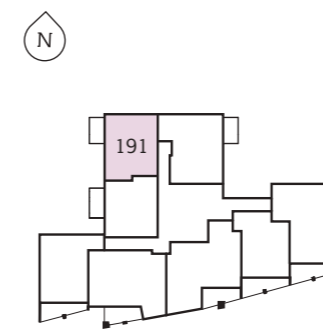


# Site plan



TANSY HOUSE

Tansy House  
1-bedroom apartment



Level 3

<b>PLOT 191</b>
<b>Kitchen/Living/Dining</b> 21'8" x 13'9" (6640 x 4215mm)
<b>Bedroom 1</b> 13'3" x 10'9" (4065 x 3285mm)
<b>Bathroom</b> 7'2" x 6'8" (2200 x 2050mm)
<b>TOTAL AREA</b> 582 sq ft (54.1 sq m)
<b>Balcony</b> 11'1" x 5'11" (3400 x 1830mm)

Tansy House  
1-bedroom apartment



**PLOTS 190, 198**

**Kitchen/Living/Dining**  
21'7" x 12'5" (6615 x 3795mm)

**Bedroom 1**  
11'7" x 11'0" (3540 x 3370mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
544 sq ft (50.5 sq m)

**Balcony**  
12'9" x 5'11" (3900 x 1830mm)

Tansy House  
1-bedroom apartment



**PLOTS 186, 194**

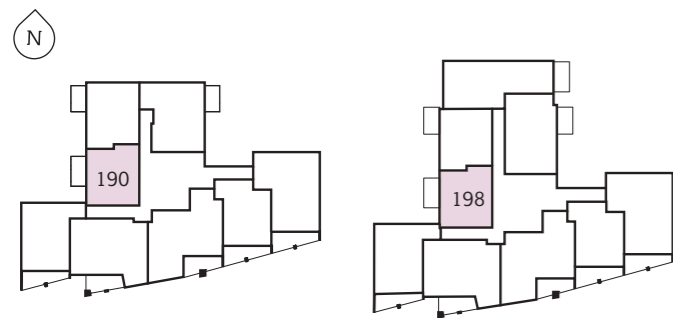
**Kitchen/Living/Dining**  
22'11" x 10'4" (7000 x 3180mm)

**Bedroom 1**  
15'3" x 9'2" (4665 x 2800mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

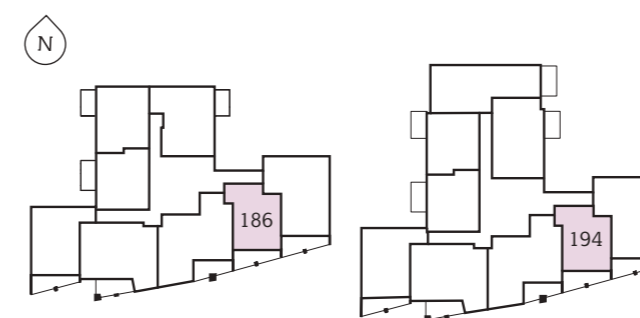
**TOTAL AREA**  
543 sq ft (50.4 sq m)

