

STYLING

Walthamstow

Private Sale
FLOORPLANS

YOUR HOME *in detail*



YOUR HOME

in detail



From the beautifully designed, high end kitchen (featuring brand appliances) to the well proportioned living areas and bedrooms, Skyline homes have been designed to create a real home. Large windows invite natural light. Décor has deliberately been kept neutral, giving you the freedom to add your own good taste.

KITCHEN

- Symphony kitchens doors in Gloss Pearl Grey or Matt Anthracite matching end panels and doors feature soft close hinges and drawers with handleless doors
- LED Strip lighting to wall units
- Cesarstone worktops in Pure White with matching upstand
- Cesarstone splash back behind hob
- Blanco Z-style stainless steel single bowl sink with chrome Blanco Envoy mixer tap
- Bosch integrated electric oven, electric hob
- SMEG cooker hood
- Zanussi Space fridge/freezer
- Zanussi dishwasher
- Integrated recycling bin
- Zanussi integrated washer / dryer when located in kitchen or standalone washer dryer in store cupboard

BATHROOM & ENSUITE

- Contemporary white bathroom suite comprising bath, WC with soft close seat, semi recessed basin with Hansgrohe chrome mixer tap
- Mirrored cabinet or large mirror to bathroom and ensuite*
- Grohe chrome flush plate
- Hansgrohe chrome thermostatic bath filler shower over bath
- Hansgrohe chrome thermostatic shower mixer to separate shower enclosure
- Single glass shower screen to bathroom with a semi-recessed basin
- Sliding glass shower enclosure door (or pivot door if sliding door not possible)
- Large format wall tiling to bath and tiled upstand where semi recessed basin used
- Heated chrome towel rail

FLOORING

- Apartments offer either White Ash or Nordic Oak Amtico flooring (please check with sales advisor)
- Large format tiling to bathrooms and ensuites
- 80/20 wool twist carpets to bedrooms

*Please speak to a member of the sales team for more information.



GENERAL

- High performance aluminium clad/timber core Rational windows
- Ceilings, architraves and skirtings painted white
- Walls painted in white
- White flush internal doors with satin stainless steel ironmongery
- Flush painted external doors
- Sliding, white plain painted wardrobes to master bedroom
- Underfloor heating via HIU
- 10 year NHBC build warranty

ELECTRICAL

- LED downlights fitting to kitchen, cloakroom and bathroom
- Pendant lighting to all other areas
- Brushed chrome sockets and switches throughout
- Media plate to living room with provision for TV/Radio/phone/HDMI
- Smoke and heat detectors
- Supply & extractor valves for heat recovery ventilation system
- Hands free video entry monitor to apartments
- Shaver socket to bathroom

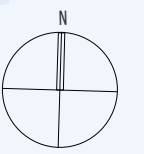
EXTERNAL

- Communal letterboxes to lobby area
- Stainless steel passenger lift to all floors
- Secure cycle store

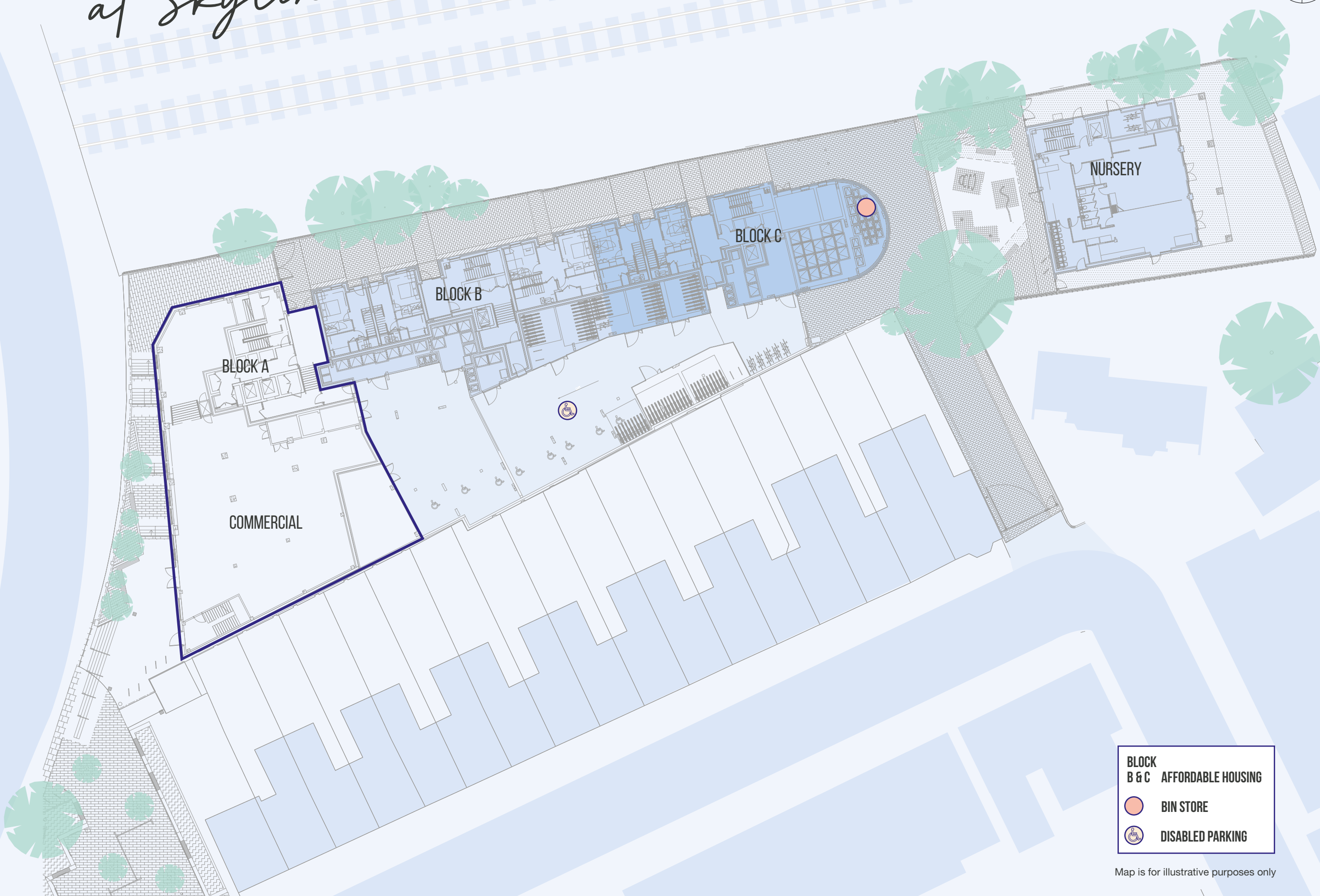
Specification & finishes are indicative only, please speak to a member of the sales team for more information.



