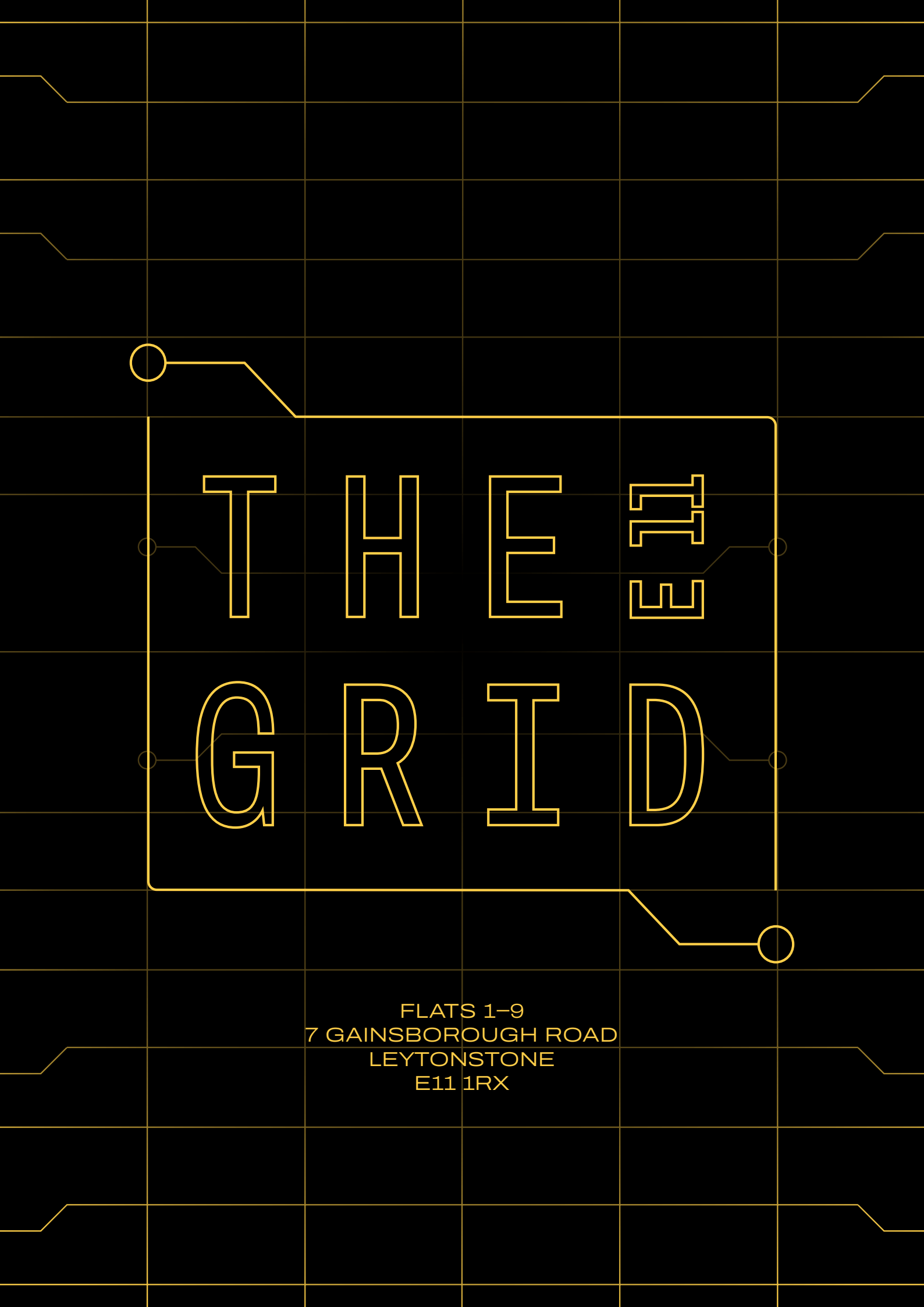




# THE GRID

FLATS 1-9  
7 GAINSBOROUGH ROAD  
LEYTONSTONE  
E11 1RX



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



CGIs are illustrative and may be subject to change.



CGIs are illustrative and may be subject to change.



CGIs are illustrative and may be subject to change.



CGIs are illustrative and may be subject to change.





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.