**Balcony**  
18'5" x 5'3" (5635 x 1615mm)



Level 3

Level 4



Level 3

Level 4

Tansy House  
1-bedroom apartment



**PLOT 189, 197**

**Kitchen/Living/Dining**  
19'10" x 11'11" (6070 x 3650mm)

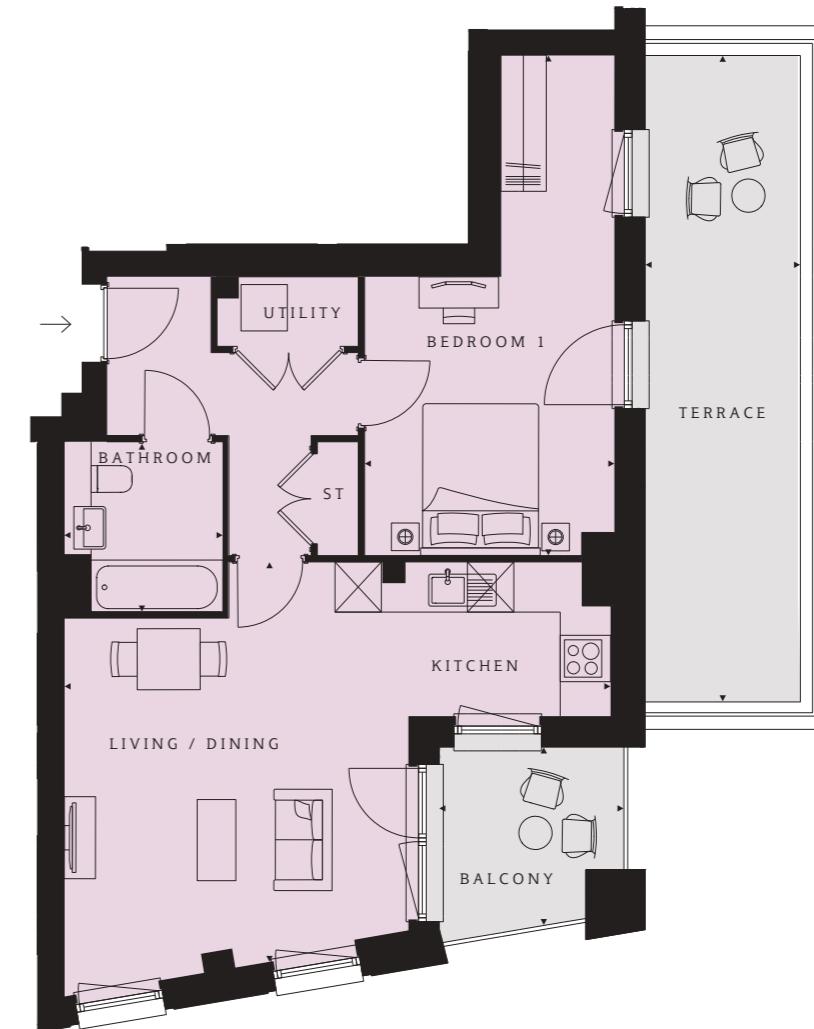
**Bedroom 1**  
16'5" x 9'3" (5020 x 2850mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
628 sq ft (58.3 sq m)

**Balcony**  
18'7" x 5'5" (5695 x 1665mm)

Tansy House  
1-bedroom apartment



**PLOT 202**

**Kitchen/Living/Dining**  
23'2" x 17'0" (7055 x 5205mm)

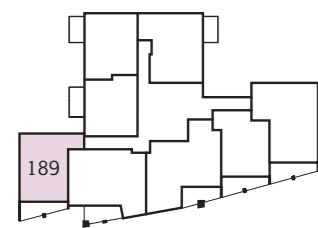
**Bedroom 1**  
21'3" x 10'6" (6475 x 3230mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
624 sq ft (58.0 sq m)

**Balcony**  
7'9" x 7'7" (2370 x 2330mm)

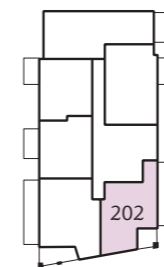
**Terrace**  
27'7" x 6'6" (8445 x 2005mm)



