

THE GRID

FLATS 1-9
7 GAINSBOROUGH ROAD
LEYTONSTONE
E11 1RX

IPE-DEVELOPMENTS.COM

A COLLECTION OF FIVE DUPLEXES,
THREE APARTMENTS, AND ONE
PENTHOUSE WITHIN A DISTINCTIVE
WAREHOUSE CONVERSION.



CGIs are illustrative and may be subject to change.



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THIS SET OF HOMES
HAS BEEN BUILT ON
THE SITE OF AN OLD,
DISUSED ELECTRICAL
SUBSTATION, AND IT
IS NAMED AFTER AN
ELECTRICAL GRID.



AREA GUIDE

A true hidden gem in East London, Leytonstone offers the perfect blend of urban energy and suburban tranquillity. Its tree-lined streets, diverse architectural styles, and community-focused atmosphere make it the perfect place to call home.

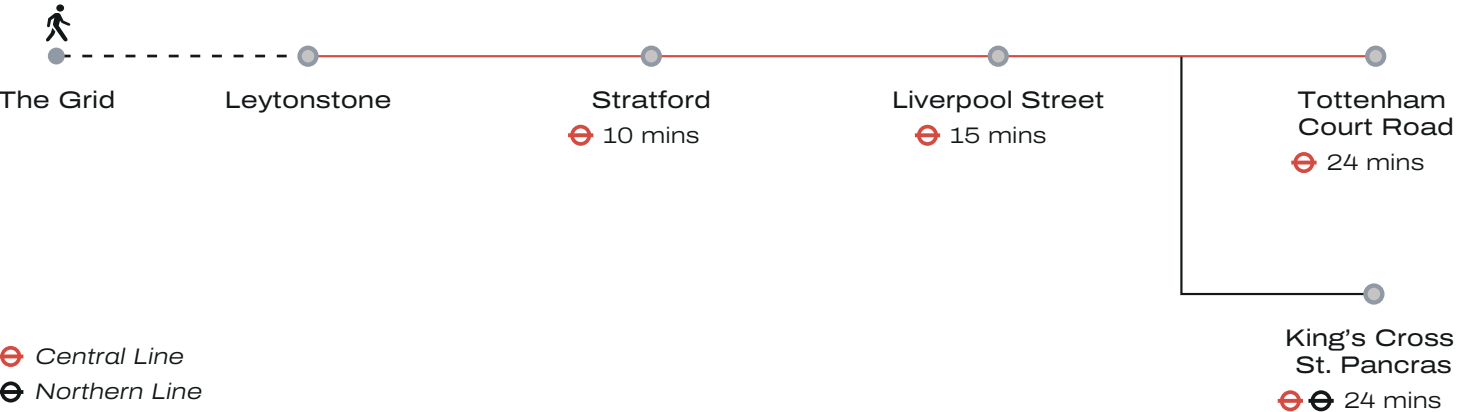
Leytonstone has a rich creative heritage, famously as the birthplace of Alfred Hitchcock, whose early years here shaped his cinematic vision. Over the years, it has quietly attracted artists, musicians, and creatives seeking space and inspiration, drawn by its independent galleries, vibrant street art, and thriving cultural scene. With events like the Leytonstone Arts Trail and a strong artistic community, it remains a hidden sanctuary for those looking to create and be inspired.

With a thriving food and drink scene, plenty of activities, and great schools, Leytonstone has something for everyone, making it an ideal choice for families, professionals, and individuals seeking a taste of what London has to offer.

TRAVEL

The Grid is a 5-minute walk away from Leytonstone station, which is serviced by the Central line. Trains run every 10 minutes and go directly through central London.

Leytonstone High Street station is just under a mile away, where you can catch the Suffragette Line, which goes from Barking Riverside, through north London, to Gospel Oak, and connects to other Overground lines.



SUPERMARKETS & SHOPS

Tesco Superstore 0.1 miles	Leytonstone Market 0.3 miles
Aldi 0.2 miles	Argos 0.4 miles
Boots 0.3 miles	Jo & Kesi 0.6 miles
International Supermarket London 0.3 miles	

Time and distance calculated from development to destination using Google Maps.



RESTAURANTS

Homies on Donkeys
0.2 miles

Mum Likes Thai Food
0.2 miles

The Olive
0.2 miles

Yard Sale Pizza
0.3 miles

CAFES

San Marino Coffee
0.2 miles

The Wild Goose Bakery
0.3 miles

Perky Blenders
0.4 miles

Back to Ours
0.6 miles

PUBS & BARS

The North Star
0.2 miles

Red Lion
0.3 miles

Filly Brook
0.6 miles

Heathcote and Star
0.6 miles

Leytonstone Tavern
1 mile

IN 2022 THE TEAM
BEHIND HOMIES
ON DONKEYS WON
THE BBC2 SHOW
'BRITAIN'S TOP
TAKEAWAYS'.