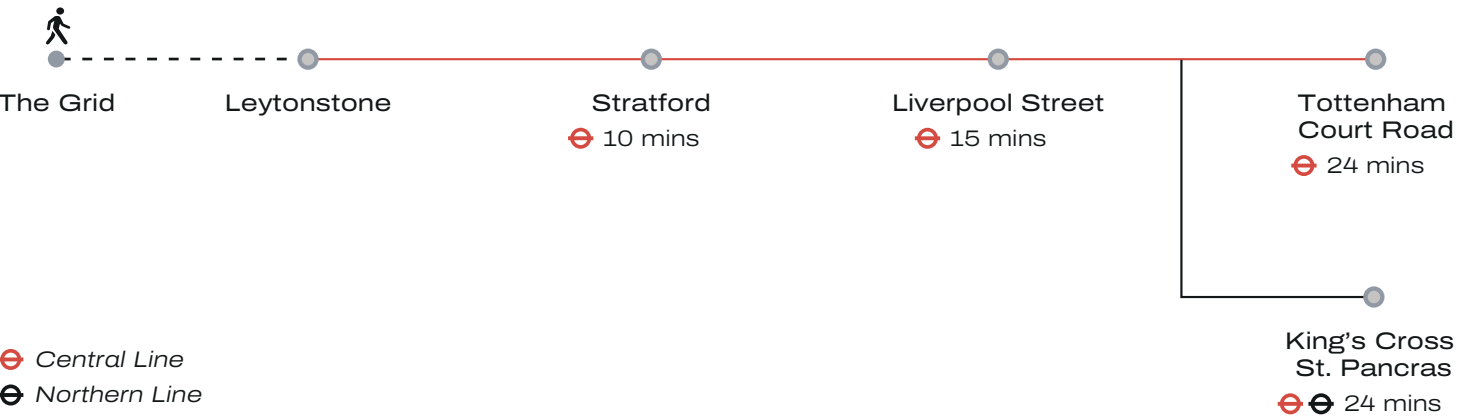
Leytonstone has a rich creative heritage, famously as the birthplace of Alfred Hitchcock, whose early years here shaped his cinematic vision. Over the years, it has quietly attracted artists, musicians, and creatives seeking space and inspiration, drawn by its independent galleries, vibrant street art, 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<br>0.1 miles                 | Leytonstone Market<br>0.3 miles |
| Aldi<br>0.2 miles                             | Argos<br>0.4 miles              |
| Boots<br>0.3 miles                            | Jo & Kesi<br>0.6 miles          |
| International Supermarket London<br>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

