



# HEPWORTH PLACE

WALTHAMSTOW  
E17

TUFFIN COURT



COUNTRYSIDE  
Homes

# WELCOME TO TUFFIN COURT

A CONTEMPORARY COLLECTION OF  
1, 2 AND 3 BEDROOM APARTMENTS AND 3 BEDROOM DUPLEXES.

These attractive new homes offer you the best of modern living in a popular and vibrant area of East London, just a short journey away from the City. Including a tranquil podium garden and close to the expanse of Chestnuts Field, Tuffin Court also offer 118 spaces dedicated to bicycles, creating the perfect community hub for leisure and serenity.





Computer generated images, indicative only

# THE PODIUM GARDEN

WHETHER YOU'RE LOOKING TO UNWIND AFTER A LONG DAY AT WORK, CONNECT WITH FELLOW RESIDENTS, OR SIMPLY BASK IN THE BEAUTY OF NATURE, THE PODIUM GARDEN IS THE PERFECT DESTINATION.

# A UNIQUE LONDON ADDRESS



## Sensory Garden

Experience the sensory garden's serene ambience, where nature's beauty unfolds through captivating colours, fragrances, and textures.



## Green Open Space

Unwind and reconnect with nature in the spacious green open space, a peaceful retreat providing fresh air and a beautiful backdrop for leisurely walks and outdoor activities.



## Civic Centre

The new three-story New Civic Centre fronts onto Fellowship Square and opens onto south-facing existing lawns. The ground floor will feature a proposed spacious café or restaurant area with the extra benefit of shared working space spanning 577 sq m.



## Waltham Forest Town Hall

Home to Waltham Forest Council, the historic, Grade II listed Town Hall forms a grand centrepiece to the entire campus redevelopment project.



## Assembly Hall

The Assembly Hall provides a valuable community space for weddings, clubs, activities and events. The building is designed to act as a hub for this thriving new community.



## War Memorial

This newly restored war memorial will play a vital role in preserving history, honouring the fallen, promoting remembrance, and creating a sense of community.



## Café

Discover a cosy coffee spot, perfect for grabbing your favourite brew to take away with a selection of fresh sandwiches or pastries to choose from.



## Chestnuts Field

Chestnuts Field will offer a delightful landscape, newly planted trees, play facilities and outdoor gym equipment. Encircling the field, an all-weather path will provide convenient access around and through Walthamstow.



## Crèche

As part of the development, an exciting addition will be a brand new crèche facility. This dedicated space will cater to the needs of the community by providing childcare services.