ON SITE *at Skyline*



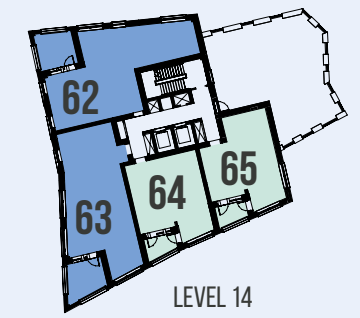
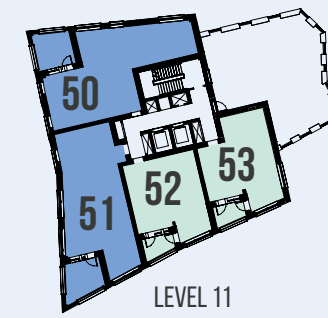
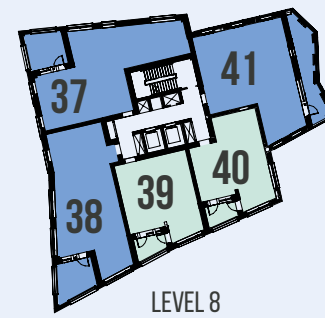
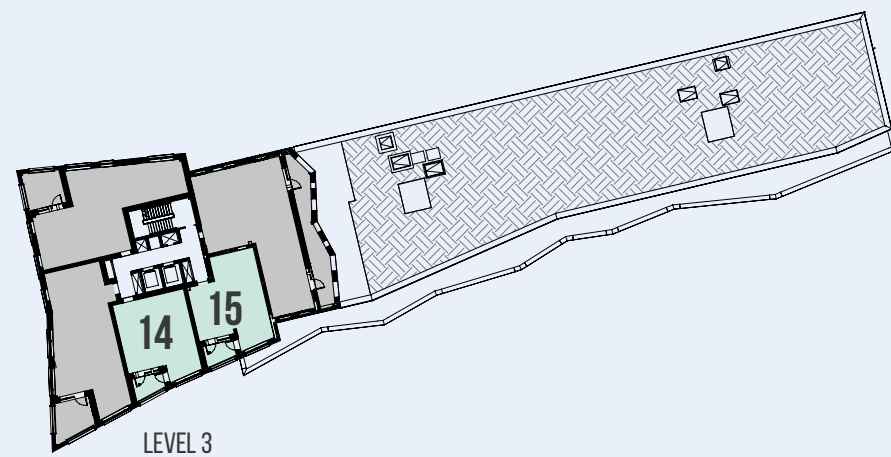
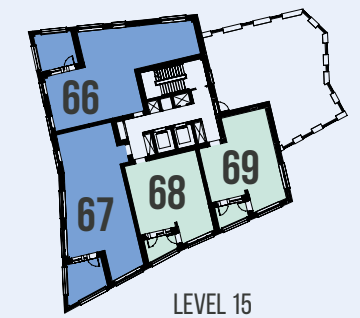
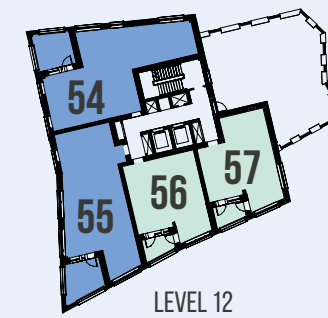
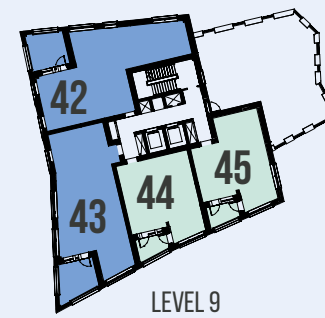
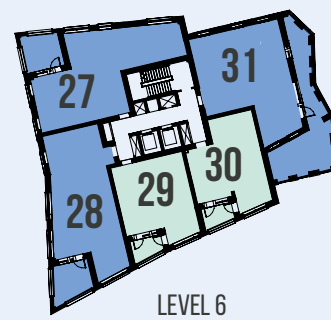
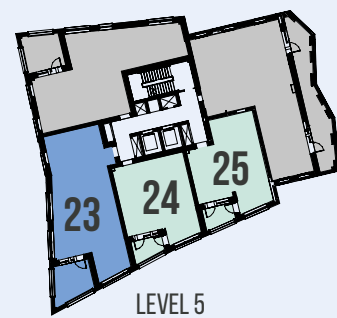
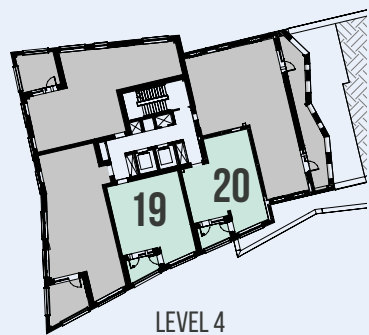
WALTHAMSTOW
CENTRAL