View of the City from Leytonstone



GREEN SPACES

- Wanstead Flats
0.3 miles
- Leyton Flats
0.4 miles
- Wanstead Park
0.7 miles
- Hackney Marshes
1.9 miles

ENTERTAINMENT

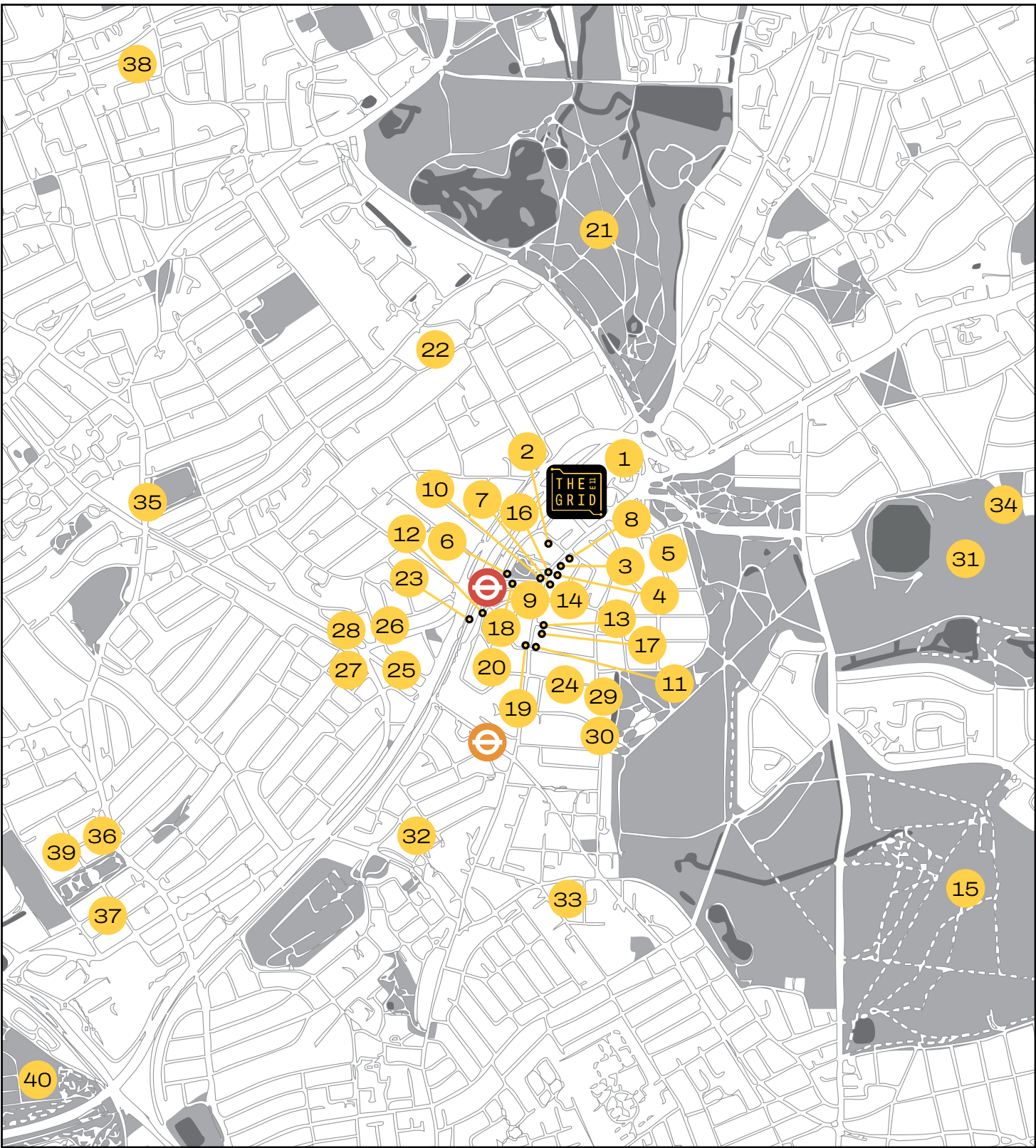
- East Side Jazz Club
0.3 miles
- Wanstead Golf Club
1 mile
- Club Adventures Escape Room Games
1.4 miles
- East London Cabaret Theatre
1.4 miles
- God's Own Junkyard
1.6 miles
- Leyton Orient Football Club
1.6 miles

SCHOOLS

- George Tomlinson Primary School
0.4 miles
- Leytonstone School
0.4 miles
- Connaught School for Girls
0.6 miles
- Davies Lane Primary School
0.7 miles

GYMS & FITNESS

- Yoga in Leytonstone
0.2 miles
- PureGym
0.3 miles
- Fitness Hub East London
0.4 miles
- Victoria Rock Pilates
0.7 miles
- Leytonstone Leisure Centre
1 mile
- Anytime Fitness Leyton
1.1 miles