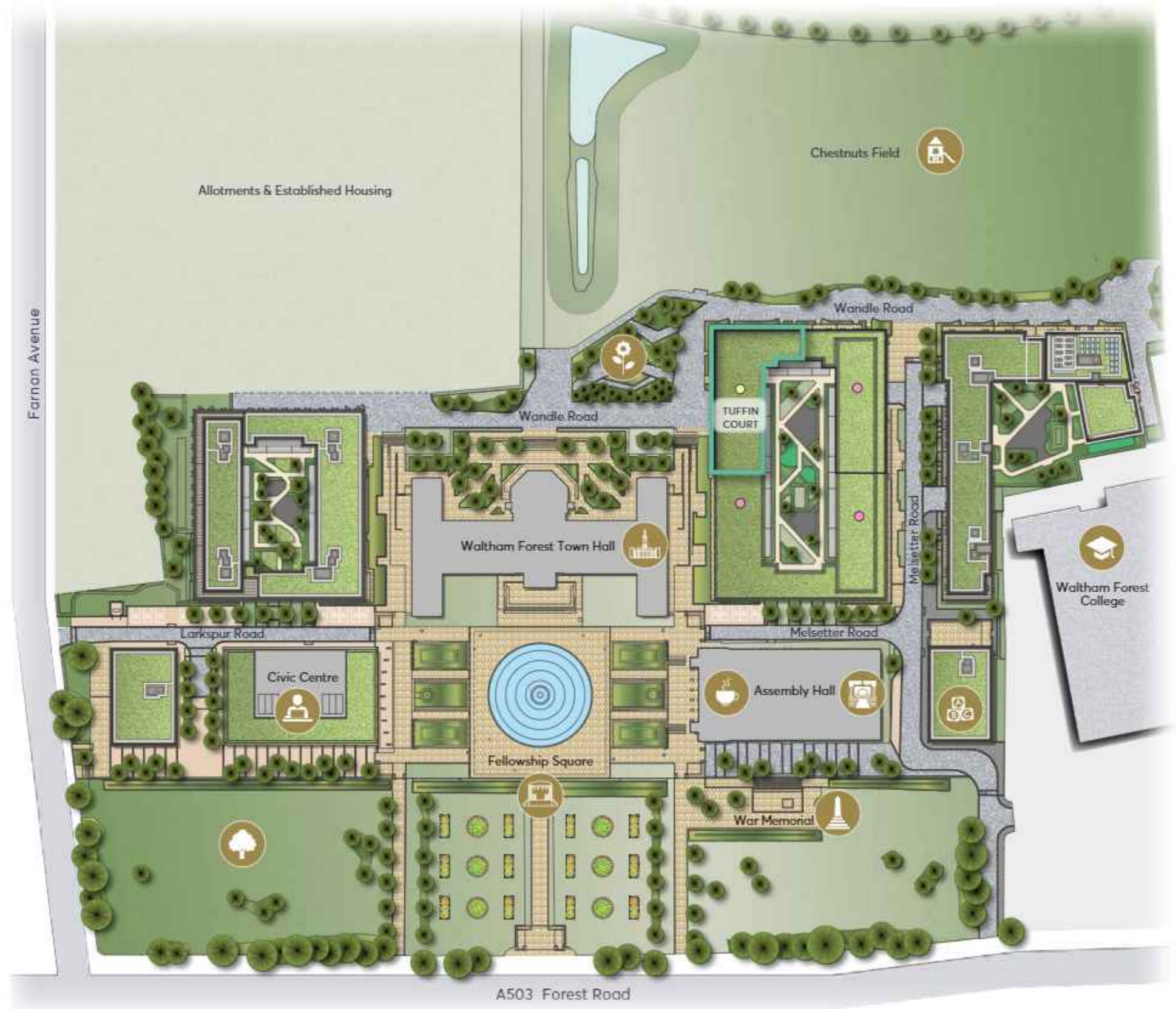
## Waltham Forest College

Committed to fostering a supportive learning environment, the college strives to empower students with the essential skills and knowledge required for their chosen career paths.



## Fellowship Square

A fresh open-air venue for music and culture. It sits in front of Waltham Forest Town Hall and features a stunning water feature adorned with 144 jets that synchronize with music, creating a captivating spectacle.



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

# TUFFIN COURT



Computer generated image, indicative only and details may vary



1 BEDROOM

2 BEDROOM

3 BEDROOM

DURY COURT

AFFORDABLE RENT

SHARED OWNERSHIP

PG UPPER GROUND FLOOR PODIUM GARDEN

## One bedroom apartment

Plots: 333, 340, 348 & 356

## One bedroom apartment

Plots: 337, 344, 352 & 360



Kitchen, Living & Dining	4950mm x 5950mm	16'2" x 19'5"
Bedroom	3350mm x 3704mm	10'9" x 12'1"
Balcony	2865mm x 1725mm	9'3" x 5'6"
Terrace	8645mm x 1775mm	28'3" x 5'8"
<b>Total Internal Area</b>	<b>50 sq m</b>	<b>538.1 sq ft</b>