BLOCK B & C	AFFORDABLE HOUSING
	BIN STORE
	DISABLED PARKING


Map is for illustrative purposes only

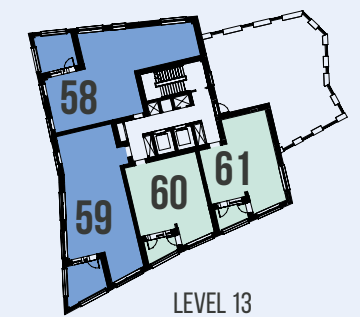
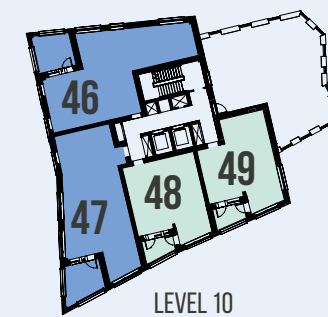
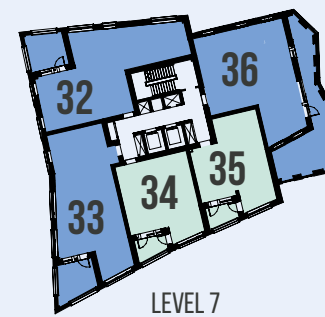
Private sale AT SKYLINE



KEY

 ONE BEDROOM PRIVATE APARTMENTS

 TWO BEDROOM PRIVATE APARTMENTS

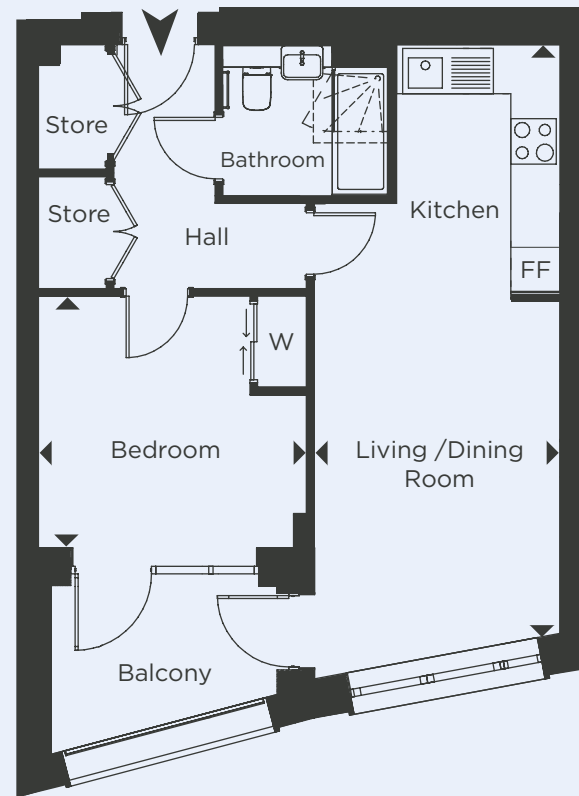


Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

One bedroom apartment

BLOCK A

7TH LEVEL: PLOT 34	11TH LEVEL: PLOT 52	15TH LEVEL: PLOT 68
6TH LEVEL: PLOT 29	10TH LEVEL: PLOT 48	14TH LEVEL: PLOT 64
5TH LEVEL: PLOT 24	9TH LEVEL: PLOT 44	13TH LEVEL: PLOT 60
4TH LEVEL: PLOT 19	8TH LEVEL: PLOT 39	12TH LEVEL: PLOT 56
3RD LEVEL: PLOT 14		



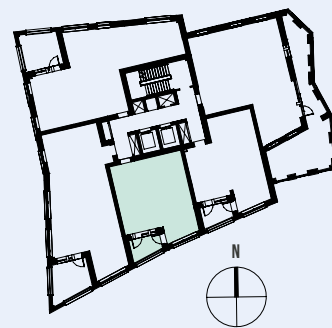
DIMENSIONS

TOTAL AREA: 50.5 SQ M 543 SQ FT

Length	Width	Length	Width
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LIVING / DINING / KITCHEN 7.80m x 3.30m 25' 7" x 10' 9"