- | | | |
|--------------------------------------|-------------------------------------|---------------------------------------|
| 1. Tesco Superstore | 15. Wanstead Flats | 29. Davies Lane Primary School |
| 2. Aldi | 16. The Wild Goose Bakery | 30. Victoria Rock Pilates |
| 3. Homies on Donkeys | 17. Yard Sale Pizza | 31. Wanstead Park |
| 4. Mum Likes Thai Food | 18. Argos | 32. Leytonstone Leisure Centre |
| 5. The North Star | 19. Fitness Hub East London | 33. Leytonstone Tavern |
| 6. The Olive | 20. George Tomlinson Primary School | 34. Wanstead Golf Club |
| 7. San Marino Coffee | 21. Leyton Flats | 35. Anytime Fitness Leyton |
| 8. Yoga in Leytonstone | 22. Leytonstone School | 36. Club Adventures Escape Room Games |
| 9. Boots | 23. Perky Blenders | 37. East London Cabaret Theatre |
| 10. East Side Jazz Club | 24. Back to Ours | 38. God's Own Junkyard |
| 11. International Supermarket London | 25. Connaught School for Girls | 39. Leyton Orient Football Club |
| 12. Leytonstone Market | 26. Filly Brook | 40. Hackney Marshes |
| 13. PureGym | 27. Heathcote and Star | |
| 14. Red Lion | 28. Jo & Kesi | |

SPECIFICATION

KITCHENS

- Dark grey handleless kitchen units
- LED lighting under wall units
- Light coloured quartz worktop
- Corten effect tiled backsplash
- Integrated Bosch hob, oven, fridge/freezer and dishwasher
- Exposed black tubular extractor fan
- Stainless steel sink
- Matt black tap
- Washer/dryer either integrated in kitchen or freestanding in storage area

BATHROOMS

- White metro tiled walls around bath and behind vanity/toilet
- Light grey terrazzo floor tiles
- Brushed gunmetal sanitary ware
- Wall hung WC
- Heated towel rail
- Wall hung mirrored cabinet
- Matt black bath screen

SHOWER ROOM

- White metro tiled walls around bath and behind vanity/toilet
- Dark grey terrazzo floor tiles
- Brushed gunmetal sanitary ware
- Wall hung WC
- Heated towel rail
- Wall hung mirror
- Matt black shower glazed screen

PAINT FINISHES

- Walls and ceilings in white
- Skirting and architrave in white

INTERNAL DOORS

- Single panel shaker style doors in black
- Stainless steel ironmongery

GENERAL

- Large format concrete effect floor tiles in hallways, living/ kitchen and bedrooms
- One wall in living room with feature exposed brick or concrete effect wall
- Stainless steel switches and sockets
- Underfloor heating throughout, expect for basement areas
- Traditional style electric radiators in living rooms
- Black tubular down lights in hallways and living/kitchen
- Single pendant light in bedrooms
- White downlights in bathrooms
- Inline air source heat pumps to each flat