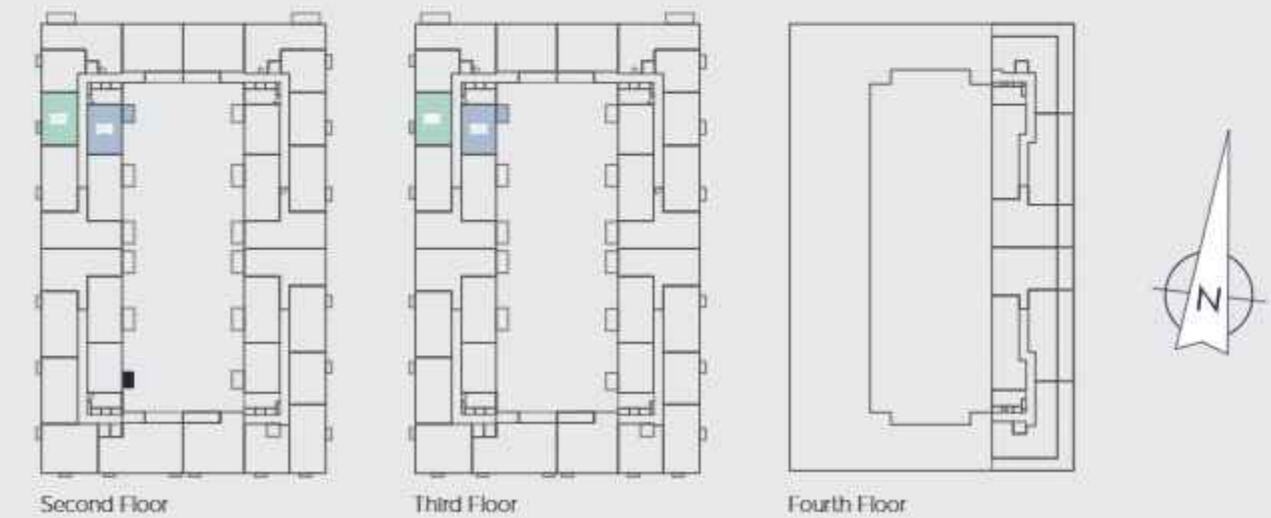


Kitchen	2573mm x 2250mm	8'4" x 7'3"
Living & Dining	5673mm x 3821mm	18'6" x 12'5"
Bedroom	3365mm x 3821mm	11'0" x 12'5"
Balcony	1965mm x 675mm	6'4" x 2'2"
<b>Total Internal Area</b>	<b>55.1 sq m</b>	<b>593.0 sq ft</b>



◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer \*\*Terrace to plot 333.

All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.



◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer \*\*No balcony to plot 337.

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## One bedroom apartment

Plots: 338, 345, 353 & 361



Kitchen	1800mm x 2775mm	5'9" x 9'1"
Living & Dining	3940mm x 4786mm	12'9" x 15'7"
Bedroom	3285mm x 3821mm	10'7" x 12'5"
Balcony	1965mm x 675mm	6'4" x 2'2"
<b>Total Internal Area</b>	<b>50.3 sq m</b>	<b>541.4 sq ft</b>

## One bedroom apartment

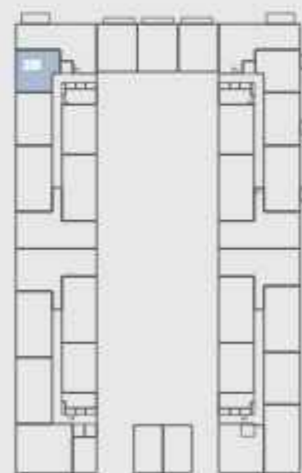
Plot: 328



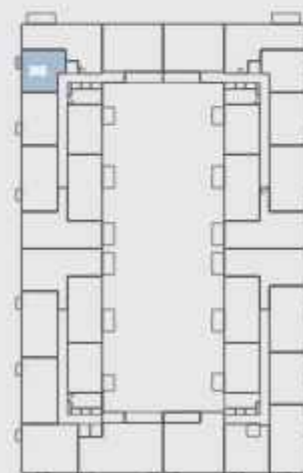
Kitchen, Living & Dining	3975mm x 4946mm	13'0" x 16'2"
Bedroom	3250mm x 3646mm	10'6" x 11'9"
Terrace	7440mm x 1645mm	24'4" x 5'3"
<b>Total Internal Area</b>	<b>43.2 sq m</b>	<b>465.0 sq ft</b>