Level 3

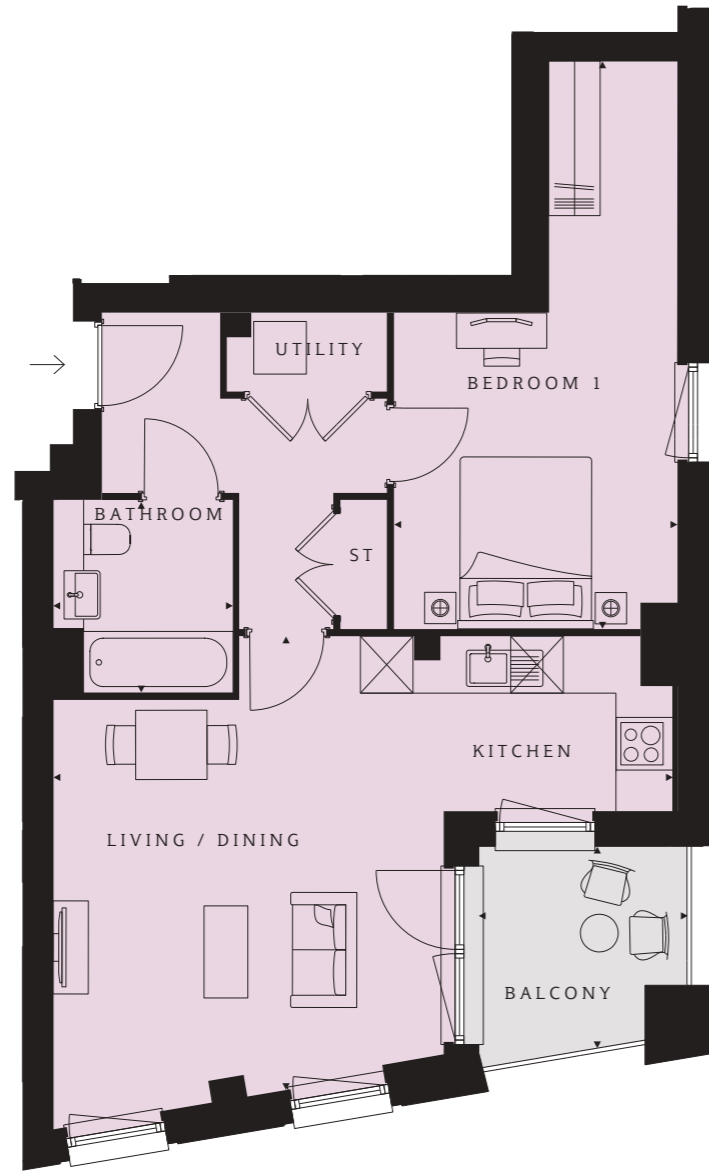


Level 4

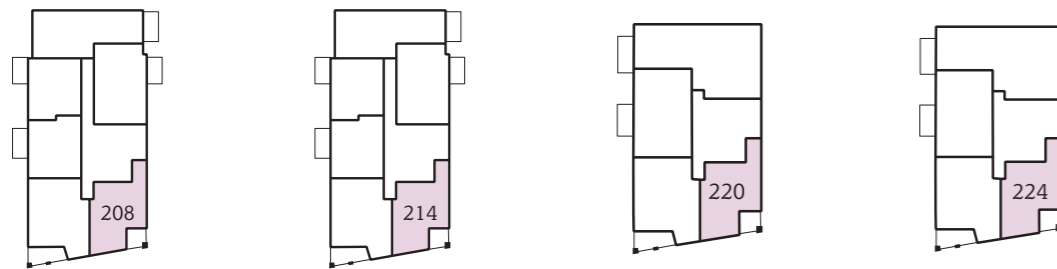
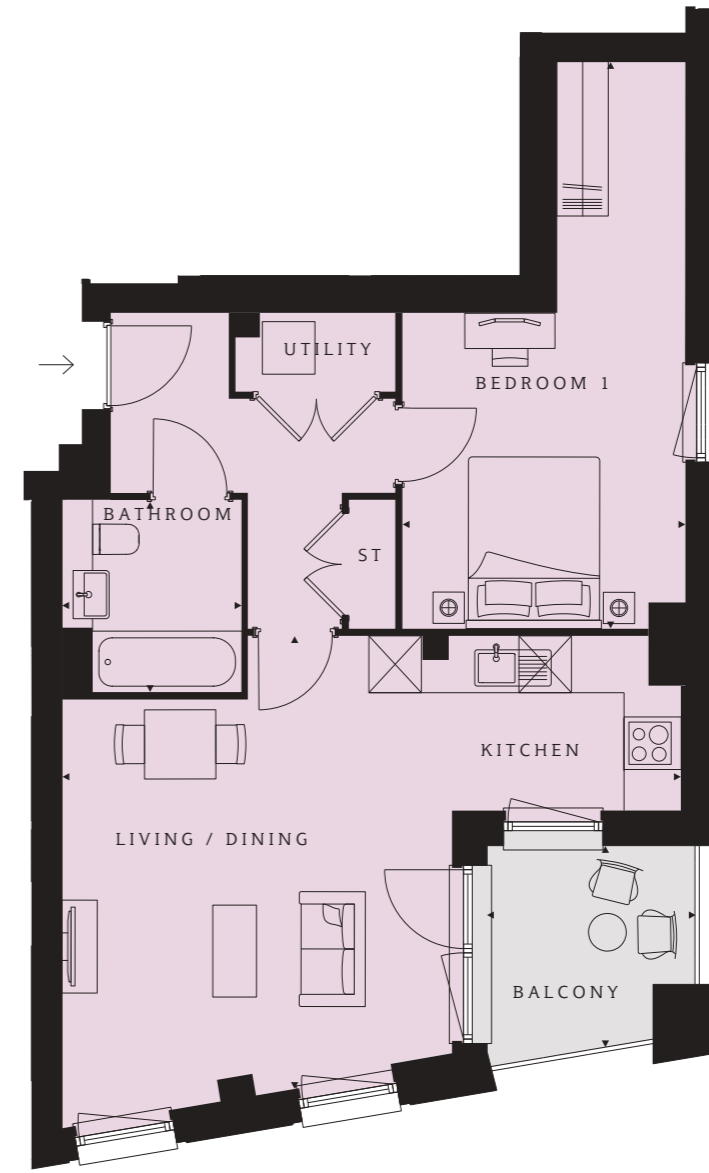