BEDROOM 3.30m x 3.50m 10' 9" x 11' 5"



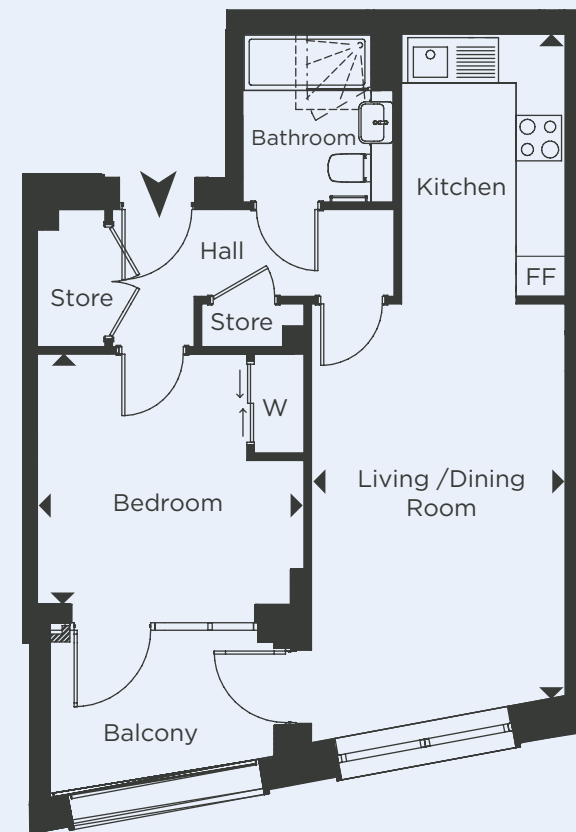
KEY FF - Fridge / Freezer W - Wardrobe

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One bedroom apartment

BLOCK A

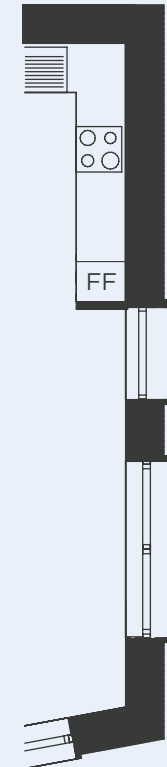
7TH LEVEL: PLOT 35	11TH LEVEL: PLOT 53	15TH LEVEL: PLOT 69
6TH LEVEL: PLOT 30	10TH LEVEL: PLOT 49	14TH LEVEL: PLOT 65
5TH LEVEL: PLOT 25	9TH LEVEL: PLOT 45	13TH LEVEL: PLOT 61
4TH LEVEL: PLOT 20	8TH LEVEL: PLOT 40	12TH LEVEL: PLOT 57
3RD LEVEL: PLOT 15		



LEVEL 3-6



LEVEL 7-9



LEVEL 10-15

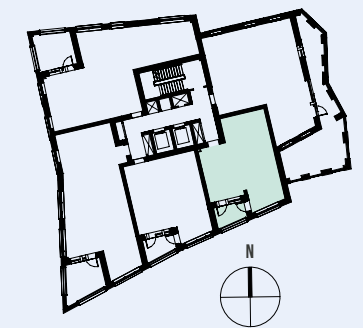
DIMENSIONS

TOTAL AREA: 51.0 SQ M 549 SQ FT

Length	Width	Length	Width
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LIVING / DINING / KITCHEN 8.80m x 3.40m 28' 10" x 11' 1"

BEDROOM 3.30m x 3.50m 10' 9" x 11' 5"