- Video entry intercom to each flat

- Track lighting in basement storage areas

- Painted floor in basement storage areas

EXTERNALS

- Tiled balconies/terraces
- External wall lights



FLOOR PLANS

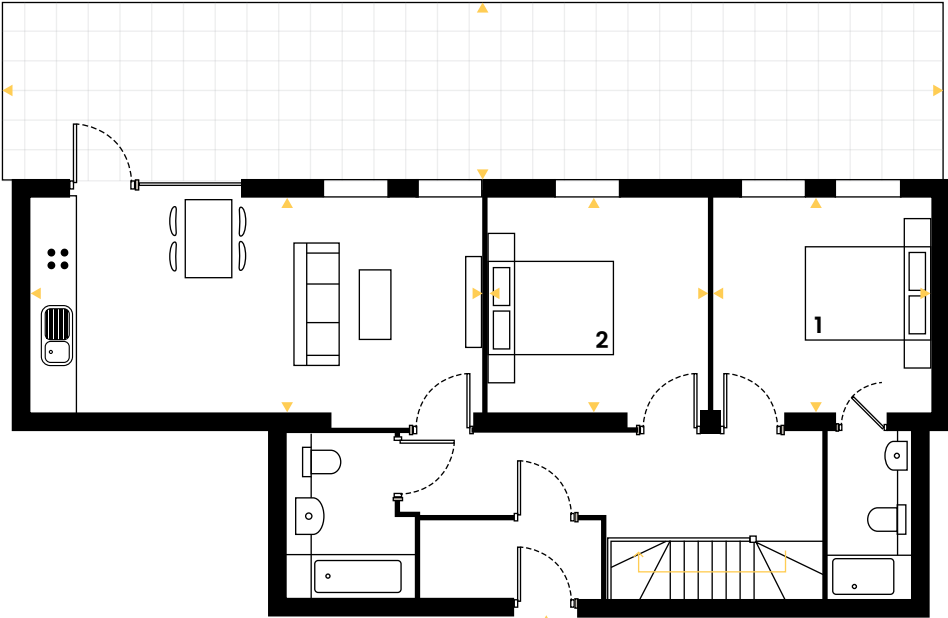
Duplex 1

114.1 sqm / 1228 sqft
2 Bedrooms
2 Bathrooms

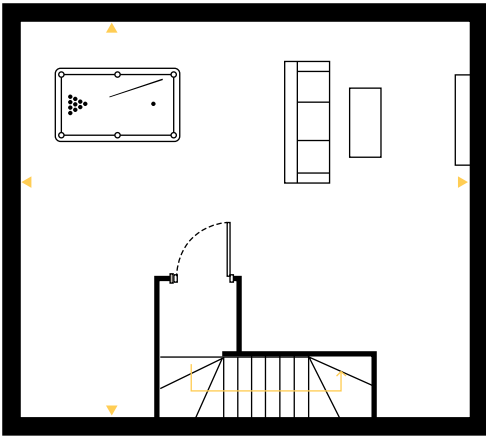
Site Plan — Ground Floor & Basement



Lounge/Dining/Kitchen	7 x 3.4 m
Bedroom 1	3.5 x 3.4 m
Bedroom 2	3.5 x 3.4 m
Basement	37.8 sqm
Terrace	40.2 sqm
Total	114.1 sqm
	1228 sqft



GROUND FLOOR



BASEMENT



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.

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. Kitchen and wardrobe 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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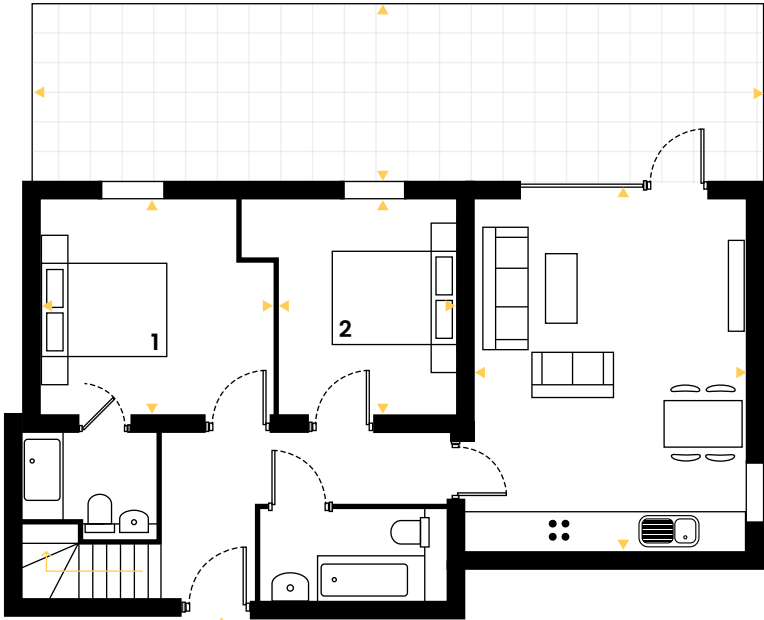
Duplex 2

95.9 sqm / 1033 sqft
2 Bedrooms
2 Bathrooms

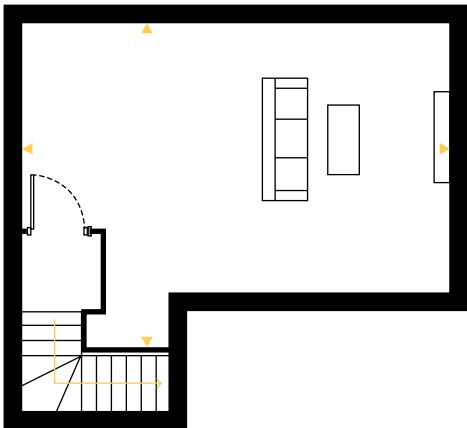
Site Plan — Ground Floor & Basement



Lounge/Dining/Kitchen	5.5 x 4.2 m
Bedroom 1	3.3 x 3.7 m
Bedroom 2	3.3 x 2.8 m
Basement	28.3 sqm
Terrace	31.3 sqm
Total	95.9 sqm
	1033 sqft