Level 5

Tansy House  
1-bedroom apartment



Tansy House  
1-bedroom apartment



Level 6

Level 7

Level 8

Level 9

**PLOT 208, 214, 220, 224**

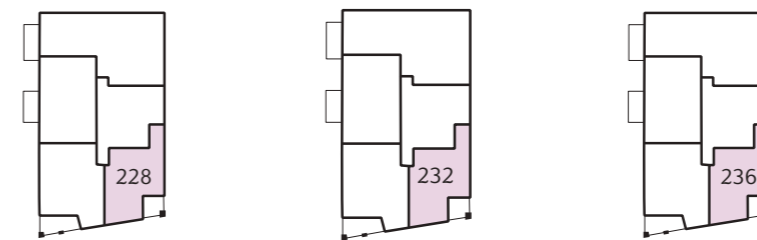
**Kitchen/Living/Dining**  
23'2" x 17'0" (7055 x 5205mm)

**Bedroom 1**  
21'3" x 10'6" (6475 x 3230mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
624 sq ft (58.0 sq m)

**Balcony**  
7'9" x 7'7" (2370 x 2330mm)



Level 10

Level 11

Level 12

**PLOTS 228, 232, 236**

**Kitchen/Living/Dining**  
23'2" x 17'0" (7055 x 5205mm)

**Bedroom 1**  
21'3" x 10'6" (6475 x 3230mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
624 sq ft (58.0 sq m)

**Balcony**  
7'9" x 7'7" (2370 x 2330mm)



Tansy House  
1-bedroom apartment



**PLOT 192**

**Kitchen/Living/Dining**  
26'8" x 16'7" (8145 x 5075mm)

**Bedroom 1**  
12'3" x 12'1" (3755 x 3700mm)

**Bathroom**  
8'0" x 7'2" (2450 x 2200mm)

**TOTAL AREA**  
676 sq ft (62.8 sq m)

**Balcony**  
11'1" x 5'11" (3400 x 1830mm)

Tansy House  
1-bedroom apartment



**PLOTS 204, 210, 216**

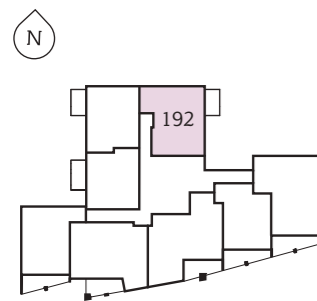
**Kitchen/Living/Dining**  
21'8" x 12'3" (6640 x 3760mm)

**Bedroom 1**  
11'7" x 11'0" (3540 x 3370mm)

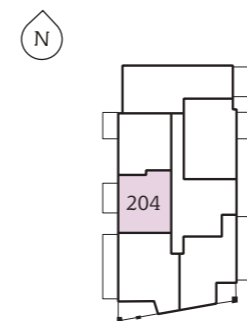
**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
539 sq ft (50.1 sq m)

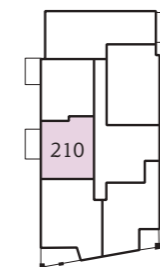
**Balcony**  
12'9" x 5'11" (3900 x 1830mm)



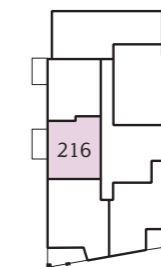
Level 3



Level 5



Level 6



Level 6

Tansy House  
1-bedroom apartment



Tansy House  
2-bedroom apartment



Level 4

Level 5

Level 6

Level 7

**PLOTS 199, 205, 211, 217**

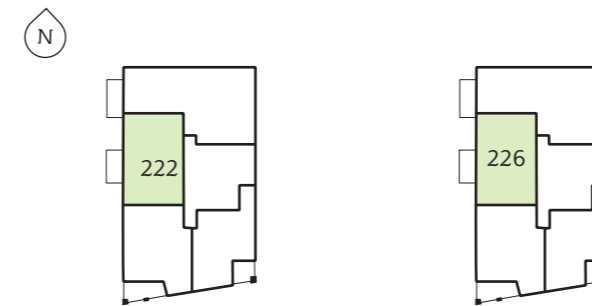
**Kitchen/Living/Dining**  
21'6" x 12'0" (6590 x 3675mm)

