



HOMEO

LEYTON



1, 2 & 3 BEDROOM HOMES

in the *heart* of Leyton

WELCOME TO

HOME10

LEYTON

**MORE THAN
A PLACE
to live...**

A place to grow

A new community of 1, 2 & 3 bedroom apartments and duplexes with private outdoor space, courtyard and play areas in one of London's hottest postcodes.

HOME10 offers homes with a high-quality specification, stylish kitchens and bathrooms and brand name appliances. A perfect place for everyone to call home.



God's Own Junkyard



Walthamstow market stalls



Leyton High Road



17 & Central shopping mall



Walthamstow

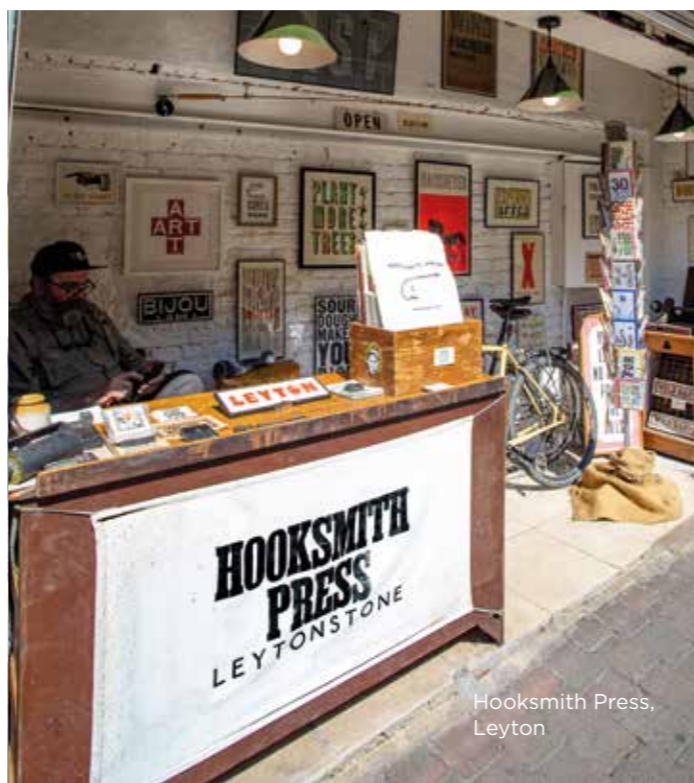
SHOP local



Westfield Stratford



Walthamstow Market



Hooksmith Press, Leyton

If you love shopping, make yourself at home at Home E10. You'll have exciting pop-ups nearby, together with all the stores you need day to day. There's a Tesco, together with a local corner shop, pharmacy, post office and hair stylist, while the High Road boasts its own colourful selection of independents.

You'll also have a handy shopping mall at the Leyton Mills Retail Park, with a range of top name fashion and tech stores all under one roof. Further afield, East London is great for open air markets. The Columbia Road flower stalls are full of wild colours and wonderful scents. Whitechapel is great

if you're cooking up a curry. Chapel Market has a traditional vibe while the stalls at Walthamstow stretch almost the whole length of the High Street, predicted to be the longest in Europe.

Or spend some time at God's Own Junkyard and wander through an awesome neon wonderland of disco balls and glittering lights.



Deeneys Scottish Flavours cafe



Figo Italian restaurant



Gnome House Community Arts Centre

EAT local

Catching up with family over a flat white or spilling the beans with your friends over a craft beer, this is a part of town that's all about living your best life. You'll find an ever-growing range of cafés, bars, microbreweries and pubs to choose from in Leyton and Waltham Forest.

There's a great choice of restaurants too, cooking up a world of tasty treats. Enjoy a mouth-watering mix of traditional and contemporary Italian at Figo. Or a healthy, organic treat from Yardarm. You can go Scandi at the Tromso café or choose from African, Middle Eastern, Chinese, Mexican, French and good old fish & chips – the options seem almost endless.

Nearby Hackney also offers a great selection – with street after street of Insta-friendly cafés and bakeries, together with some seriously classy food venues. London is, of course, one of the foodie centres of the world. If you fancy a Jalfrezi, it's easy to get to Brick Lane. Borough Market has some great places to eat – as well as being the perfect place to spend an afternoon browsing those amazing food stalls. Maybe you're after a romantic riverside meal or a night at the top of a city skyscraper enjoying a meal with a view. It's all waiting for you.