GROUND FLOOR



BASEMENT



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FLOOR PLANS

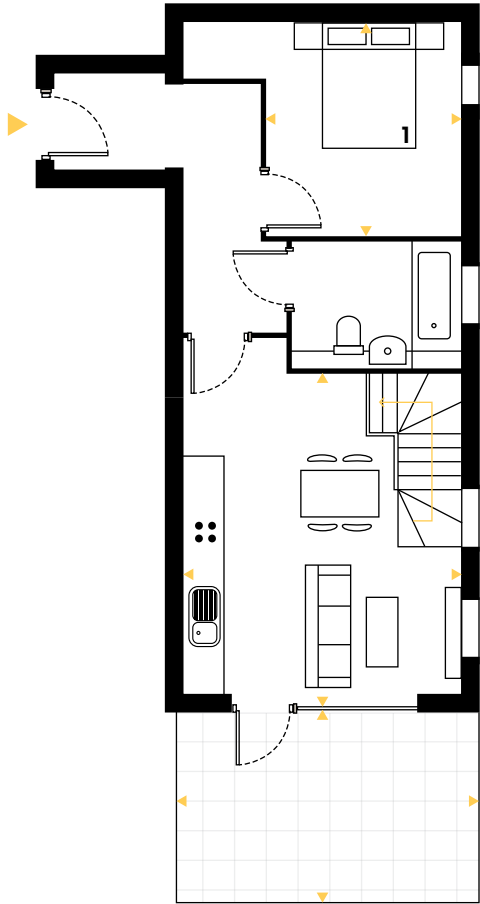
Duplex 3

75.1 sqm / 808 sqft
1 Bedroom
1 Bathroom

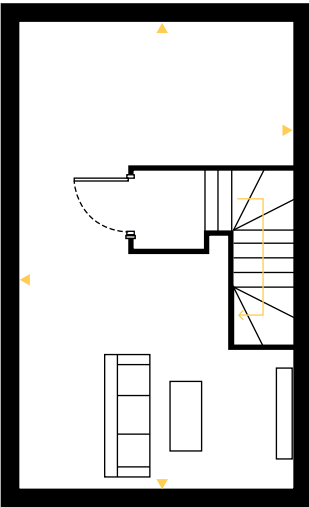
Site Plan — Ground Floor & Basement



Lounge/Dining/Kitchen	5.1 x 4.3 m
Bedroom 1	3.3 x 3.1 m
Basement	26.6 sqm
Terrace	13.6 sqm
Total	75.1 sqm
	808 sqft



GROUND FLOOR



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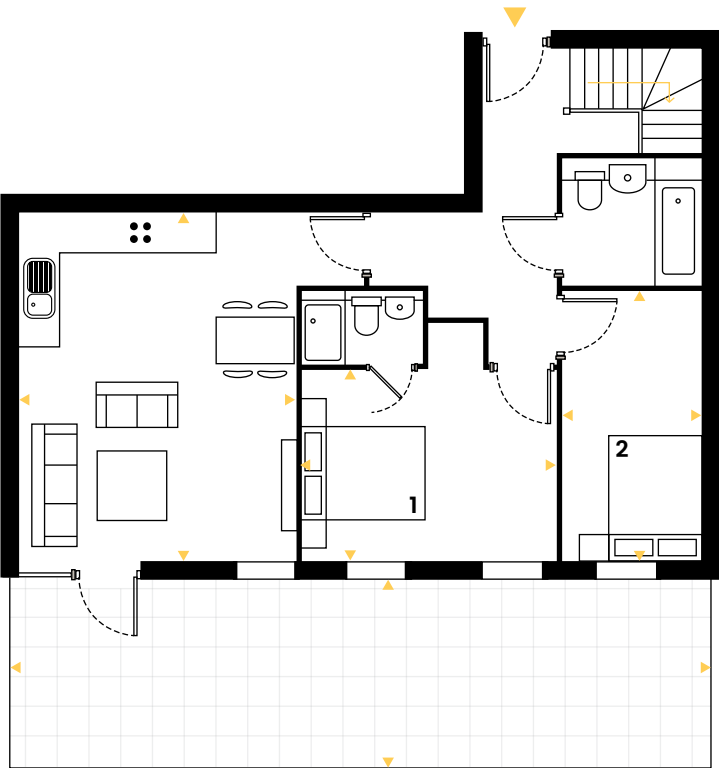
Duplex 4

132.2 sqm / 1424 sqft
2 Bedrooms
2 Bathrooms

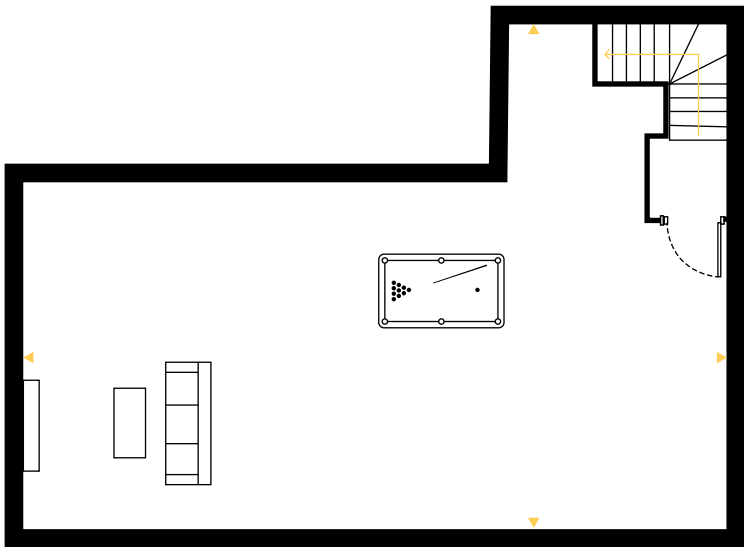
Site Plan — Ground Floor & Basement



Lounge/Dining/Kitchen	5.5 x 4.4 m
Bedroom 1	4 x 3 m
Bedroom 2	4.1 x 2.1 m
Basement	64.8 sqm
Terrace	31.1 sqm
Total	132.2 sqm
	1424 sqft