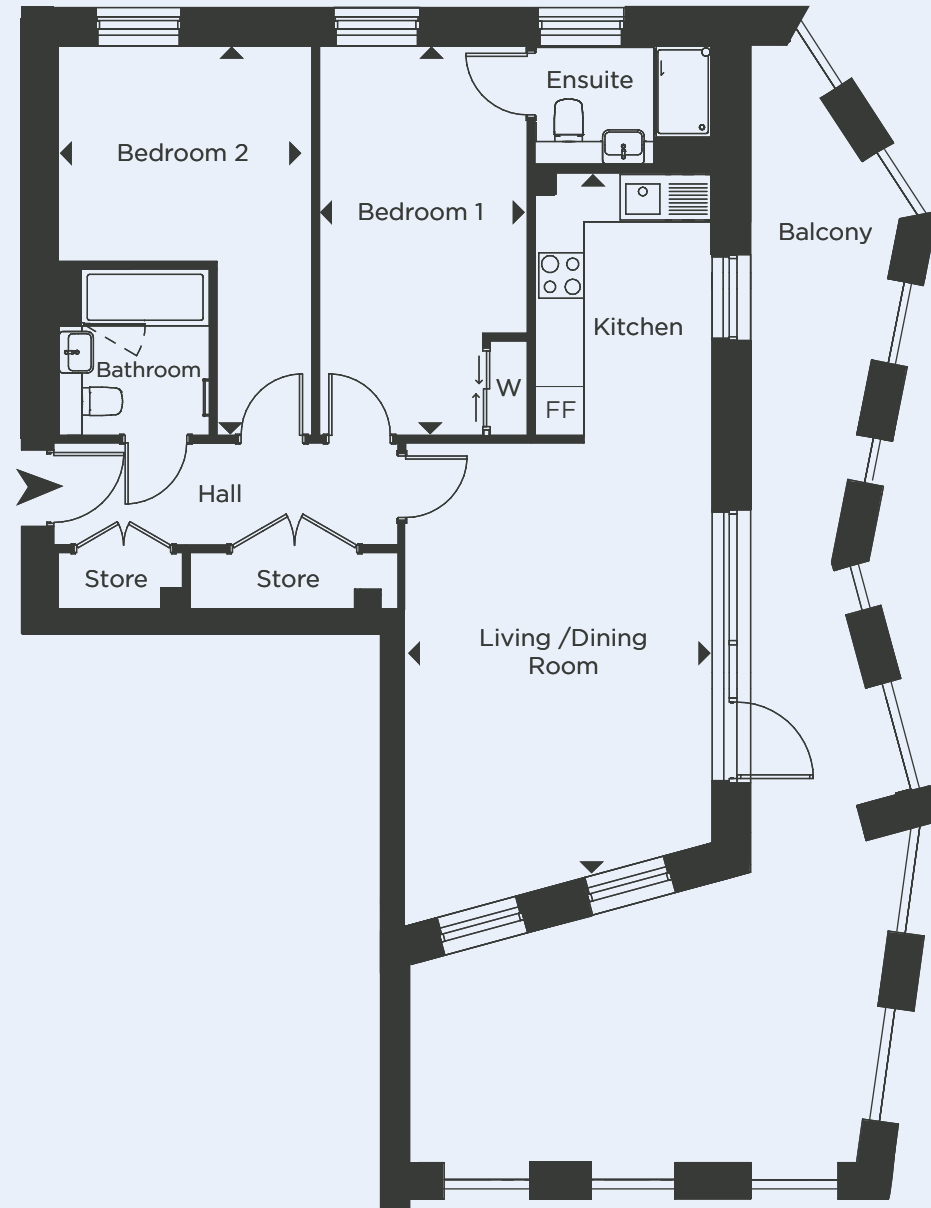


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Two bedroom apartment

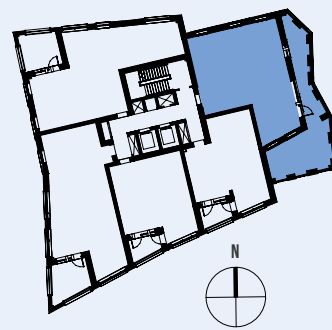
BLOCK A
6TH LEVEL: PLOT 31



DIMENSIONS

TOTAL AREA: 79.2 SQ M 852 SQ FT

	Length	Width	Length	Width
LIVING / DINING / KITCHEN	9.00m	4.00m	29' 6"	13' 1"
BEDROOM 1	5.20m	2.80m	17' 0"	9' 2"
BEDROOM 2	5.20m	3.40m	17' 0"	11' 1"