**Bedroom 1**  
13'2" x 10'9" (4045 x 3290mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
544 sq ft (50.5 sq m)

**Balcony**  
11'1" x 5'11" (3400 x 1830mm)



Level 8

Level 9

**PLOT 222, 226**

**Kitchen/Living/Dining**  
21'9" x 14'1" (6665 x 4310mm)

**Bedroom 1**  
14'4" x 9'9" (4400 x 2995mm)

**En suite**  
7'2" x 5'0" (2200 x 1550mm)

**Bedroom 2**  
10'8" x 9'3" (3280 x 2840mm)

**Bathroom**  
7'2" x 8'2" (2200 x 2500mm)

**TOTAL AREA**  
760 sq ft (70.6 sq m)

**Balcony**  
12'9" x 5'11" (3900 x 1830mm)

Tansy House  
2-bedroom apartment



**PLOTS 230, 234, 238**

**Kitchen/Living/Dining**  
21'9" x 14'1" (6665 x 4310mm)

**Bedroom 1**  
14'4" x 9'9" (4400 x 2995mm)

**En suite**  
7'2" x 5'0" (2200 x 1550mm)

**Bedroom 2**  
10'8" x 9'3" (3280 x 2840mm)

**Bathroom**  
7'2" x 8'2" (2200 x 2500mm)

**TOTAL AREA**  
760 sq ft (70.6 sq m)

**Balcony**  
12'9" x 5'11" (3900 x 1830mm)

Tansy House  
2-bedroom apartment



**PLOTS 201, 207, 213, 219**

**Kitchen/Living/Dining**  
19'10" x 13'6" (6065 x 4130mm)

**Bedroom 1**  
14'0" x 10'5" (4280 x 3205mm)

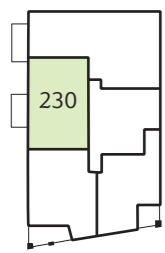
**En suite**  
7'2" x 5'0" (2200 x 1550mm)

**Bedroom 2**  
10'2" x 8'11" (3130 x 2745mm)

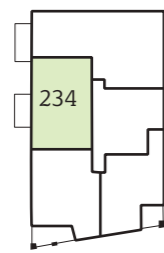
**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
715 sq ft (66.4 sq m)

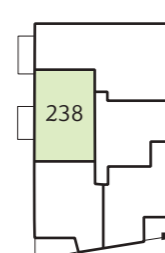
**Balcony**  
11'1" x 5'11" (3400 x 2540mm)



Level 10



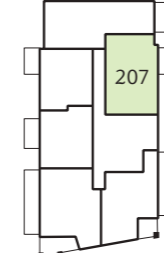
Level 11



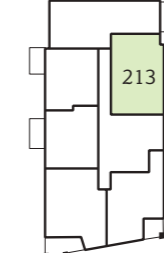
Level 12



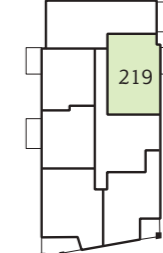
Level 4



Level 5



Level 6



Level 7

Tansy House  
2-bedroom apartment



**PLOTS 206, 212, 218**

**Kitchen/Living/Dining**  
20'9" x 13'3" (6360 x 4070mm)

**Bedroom 1**  
13'3" x 10'10" (4050 x 3330mm)

**En suite**  
7'2" x 5'0" (2200 x 1550mm)

**Bedroom 2**  
17'6" x 8'6" (5205 x 2610mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
791 sq ft (73.5 sq m)

**Balcony**  
12'9" x 5'11" (3900 x 1830mm)

Tansy House  
2-bedroom apartment



**PLOT 203**

**Kitchen/Living/Dining**  
18'0" x 14'0" (5515 x 4295mm)

**Bedroom 1**  
11'10" x 10'10" (3630 x 3320mm)

**En suite**  
7'2" x 5'0" (2200 x 1550mm)

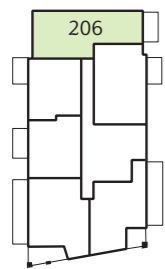
**Bedroom 2**  
14'2" x 10'5" (4340 x 3190mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

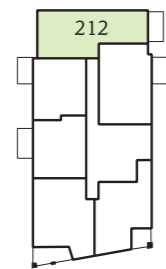
**TOTAL AREA**  
753 sq ft (70.0 sq m)

**Balcony**  
15'8" x 5'5" (4800 x 1665mm)

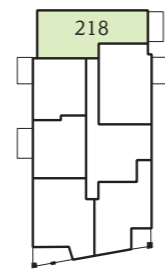
**Terrace**  
28'11" x 6'1" (8835 x 1865mm)