GROUND FLOOR



BASEMENT



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FLOOR PLANS

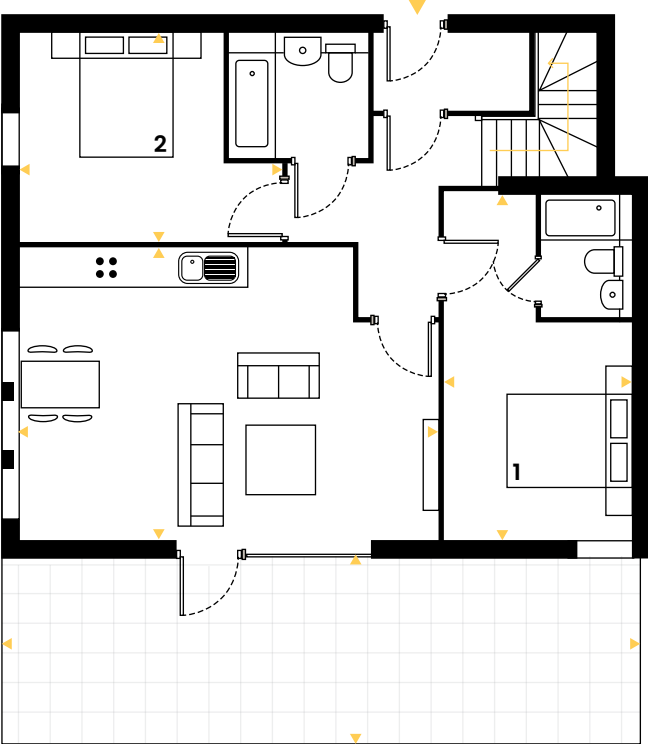
Duplex 5

149.6 sqm / 1610 sqft
2 Bedrooms
2 Bathrooms

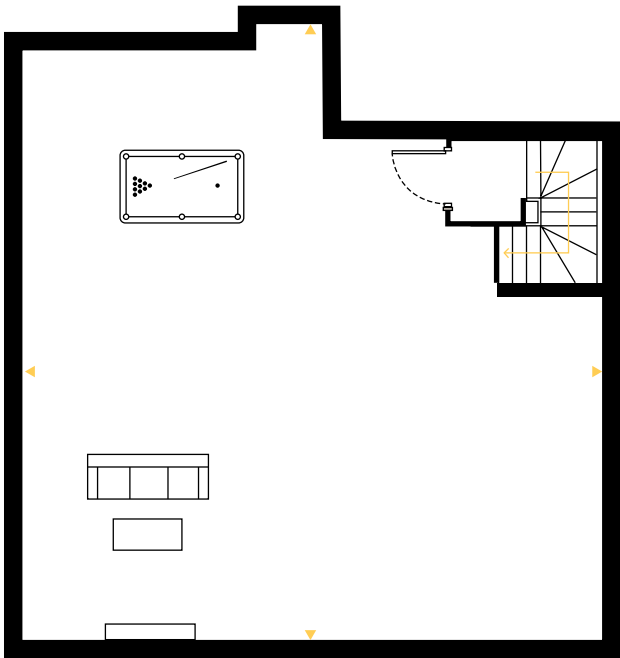
Site Plan — Ground Floor & Basement



Lounge/Dining/Kitchen	6.6 x 4.4 m
Bedroom 1	5.4 x 2.9 m
Bedroom 2	4.1 x 3.5 m
Basement	74.2 sqm
Terrace	28 sqm
Total	149.6 sqm
	1610 sqft



GROUND FLOOR



BASEMENT



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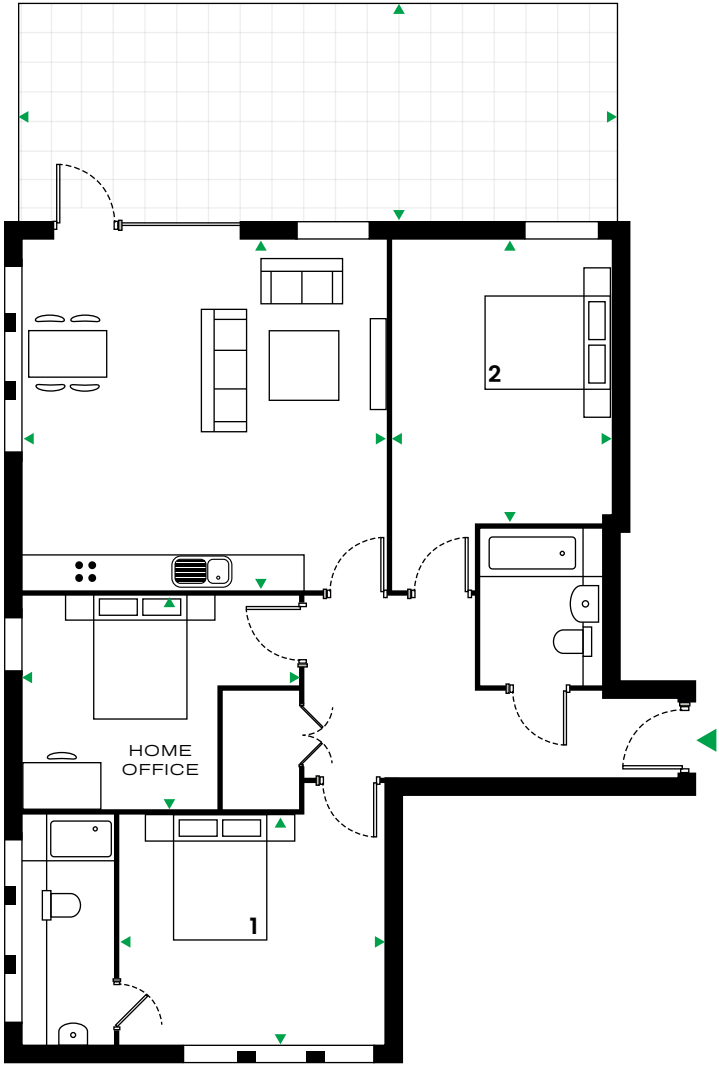
Apartment 6