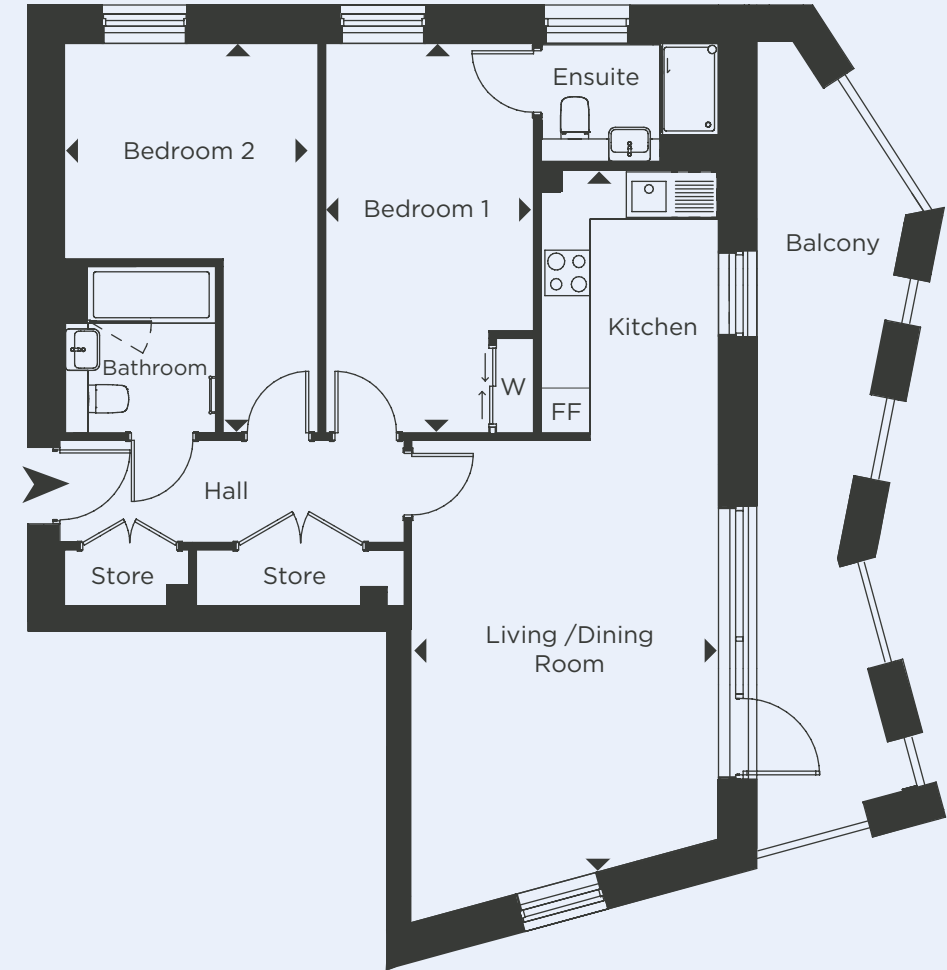


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Two bedroom apartment

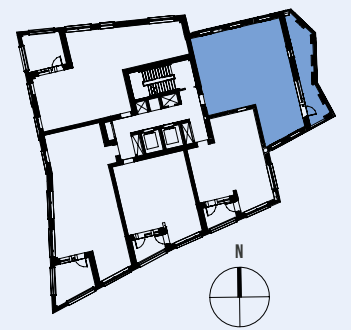
BLOCK A
7TH LEVEL: PLOT 36 8TH LEVEL: PLOT 41



DIMENSIONS

TOTAL AREA: 79.2 SQ M 852 SQ FT

	Length	Width	Length	Width
LIVING / DINING / KITCHEN	9.00m	4.00m	29' 6"	13' 1"
BEDROOM 1	5.20m	2.80m	17' 0"	9' 2"
BEDROOM 2	5.20m	3.40m	17' 0"	11' 1"



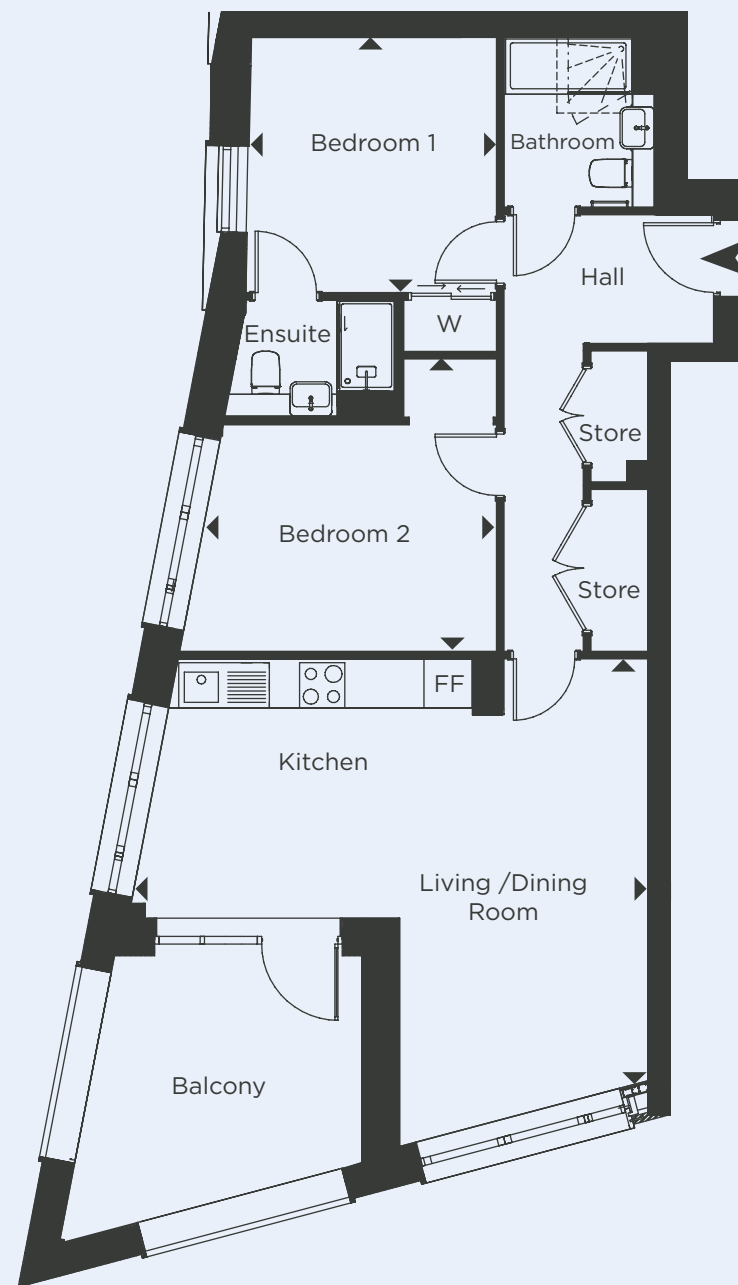
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Two bedroom apartment

BLOCK A

- 15TH LEVEL: PLOT 67
- 14TH LEVEL: PLOT 63
- 13TH LEVEL: PLOT 59
- 12TH LEVEL: PLOT 55
- 11TH LEVEL: PLOT 51
- 10TH LEVEL: PLOT 47
- 9TH LEVEL: PLOT 43
- 8TH LEVEL: PLOT 38
- 7TH LEVEL: PLOT 33
- 6TH LEVEL: PLOT 28
- 5TH LEVEL: PLOT 23