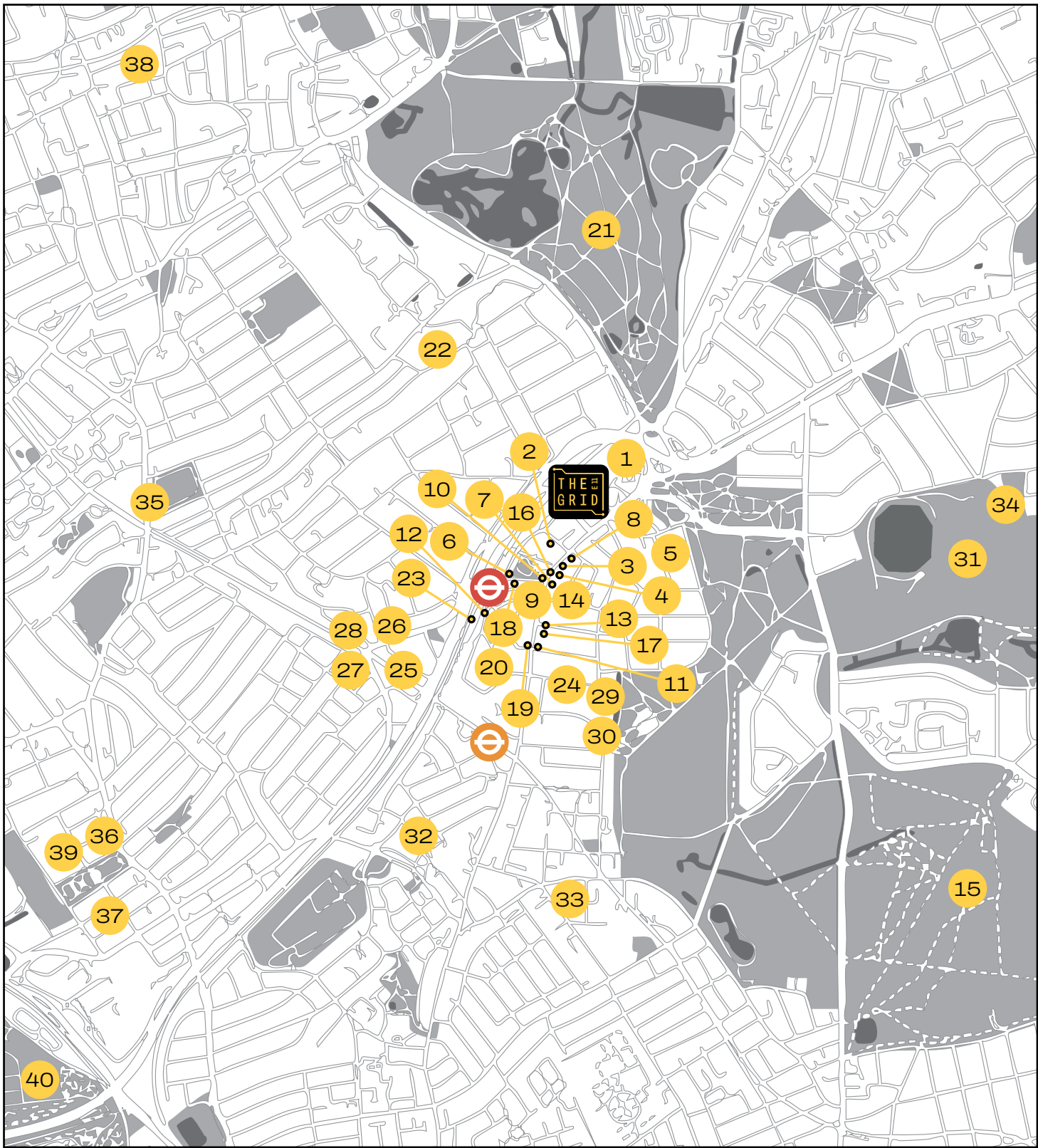
PureGym  
0.3 miles

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

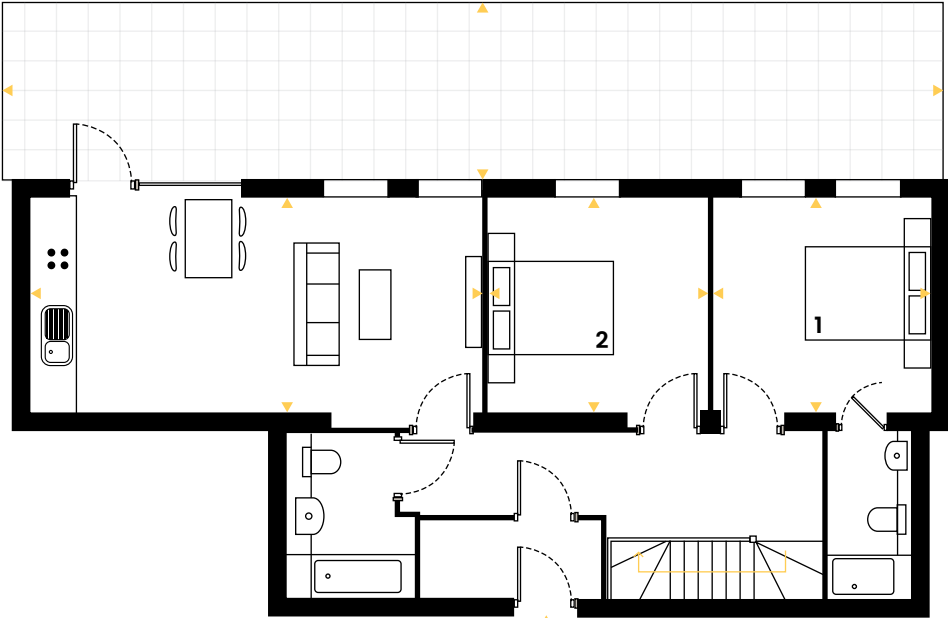
### Duplex 1

114.1 sqm / 1228 sqft  
2 Bedrooms  
2 Bathrooms

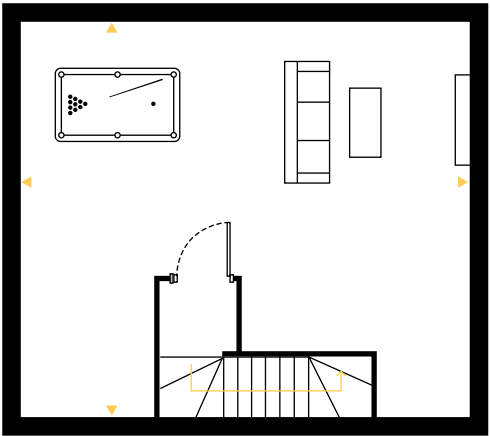
Site Plan — Ground Floor & Basement



|                       |             |
|-----------------------|-------------|
| 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.