102.3 sqm / 1101 sqft
2 Bedrooms
1 Home Office
2 Bathrooms

Site Plan — First Floor



Lounge/Dining/Kitchen	5.8 x 5.5 m
Bedroom 1	4.2 x 3.6 m
Bedroom 2	5.4 x 3.3 m
Home Office	4.3 x 3.3 m
Terrace	31.5 sqm
Total	102.3 sqm
	1101 sqft



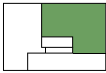
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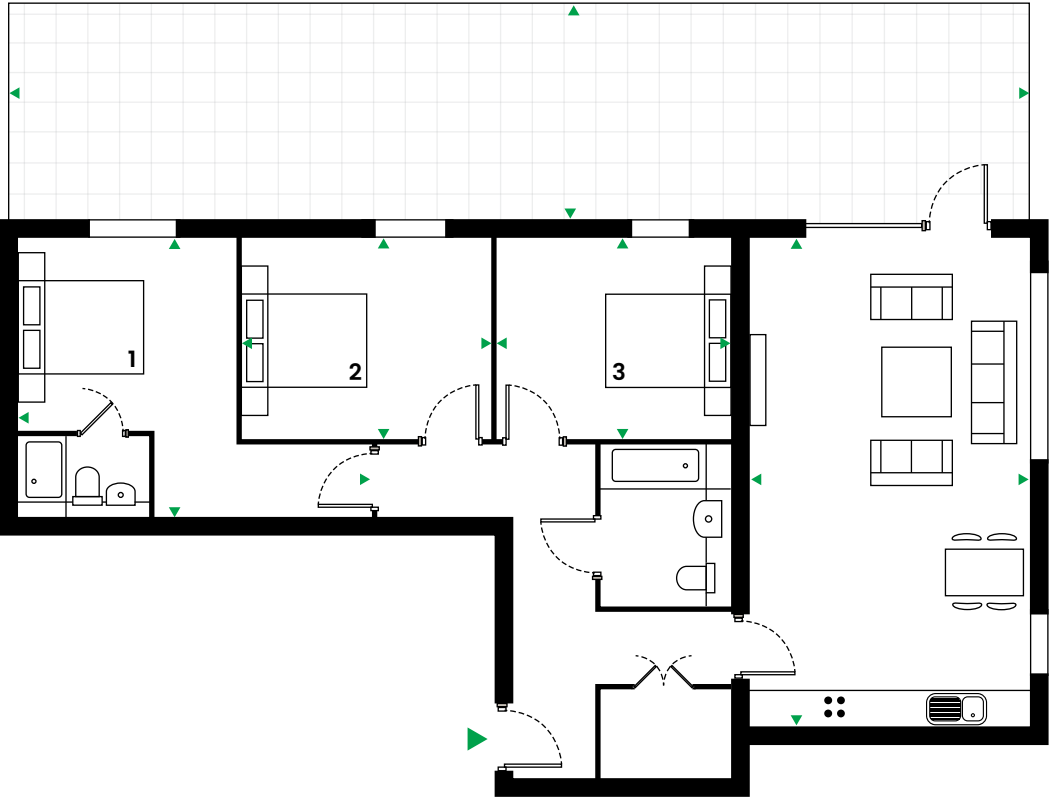
Apartment 7

98.7 sqm / 1062 sqft
3 Bedrooms
2 Bathrooms

Site Plan — First Floor



Lounge/Dining/Kitchen	7.7 x 4.4 m
Bedroom 1	4.4 x 3.4 m
Bedroom 2	3.9 x 3 m
Bedroom 3	3.6 x 3.1 m
Terrace	53.7 sqm
Total	98.7 sqm
	1062 sqft