Bread Oregano



Bromley's Cafe & Deli



Hollow Pond



Walthamstow Wetlands

Is the buzz of white water rafting your idea of a perfect Saturday afternoon? Or perhaps you prefer your weekends a little more chill with a long, leisurely, riverside walk. Whatever rocks your boat, this is a part of the world that gives you more than your fair share of the great outdoors.

You'll find adrenalin-pumping activities at the Lea Valley centre and mile after mile of great cycle routes along the riverside. There's fishing and horse-riding too and the vast expanse of Walthamstow's wetlands, where you can feel like you're a million miles from the busy city streets.

Hollow Pond is another place that's definitely worth a regular trip. Bring your bike and ride the trails or pack a picnic and soak up the sunshine with your mates.

Head West to Victoria Park or South and you're in Greenwich. As well as a fantastic park, Greenwich has some of the best views in London and is home to the Royal Observatory, where you can connect with both halves of the world – the Western and Eastern hemispheres – at the same time.

When you want to escape the urban vibe altogether, surround yourself with trees in Epping Forest or get out into the Essex countryside and explore the countryside. It's pure inspiration.

WALK *local*



The River Lea





Jurassic Falls Crazy Golf



William Morris Gallery

LIVE *local*



Leyton County Cricket Ground



Trap Taproom



Empire Cinema



LEYTON ORIENT FOOTBALL CLUB

Whether it's a game of crazy golf among the dinosaurs at Jurassic Falls or a round at the Wanstead Golf Club, you can take your sports here as seriously as you like. Like to get involved? Then team up with one of the footie clubs who play on Hackney Marshes or join in with the cricket in Wanstead. There are local gyms to keep you in shape and Leyton Leisure Centre has a choice of swimming pools (including a waterfall with flumes), fitness classes and a group cycling studio.

Prefer your sport sitting down? Leyton Orient is your nearest football stadium with West Ham playing just a bit further down the road in Stratford. Take a

picnic and catch a cricket match at Leyton County Cricket Ground – former headquarters and main home match venue of Essex County Cricket Club. Nowadays it hosts club and community cricket matches.

This is a great part of London for nightlife too with cinema, theatre, live music, clubs and bars in the local area. Make sure to check out the live music, comedy nights and open mic at the Luna Lounge.

Walthamstow has loads of unique experiences to discover. Take the William Morris Gallery – one of London's hidden gems – where the grounds are almost as much fun as the house itself.



BY TUBE



Leytonstone is your nearest tube station. It gives you quick Central Line access to the City, shops of Oxford Street and the West End.



HOP On

Then, when you're travelling further afield, you're spoilt for choice. Take the Eurostar from St Pancras, or fly from London City Airport, Heathrow, Stansted or Luton. Leyton is handy for everywhere that matters. What a great part of town to put down roots.

The great thing about living in Leyton is you're so connected. Not just to local areas like Stratford and Hackney but the whole of London. Commuting into the financial district or enjoying a buzzing night out in the West End, it's a simple journey by tube, bus or bike.

That journey is getting better still with the arrival of Crossrail. You can connect at Stratford, with fast, direct trains to Paddington, Heathrow and the towns of the Thames Valley. Stratford International is another option, with overground services to King's Cross, the Medway Towns, Dover and Ramsgate.

HOP Off



BY BIKE OR ON FOOT



There's a massive regeneration programme happening in Leyton right now, meaning more pedestrian areas and cycle paths than ever and making it an even better place to live.