DIMENSIONS

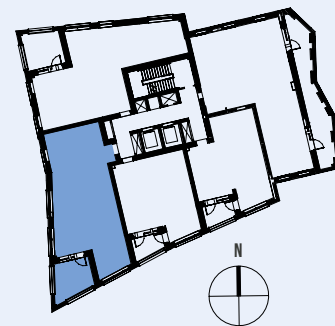
TOTAL AREA: 78.4 SQ M 844 SQ FT

	Length	Width	Length	Width
LIVING / DINING / KITCHEN	5.60m	6.90m	18' 4"	22' 7"
BEDROOM 1	3.40m	3.30m	11' 1"	10' 9"
BEDROOM 2	3.90m	3.90m	12' 9"	12' 9"

LIVING / DINING / KITCHEN

BEDROOM 1

BEDROOM 2



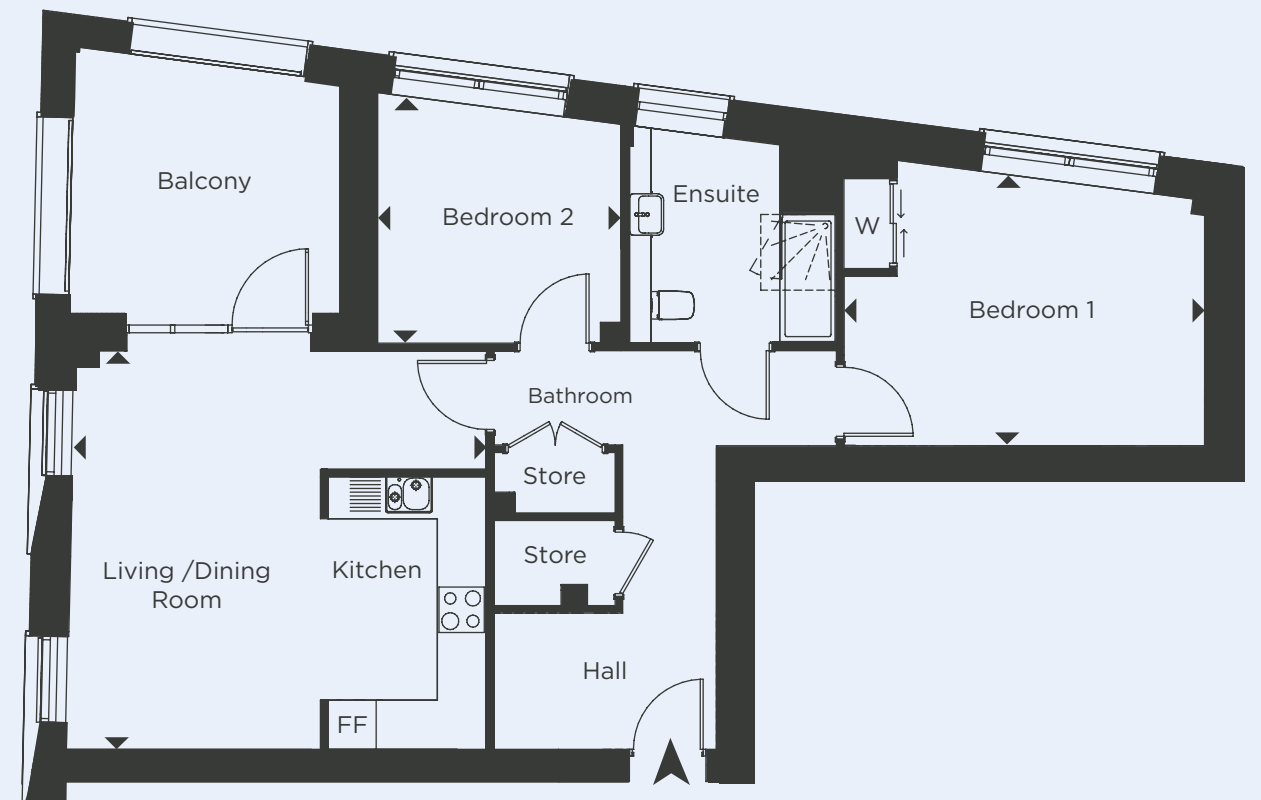
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Two bedroom apartment

BLOCK A

- 7TH LEVEL: PLOT 32
- 6TH LEVEL: PLOT 27
- 9TH LEVEL: PLOT 42
- 8TH LEVEL: PLOT 37



DIMENSIONS

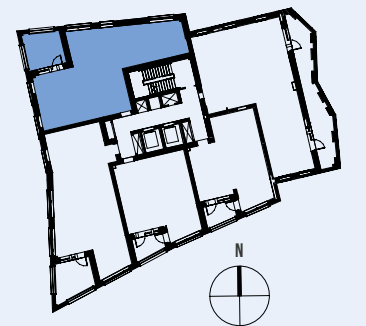
TOTAL AREA: 82.6 SQ M 889 SQ FT

	Length	Width	Length	Width
LIVING / DINING / KITCHEN	5.10m	5.50m	16' 8"	18' 0"
BEDROOM 1	3.60m	4.80m	11' 9"	15' 8"
BEDROOM 2	3.30m	3.20m	10' 9"	10' 6"