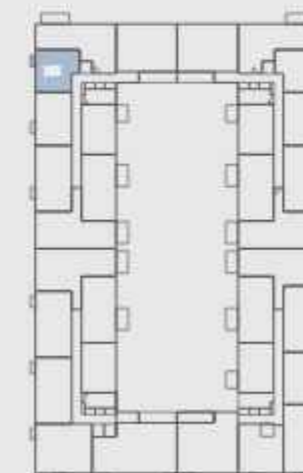
Lower Ground Floor



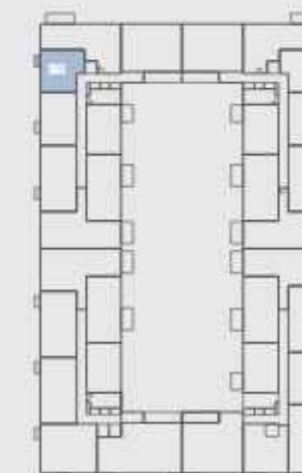
Upper Ground Floor



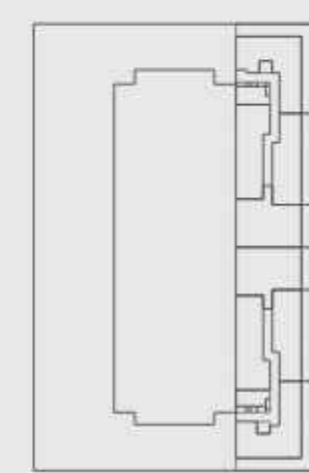
First Floor



Second Floor



Third Floor



Fourth Floor



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## Two bedroom apartment

Plots: 336, 343, 351 & 359



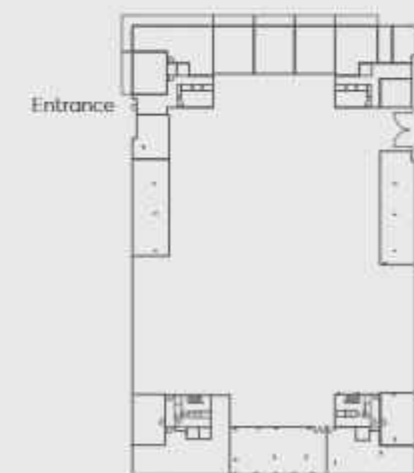
Kitchen, Living & Dining	5231mm x 6071mm	17'1" x 19'9"
Master Bedroom	3323mm x 3971mm	10'9" x 13'0"
Bedroom 2	2850mm x 3821mm	9'3" x 12'5"
Balcony	1965mm x 675mm	6'4" x 2'2"
<b>Total Internal Area</b>	<b>70.4 sq m</b>	<b>757.7 sq ft</b>

## Two bedroom apartment

Plots: 339, 346, 354 & 362



Kitchen, Living & Dining	6841mm x 4260mm	22'4" x 13'9"
Master Bedroom	3374mm x 3930mm	11'0" x 12'8"
Bedroom 2	3770mm x 3110mm	12'3" x 10'2"
Balcony	4778mm x 1475mm	15'6" x 4'8"
<b>Total Internal Area</b>	<b>81.2 sq m</b>	<b>874.0 sq ft</b>



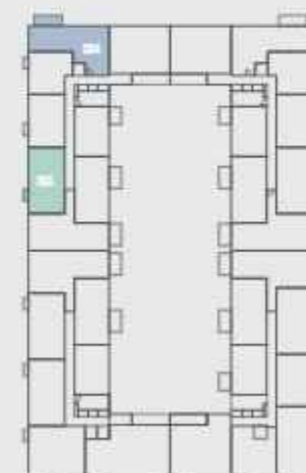
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor



◄► Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer.  
Location of SVP varies. Speak to a sales consultant for more information \*\*No balcony to plots 336.

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## Two bedroom apartment

Plots: 334, 341, 349 & 357



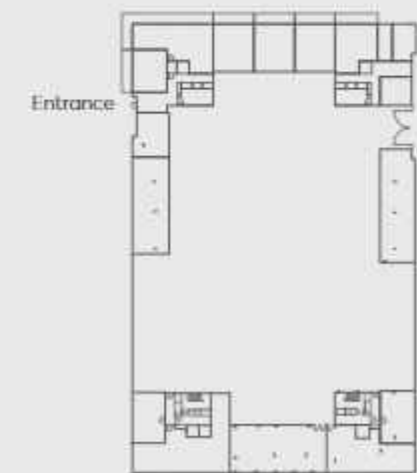
Kitchen, Living & Dining	4478mm x 5954mm	14'6" x 19'5"
Master Bedroom	3680mm x 3854mm	12'0" x 12'6"
Bedroom 2	3400mm x 3614mm	11'1" x 11'8"
Balcony	3990mm x 1750mm	13'0" x 5'7"
Terrace	11872mm x 1775mm	38'9" x 5'8"
<b>Total Internal Area</b>	<b>70 sq m</b>	<b>753.4 sq ft</b>

## Two bedroom apartment

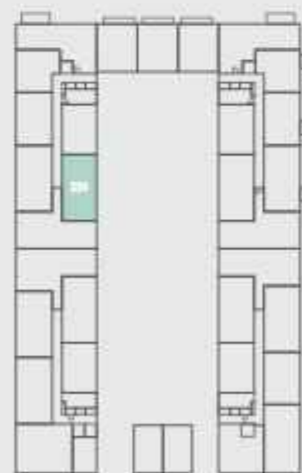
Plots: 342, 350 & 358



Kitchen, Living & Dining	6184mm x 4585mm	20'2" x 15'0"
Master Bedroom	4101mm x 3300mm	13'4" x 10'8"
Bedroom 2	5201mm x 2957mm	17'0" x 9'7"
Balcony	1750mm x 3878mm	5'7" x 12'7"
<b>Total Internal Area</b>	<b>85.5 sq m</b>	<b>920.3 sq ft</b>



Lower Ground Floor



Upper Ground Floor



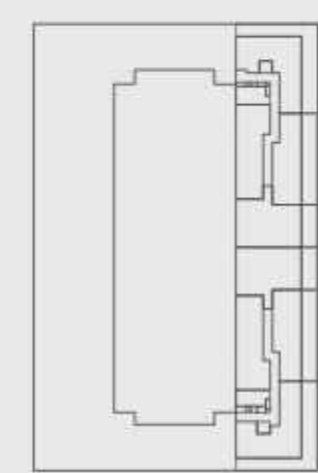
First Floor



Second Floor



Third Floor



Fourth Floor



◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer \*\*Terrace to plots 334.