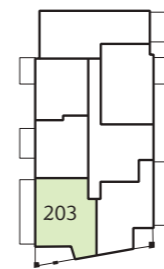
Level 5



Level 6



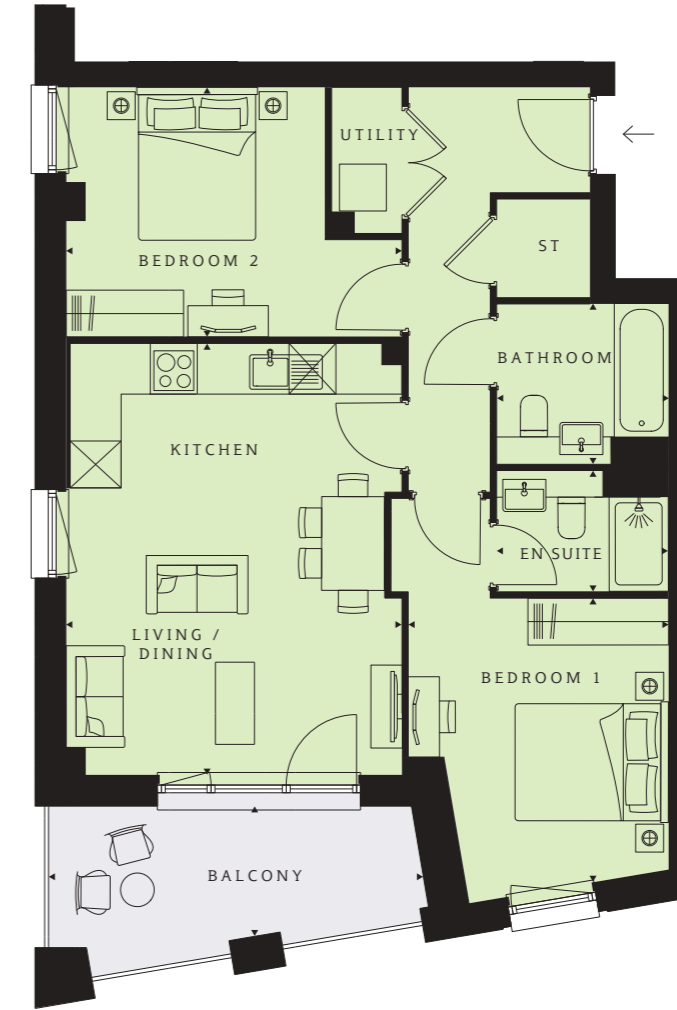
Level 7



Level 5

Tansy House  
2-bedroom apartment

Tansy House  
2-bedroom apartment



**PLOTS 209, 215, 221, 225**

**Kitchen/Living/Dining**  
18'0" x 14'0" (5515 x 4295mm)

**Bedroom 1**  
11'10" x 10'10" (3630 x 3320mm)

**En suite**  
7'2" x 5'0" (2200 x 1550mm)

**Bedroom 2**  
14'2" x 10'5" (4340 x 3190mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
753 sq ft (70.0 sq m)

**Balcony**  
15'8" x 5'5" (4800 x 1665mm)