THE GRID

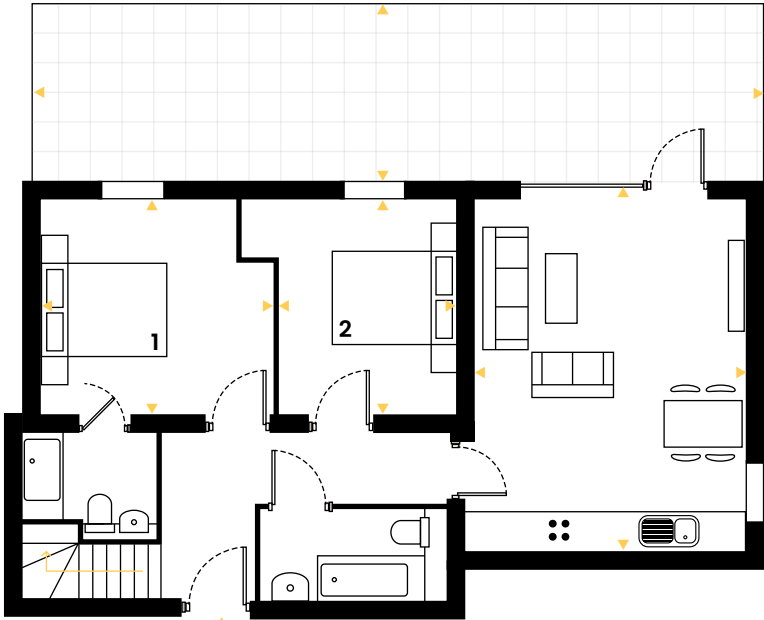
Duplex 2

95.9 sqm / 1033 sqft  
2 Bedrooms  
2 Bathrooms

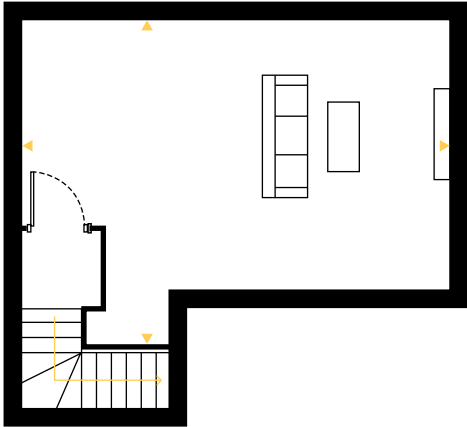
Site Plan — Ground Floor & Basement



|                       |             |
|-----------------------|-------------|
| 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

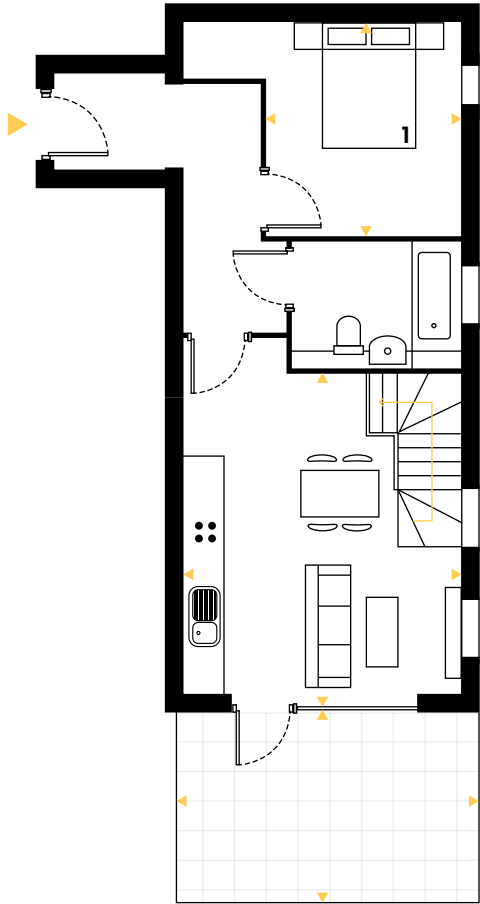
Duplex 3

75.1 sqm / 808 sqft  
1 Bedroom  
1 Bathroom

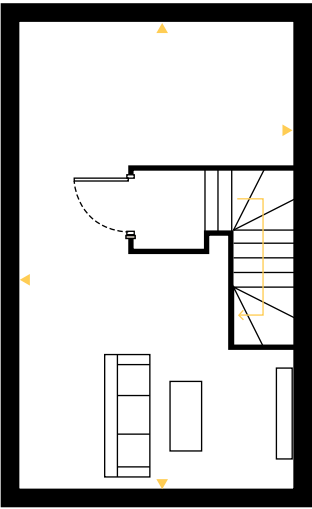
Site Plan — Ground Floor & Basement



|                       |             |
|-----------------------|-------------|
| 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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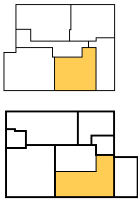