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## Two bedroom apartment

Plot: 329



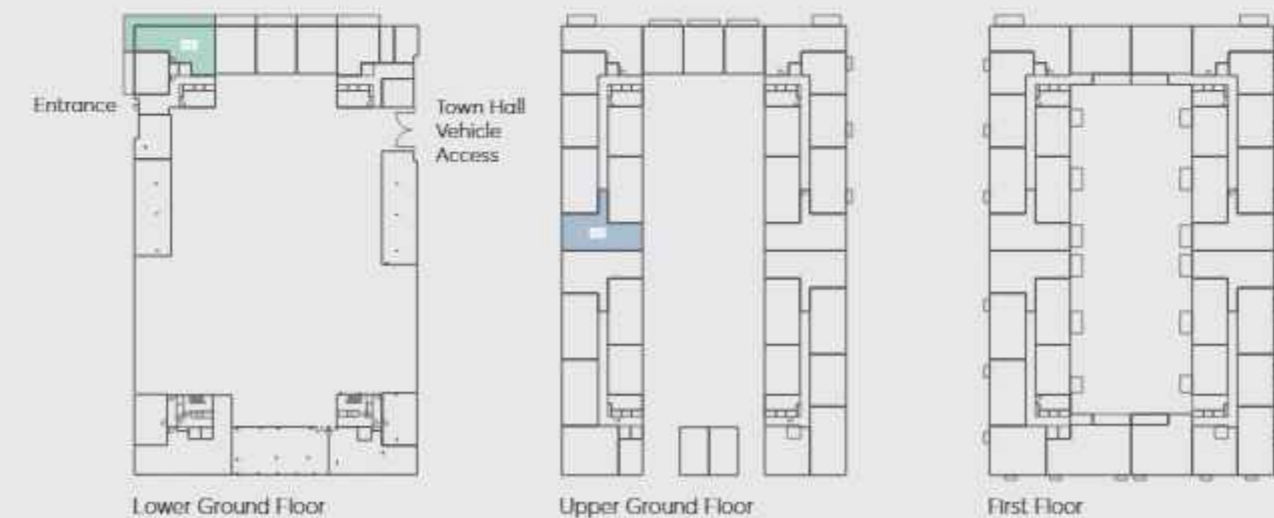
Kitchen, Living & Dining	7026mm x 4260mm	23'0" x 13'9"
Master Bedroom	3600mm x 3770mm	11'8" x 12'3"
Bedroom 2	3359mm x 3100mm	11'0" x 10'1"
Terrace 1	16328mm x 1678mm	53'5" x 5'5"
Terrace 2	1645mm x 4757mm	5'3" x 15'6"
<b>Total Internal Area</b>	<b>84.6 sq m</b>	<b>910.6 sq ft</b>