**PLOT 229, 233, 237**

**Kitchen/Living/Dining**  
18'0" x 14'2" (5515 x 4340mm)

**Bedroom 1**  
11'10" x 10'10" (3630 x 3320mm)

**En suite**  
7'2" x 5'0" (2200 x 1550mm)

**Bedroom 2**  
14'2" x 10'5" (4340 x 3190mm)

**Bathroom**  
7'2" x 6'8" (2200 x 2050mm)

**TOTAL AREA**  
753 sq ft (70.0 sq m)

**Balcony**  
15'8" x 5'5" (4800 x 1665mm)

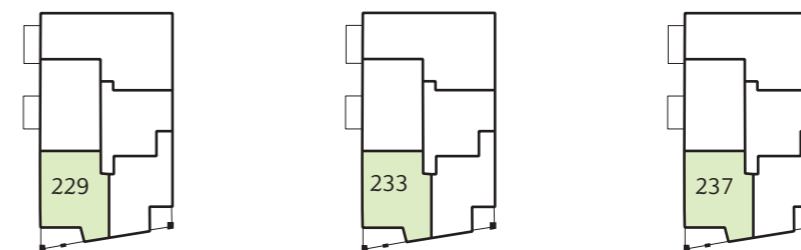


Level 6

Level 7

Level 8

Level 9



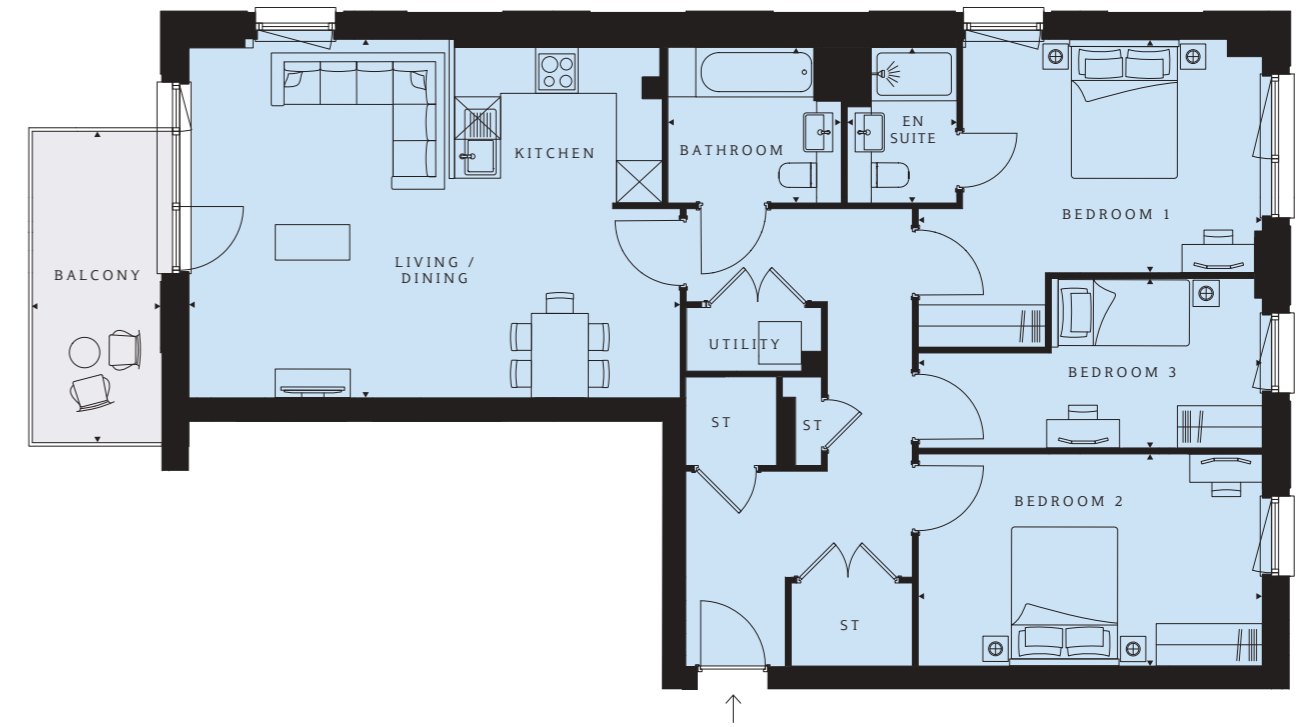
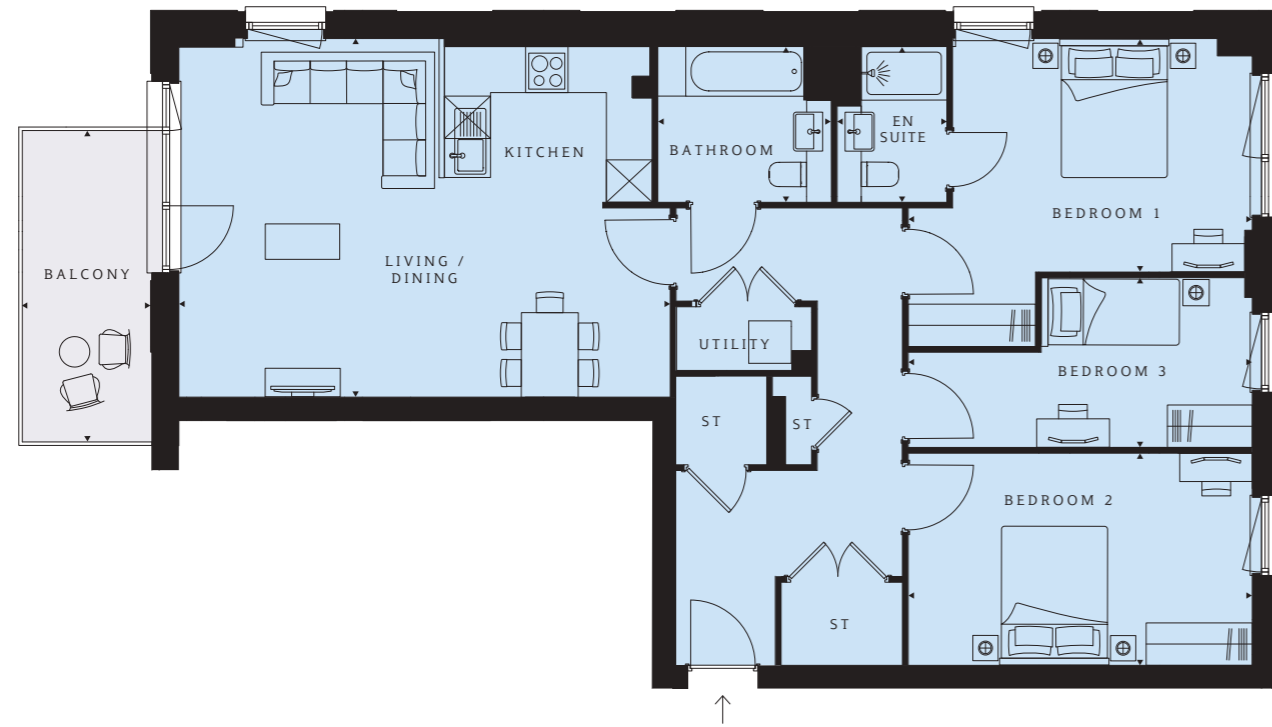
Level 10