THE GRID

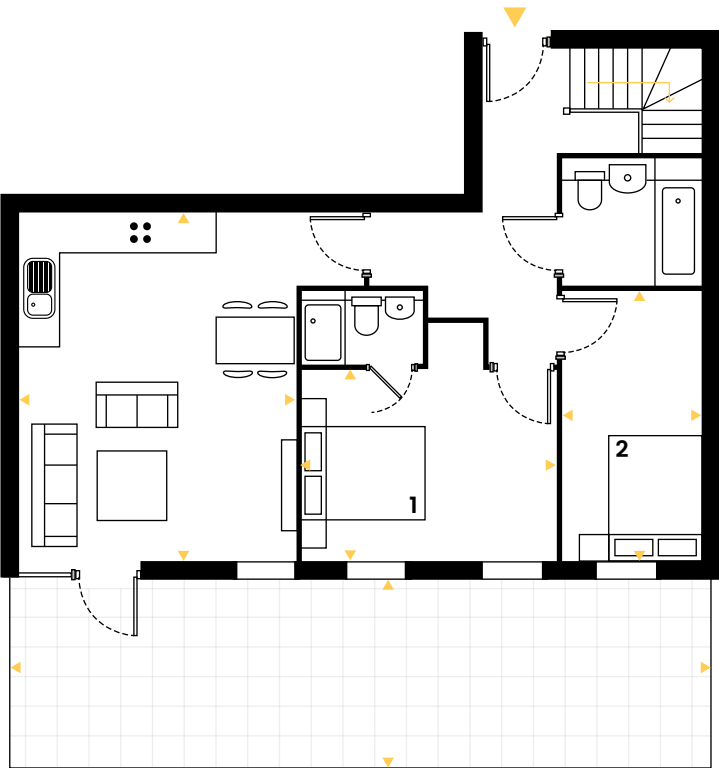
Duplex 4

132.2 sqm / 1424 sqft  
2 Bedrooms  
2 Bathrooms

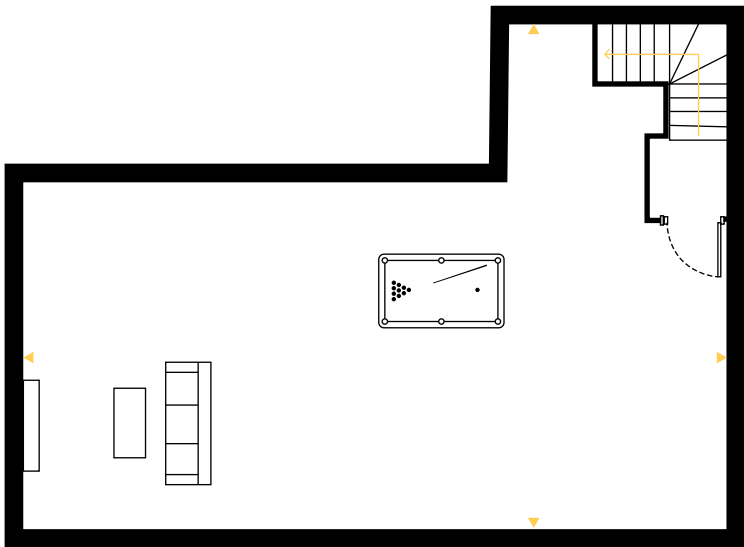
Site Plan — Ground Floor & Basement



|                       |             |
|-----------------------|-------------|
| 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

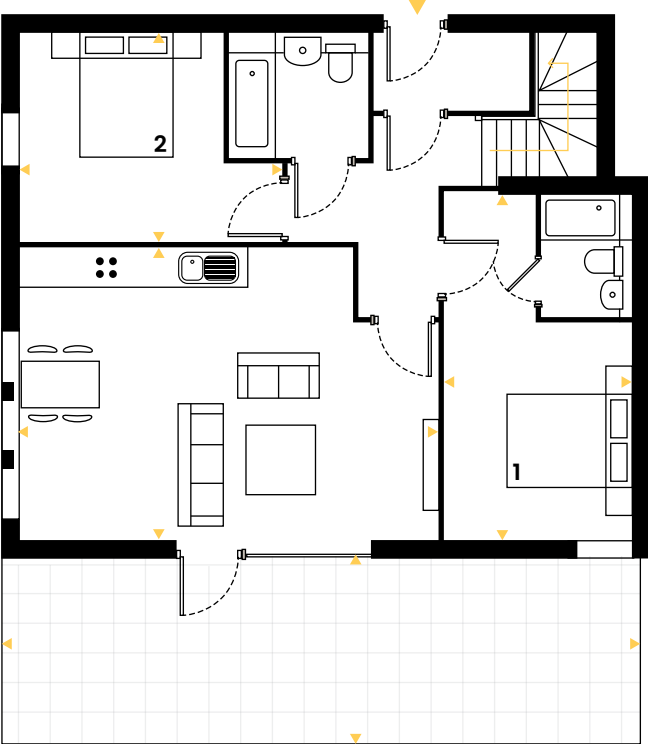
Duplex 5

149.6 sqm / 1610 sqft  
2 Bedrooms  
2 Bathrooms

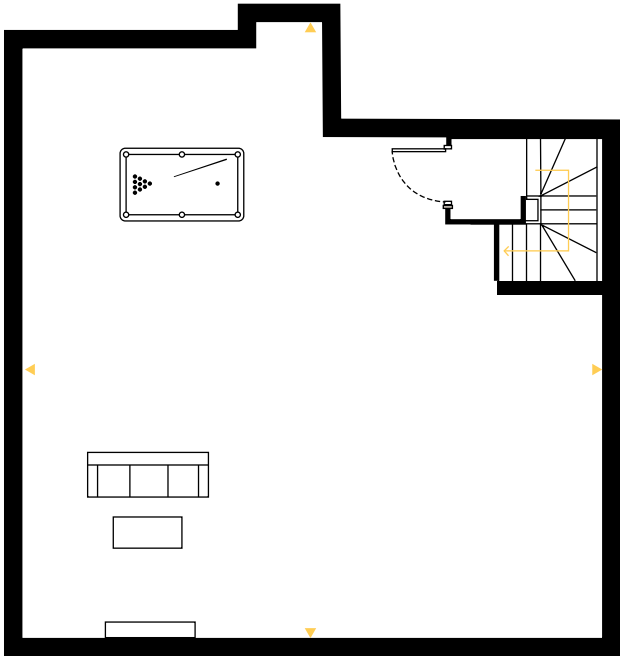
Site Plan — Ground Floor & Basement



|                       |             |
|-----------------------|-------------|
| 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