LIVING / DINING / KITCHEN

BEDROOM 1

BEDROOM 2



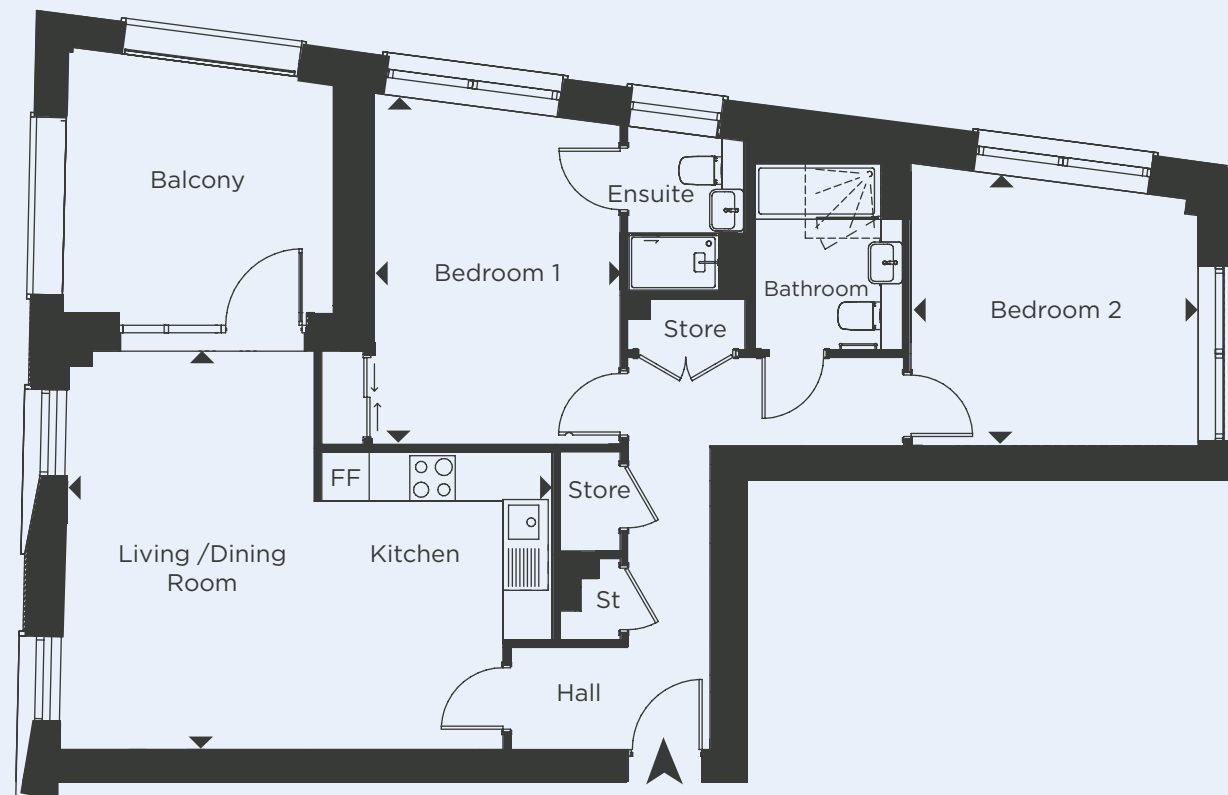
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Two bedroom apartment

BLOCK A

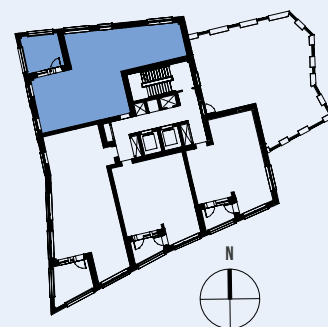
10TH LEVEL: PLOT 46 12TH LEVEL: PLOT 54 14TH LEVEL: PLOT 62
 11TH LEVEL: PLOT 50 13TH LEVEL: PLOT 58 15TH LEVEL: PLOT 66



DIMENSIONS

TOTAL AREA: 82.6 SQ M 889 SQ FT

	Length	Width	Length	Width
LIVING / DINING / KITCHEN	5.30m	6.40m	17' 4"	20' 11"
BEDROOM 1	4.60m	3.30m	15' 1"	10' 9"
BEDROOM 2	3.80m	3.60m	12' 6"	11' 9"



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FIND YOUR new home

Waltham Forest are delivering with Hill Partnerships and Pollard Thomas Edward architects new homes across the borough for local residents. Whether you are a first time buyer, or looking to up size or down size we are here to help you.

The Skyline development offers homes for private, shared ownership and social rent. We will take you through the financial options and discuss which is the best to fit your personal needs. We will also explain likely running costs to give you a clearer picture of affordability and explain all the guarantees that come with your property.

Contact our sales agents to find out more about living at Skyline on 0344 8920 226 or email us at info@skyline.co.uk.

You can find us at 221 Hoe Street, London E17 9PH.

The nearest underground/overground/bus station is 2 minutes away at Walthamstow Central.

SALES AGENT



0344 8920 226
skyline-e17.co.uk

SALES AGENT