## Two bedroom apartment

Plot: 335

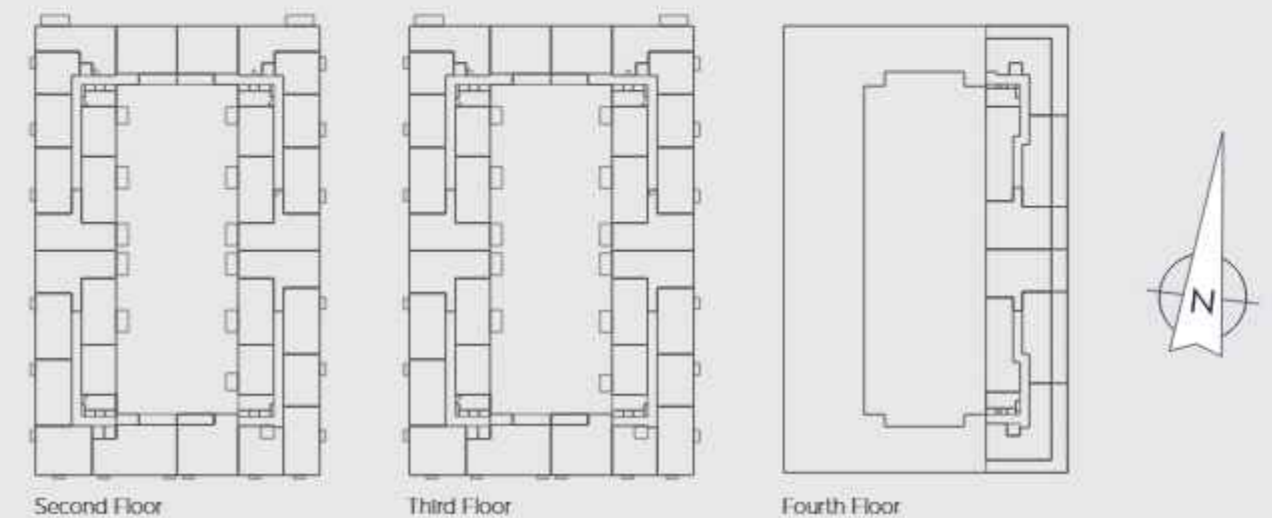


Kitchen, Living & Dining	5884mm x 4585mm	19'3" x 15'0"
Master Bedroom	3900mm x 3800mm	12'7" x 12'4"
Bedroom 2	5201mm x 2457mm	17'0" x 8'0"
Terrace	1775mm x 4700mm	5'8" x 15'4"
<b>Total Internal Area</b>	<b>85.5 sq m</b>	<b>920.3 sq ft</b>



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### Three bedroom apartment

Plots: 347, 355 & 363



Kitchen	3480mm x 3158mm	11'4" x 10'3"
Living & Dining	4743mm x 4313mm	15'5" x 14'1"
Master Bedroom	3543mm x 3520mm	11'6" x 11'5"
Bedroom 2	3380mm x 3560mm	11'0" x 11'6"
Bedroom 3	3543mm x 2605mm	11'6" x 8'5"
Balcony	1715mm x 6633mm	5'6" x 21'7"
<b>Total Internal Area</b>	<b>88.6 sq m</b>	<b>953.6 sq ft</b>

### Three bedroom duplexes

Plots: 330, 331 & 332

Ground Floor



Kitchen	3830mm x 2841mm	12'5" x 9'3"
Living & Dining	4293mm x 6982mm	14'0" x 22'9"
Ground Floor Terrace	1678mm x 7096mm	5'5" x 23'2"

First Floor

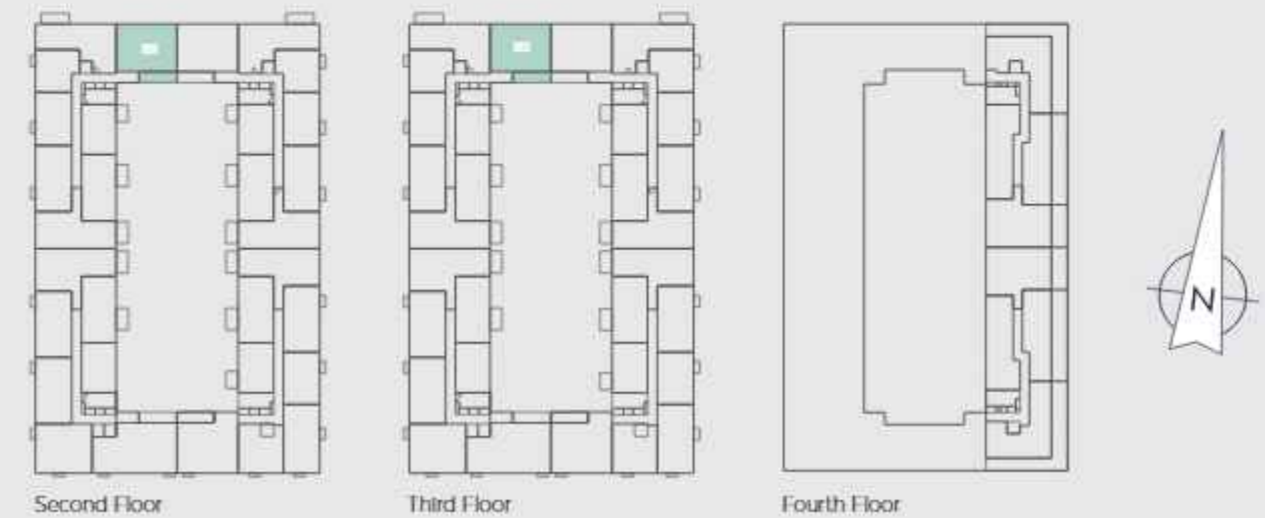


Master Bedroom	3423mm x 3482mm	11'2" x 11'4"
Bedroom 2	4700mm x 3482mm	15'4" x 11'4"
Bedroom 3	3420mm x 3400mm	11'2" x 11'1"
Balcony	5564mm x 700mm	18'2" x 2'2"
First Floor Terrace*	2012mm x 5374mm	6'6" x 17'6"
<b>Total Internal Area</b>	<b>114.7 sq m</b>	<b>1234.6 sq ft</b>



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\*Terrace dimensions may vary. Speak to a sales consultant for more details.