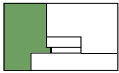
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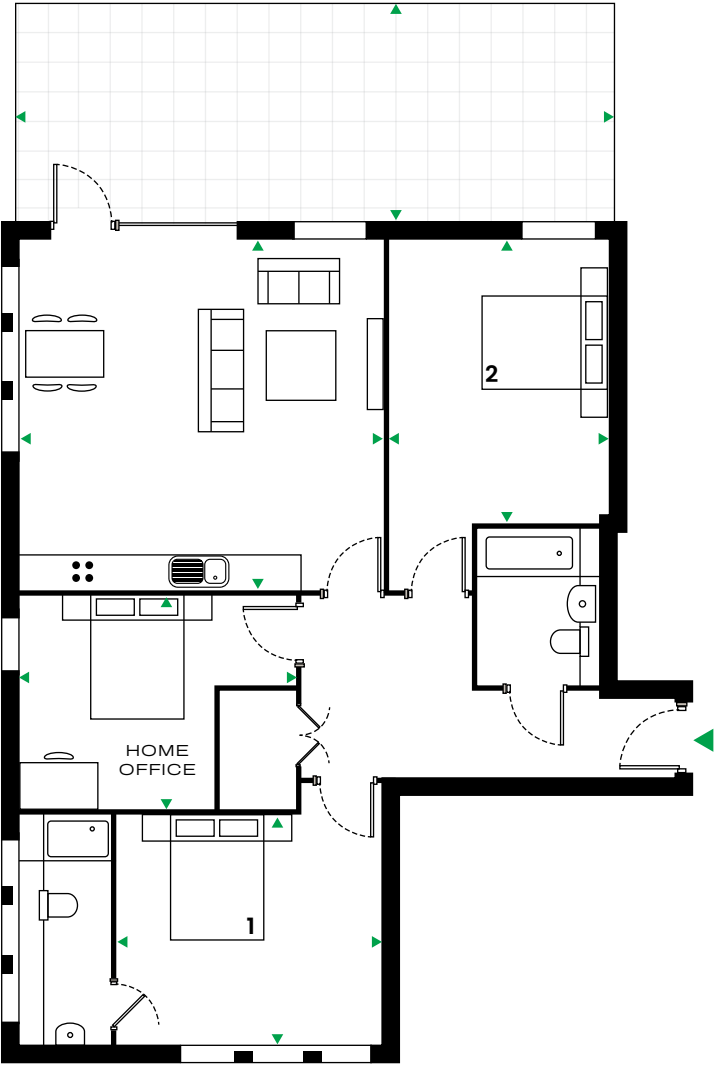
Apartment 6

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   |

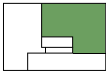


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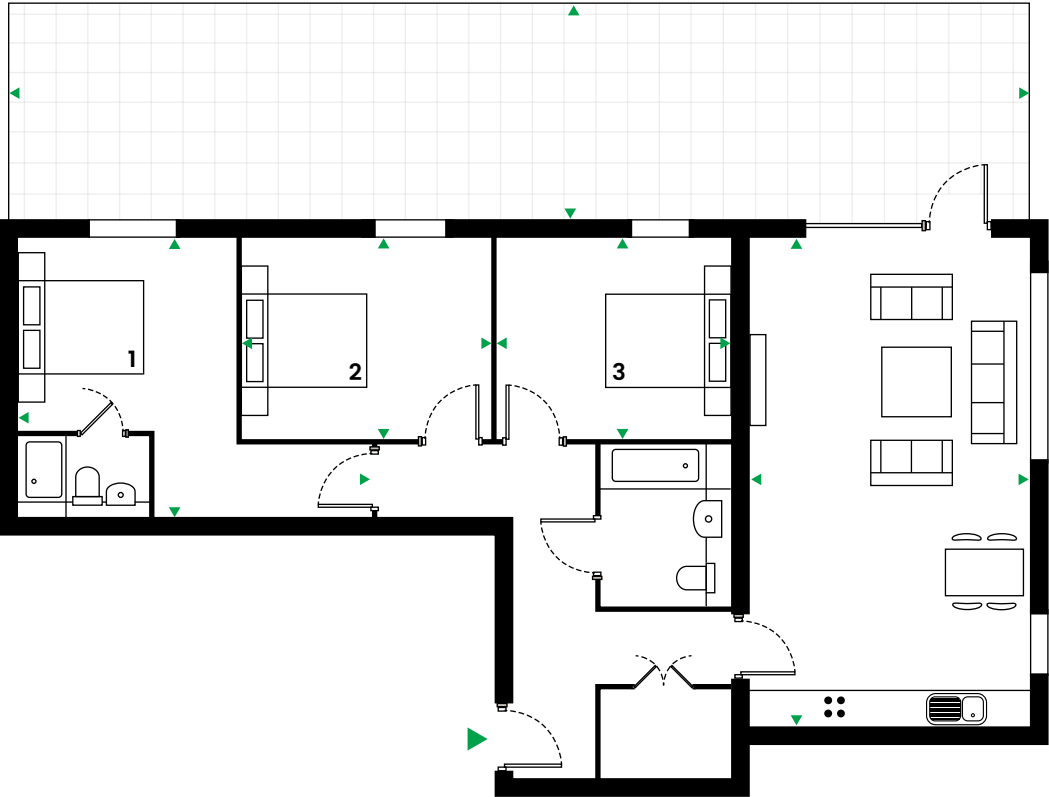
Apartment 7