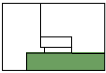
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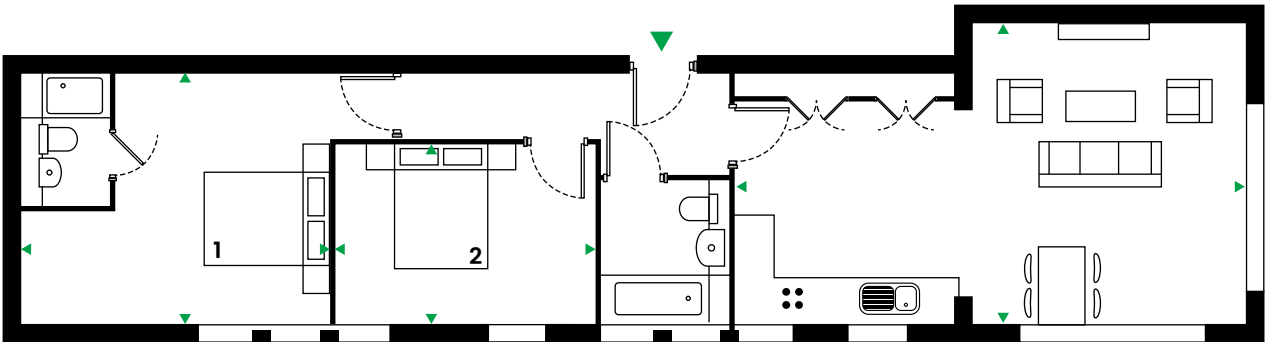
Apartment 8

79.1 sqm / 851 sqft
2 Bedrooms
2 Bathrooms

Site Plan — First Floor



Lounge/Dining/Kitchen	8.1 x 4.8 m
Bedroom 1	4.8 x 3.8 m
Bedroom 2	4.1 x 2.7 m
Total	79.1 sqm
	851 sqft



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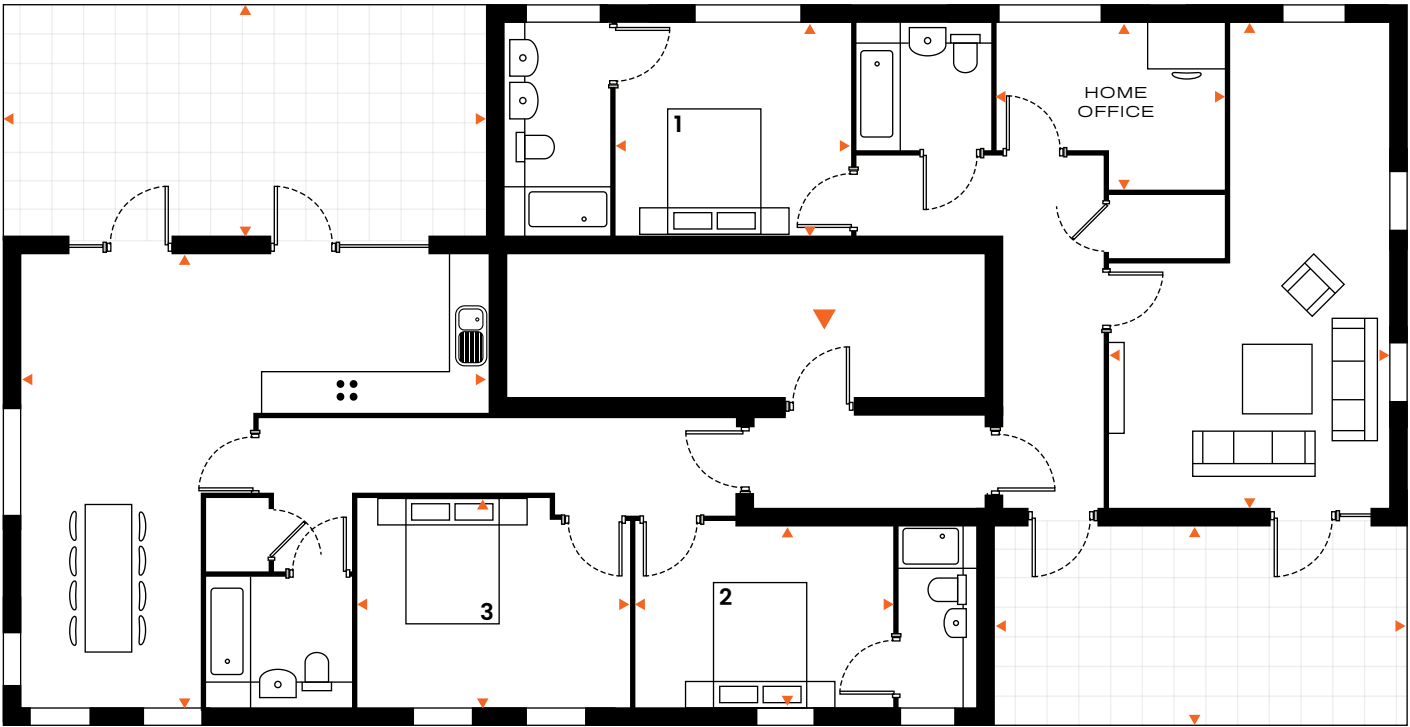
Penthouse

150.8 sqm / 1623 sqft
3 Bedrooms
1 Home Office
4 Bathrooms

Site Plan — Second Floor



Kitchen/Dining	7.3 x 7 m
Lounge	7.5 x 4.3 m
Bedroom 1	3.6 x 3.2 m
Bedroom 2	4 x 2.8 m
Bedroom 3	4.2 x 3.1 m
Home Office	3.5 x 2.6 m
Terrace 1	28.2 sqm
Terrace 2	20.6 sqm
Total	150.8 sqm
	1623 sqft



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