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# DETAIL & DESIGN

## Kitchen

- Contemporary handle-less base units and tall units with matching worktop and upstand
- A composite one and a half bowl sink and drainer with chrome mixer tap
- Integrated single electric oven
- Integrated microwave
- Electric ceramic hob
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer in cupboard/kitchen
- Energy efficient, white recessed downlighters to ceilings and strip lights under-cupboards



## Decoration

- Carpet fitted to all bedrooms, stairs and landing\*
- Amtico flooring in hallway, kitchen, living, bathroom and en-suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with chrome ironmongery
- Internal doors painted satin white with chrome ironmongery

## Bathrooms & En-suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Mirror fronted cabinet to bathroom and full height mirror above counter top to en-suite
- Bath with panel in driftwood. Shower over bath (bathrooms only)
- Chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern
- Thermostatic shower mixer with slider rail
- Shower tray and shower screen (en-suites only)
- Porcelain wall tiles full height around bath/shower
- Chrome heated towel rail
- Shaver socket in mirrored cabinet
- Energy efficient, white recessed downlighters

## Heating, Lighting & Electrical

- Power points and electrical fittings conveniently positioned throughout
- Underfloor heating
- USB-C and double sockets conveniently positioned throughout
- TV points and provision for Sky Q to living room and master bedroom
- TV points to all other bedrooms
- Superfast Hyperoptic Broadband or option for Sky, Virgin and BT
- BT points provided to living area and master bedroom
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Exterior light to balconies and terraces



\*Plot specific. Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Photography used is of a typical apartment and is indicative only. Specification may differ, please ask a Sales Consultant for more details.



01.

### Energy efficient homes that help you save on your bills

Our homes are 27% more energy efficient than the national average\* with lots of energy-saving included as standard. We install appliances with high efficiency ratings and smart thermostats to give you greater control over your energy use.

# WHY BUY NEW



02.

### No major DIY necessary

There's no need to spend your weekends sanding down skirting or re-tiling your bathroom to bring your home up to scratch. With a new build home, you get all the latest in kitchen and bathroom design along with our outstanding specification.



05.

### Peace of mind

At Countryside Homes, we have an entire team completely dedicated to your peace of mind. Our friendly representatives will not only be in regular contact throughout the buying process, but they'll continue to check in for two years after your move-in date, offering help and guidance every step of the way.

06.

### There's no forward chain

Buying a new build can help take away the stress of getting stuck in a lengthy chain, as the home you are moving into will have never been occupied.



03.

### A blank canvas to make your own

The moment you get the keys to your new build home, you can put your feet up and relax. However there's also room to put your own stamp on your new home if you want to get creative with your furnishings or put a splash of colour on the walls.



04.

### 10-year warranty and insurance

All our homes are built to National House-Building Council (NHBC) standards - the technical benchmark for newly-built homes. Included in your purchase, your home will also come with long-term reassurance thanks to a Premier 10-year warranty and insurance (or equivalent).



07.

### Greener travel

If you're seeking eco-friendly travel, we've got you covered as we ensure that our communities have access to the public transport needed to be well-connected. Hepworth Place also offers the convenience of an exclusive car club, which offers an easy and affordable way to access personal transport without the hassles of car insurance, tax and basic maintenance.



08.

### An opportunity for investment

Investing in a new-build comes with plenty of benefits. The combination of favourable environments and the high specification of our homes makes our properties very appealing to potential tenants, meaning they're well placed for capital growth in years to come.

\*Average Countryside SAP is 84.2 compared to the national average in England which is 66 according to the English Housing Survey 2021.

# PLACES PEOPLE LOVE



Computer generated image. Beam Park, Rainham



COUNTRYSIDE HOMES IS A LEADING UK HOME BUILDER  
AND URBAN REGENERATION PARTNER.



We pride ourselves on creating places where people love to live, with sustainable communities built to last.

Countryside Homes has more than 60 years' experience of collaborative working with partners in public and private sectors. We deliver mixed tenure developments, including affordable homes, homes for the private rental sector and homes for private sale.

Place-making is at the heart of everything we do, designing places people love and helping to build successful communities. We are committed to high quality design, construction and management creating a positive legacy for future generations. Whether you are looking for a suburban family home surrounded by green spaces or an apartment at the heart of the action in the city centre, we offer a range of properties to suit everyone.