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   |



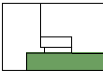
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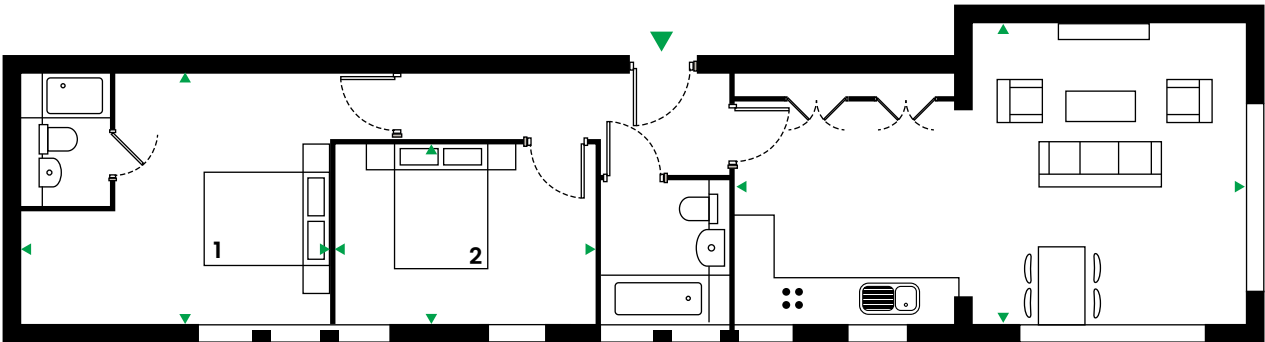
Apartment 8

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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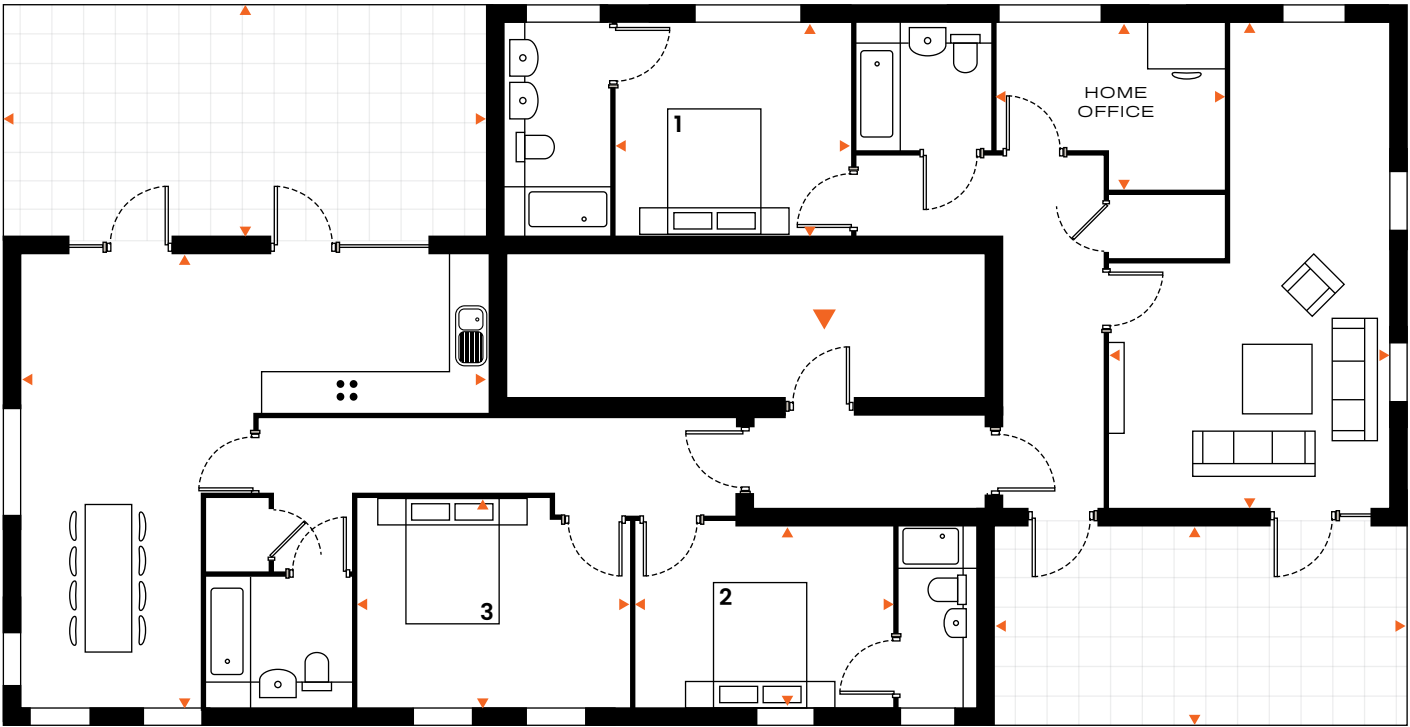
Penthouse