Level 11

Level 12

Tansy House  
3-bedroom apartment

Tansy House  
3-bedroom apartment



**PLOTS 223, 227**

**Kitchen/Living/Dining**  
22'8" x 16'7" (6940 x 5065mm)

**Bedroom 1**  
15'10" x 10'9" (4860 x 3295mm)

**En suite**  
7'2" x 5'0" (2200 x 1550mm)

**Bedroom 2**  
15'10" x 9'9" (4860 x 3000mm)

**Bedroom 3**  
15'10" x 7'10" (4860 x 2400mm)

**Bathroom**  
8'0" x 7'2" (2450 x 2200mm)

**TOTAL AREA**  
1146 sq ft (106.5 sq m)

**Balcony**  
14'4" x 5'11" (4400 x 1830mm)

**PLOTS 231, 235, 239**

**Kitchen/Living/Dining**  
22'8" x 16'7" (6940 x 5065mm)

**Bedroom 1**  
15'10" x 10'9" (4860 x 3295mm)

**En suite**  
7'2" x 5'0" (2200 x 1550mm)

**Bedroom 2**  
15'10" x 9'9" (4860 x 3000mm)

**Bedroom 3**  
15'10" x 7'10" (4860 x 2400mm)

**Bathroom**  
8'0" x 7'2" (2450 x 2200mm)

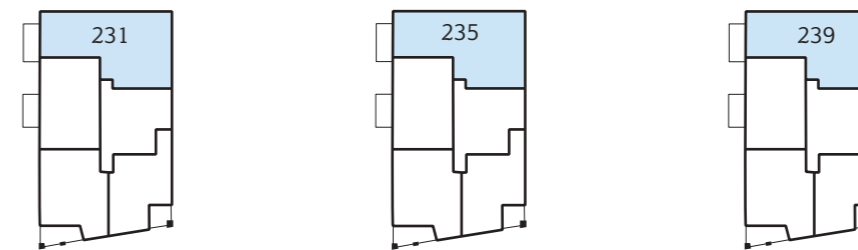
**TOTAL AREA**  
1146 sq ft (106.5 sq m)

**Balcony**  
14'4" x 5'11" (4400 x 1830mm)



Level 8

Level 9



Level 10

Level 11

Level 12

# Specification

## Kitchen

Individually designed contemporary kitchens with soft-close doors and drawers

Colour choice of wall and base units\*

Matching worktops and full-height upstands

Under-cabinet lighting

Stainless steel single bowl sink and chrome tap

Fully integrated appliances including single oven, ceramic hob, dishwasher, fridge freezer and extractor hood

## Bathroom

Grohe chrome brassware

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White acrylic bath

Chrome bath screen and thermostatic shower above bath

Heated towel rail

Shaver socket

Porcelain floor and wall tiles

## En suite

Grohe chrome brassware

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White shower tray

Chrome shower doors

Heated towel rail

Shaver socket

Porcelain floor and wall tiles

## Bedrooms

TV connectivity to Bedroom 1

## General

Video door entry

BT and TV/Sky Q/Virgin TV/FM connectivity to living area

Downlighters to lounge/kitchen and bathroom/en suite

CAT5e wiring from utility cupboard to living room media plate

Superfast broadband (subject to subscription)

Flooring included throughout

\*Subject to build stage



# Why Barratt London?

## Barratt London's vision

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

## Five-star customer service

As part of Barratt Developments PLC, the UK's largest house builder by volume, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010\*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

## Real peace of mind

Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty\*\*, giving you added peace of mind from the moment you move in.

\*\*First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.

\*We are the only major national housebuilder to be awarded this award 11 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.



Lombard Wharf SW11



Aldgate Place E1



Greenland Place SE8



Nine Elms Point SW8



Enderby Wharf SE10



## The Consumer Code

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

We are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



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FIND YOUR PIECE  
OF LONDON

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Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Blackhorse View and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue October 2020.



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— LONDON —