COUNTRYSIDE  
Homes





# CUSTOMER SERVICE

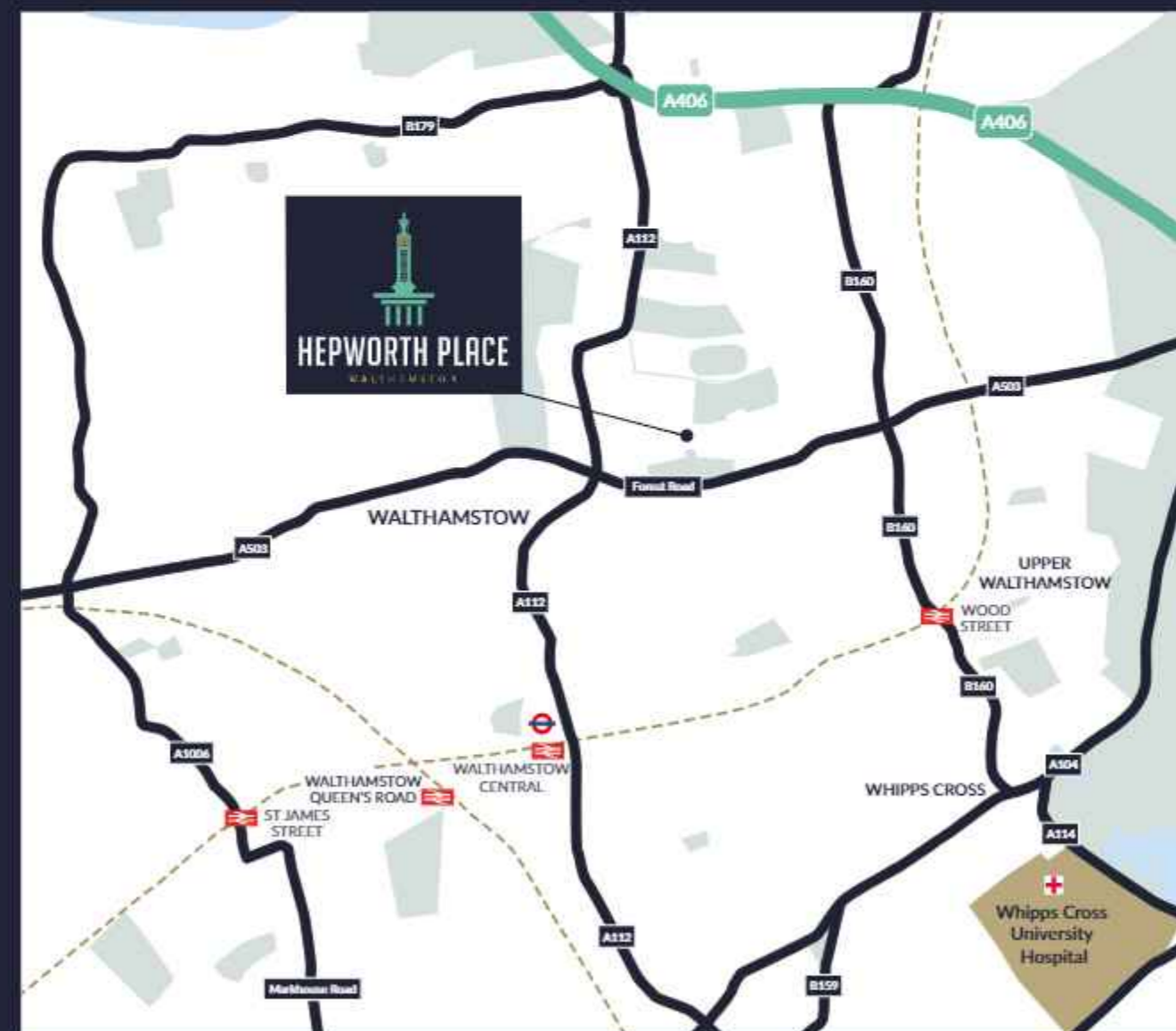
WHEN YOU BUY A COUNTRYSIDE HOME WE WANT YOU TO BE CONFIDENT YOU'VE MADE THE RIGHT CHOICE.

Our entire team works to our own Customer Charter, ensuring we never let you down. From our in-house designers and experienced construction team through to our trained Sales Consultants, we ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase.

We pride ourselves on creating places where people love to live, with sustainable communities built to last. With excellent customer service and a 10-year New Home Warranty, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



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 020 3930 3678  
 hepworthplace@countrysidepartnerships.com



Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our sales consultant for details of individual apartments.



COUNTRYSIDE  
Homes