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

Site Plan — Second Floor

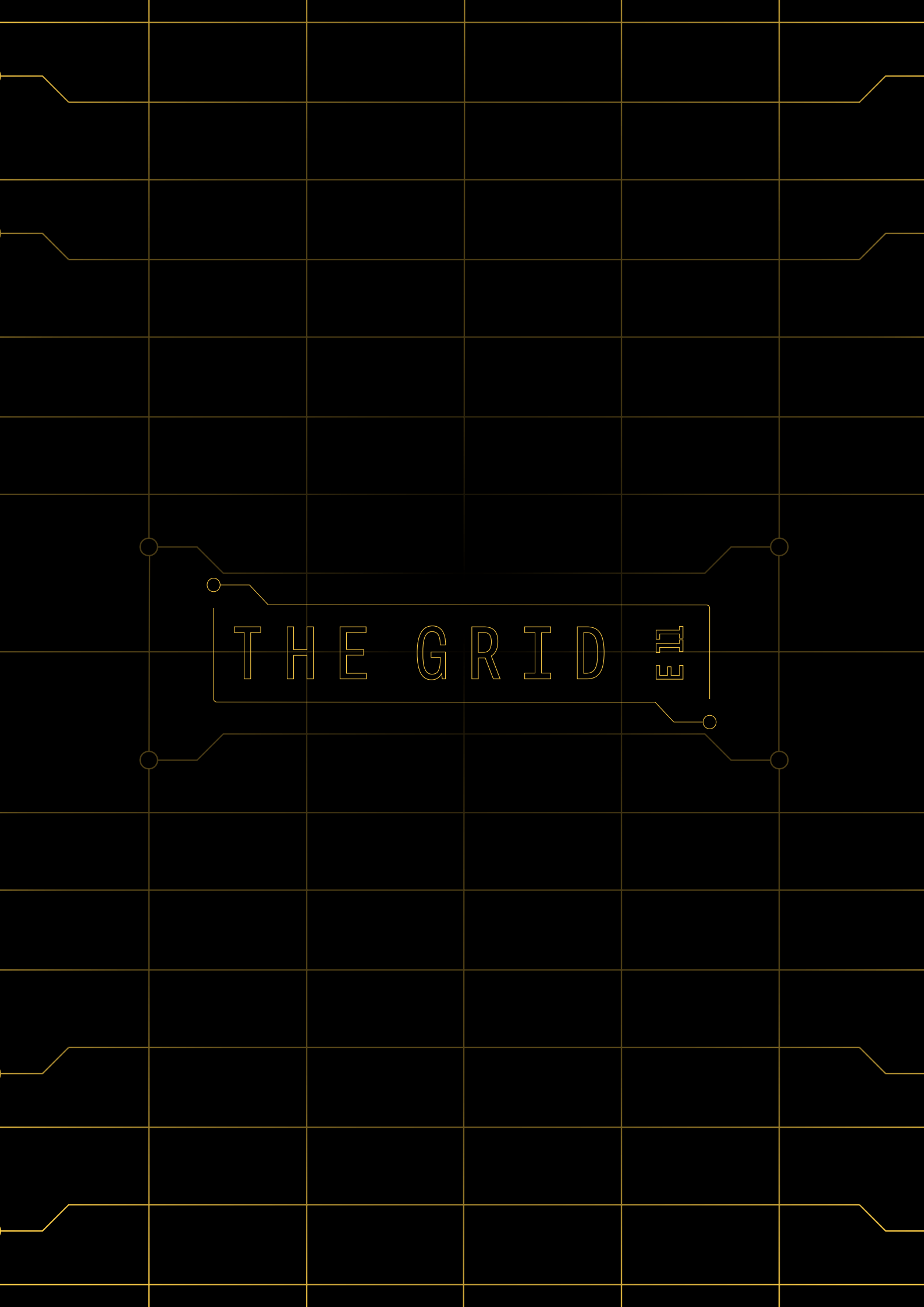


|                |             |
|----------------|-------------|
| Kitchen/Dining | 7.3 x 7 m   |
| Lounge         | 7.5 x 4.3 m |
| Bedroom 1      | 3.6 x 3.2 m |
| Bedroom 2      | 4 x 2.8 m   |
| Bedroom 3      | 4.2 x 3.1 m |
| Home Office    | 3.5 x 2.6 m |
| Terrace 1      | 28.2 sqm    |
| Terrace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



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# THE GRID