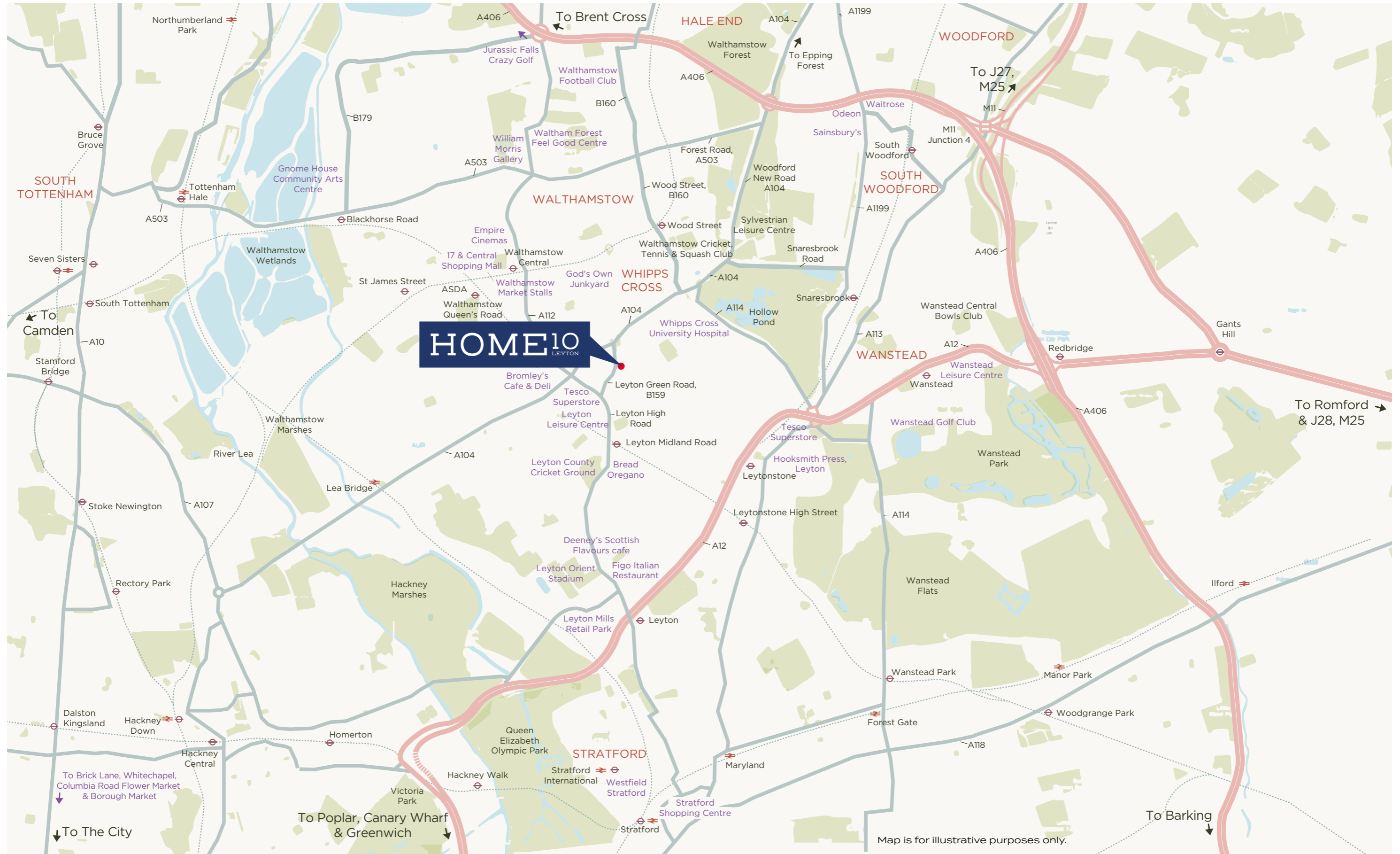
BY BUS



Available from a bus stop right out site your door: Regular bus services reach across East London, into Essex and to the centre of town. They also provide handy connections with tube, overground, Crossrail and DLR stations.



Source: tfl.gov.uk/ & google.com/maps



Map is for illustrative purposes only.

YOUR space

KITCHEN

- Contemporary kitchen in pearl grey with handle-less, soft close doors and drawers and under unit lighting
- Caesarstone worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1 $\frac{1}{2}$ bowl sink with chrome water saving, mixer tap
- AEG integrated electric single oven and ceramic hob
- Electrolux integrated extractor hood
- AEG integrated fridge/freezer and dishwasher
- Washer/dryer in hallway cupboard

BEDROOM

- Sliding wardrobe doors with integrated soft close, full height to ceiling (Mirrored wardrobes to master bedroom only) - interior to include hanging rail and full width shelf

BATHROOM & ENSUITE

- Contemporary white bathroom suite comprising bath, dual flush WC, semi recessed basin with chrome mixer tap
- Glass and chrome shower enclosure with sliding doors to ensuite.
- 2 door mirror fronted cabinet with warm white LED lighting to interior and underside of cabinet, internal glass shelving and shaver socket
- Glass shower screen to bath
- Thermostatic shower over bath
- Ceramic, wall tiling to bath and shower enclosure and splashback tiling to basin area
- Chrome towel rail
- Shaver socket





FLOORING

- Ceramic floor tiles to bathroom
- Engineered wood flooring to kitchen, living and dining areas
- Twist pile carpet in grey to remaining areas
- Polyflor XL vinyl to the hallway cupboard housing the washer/dryer

GENERAL

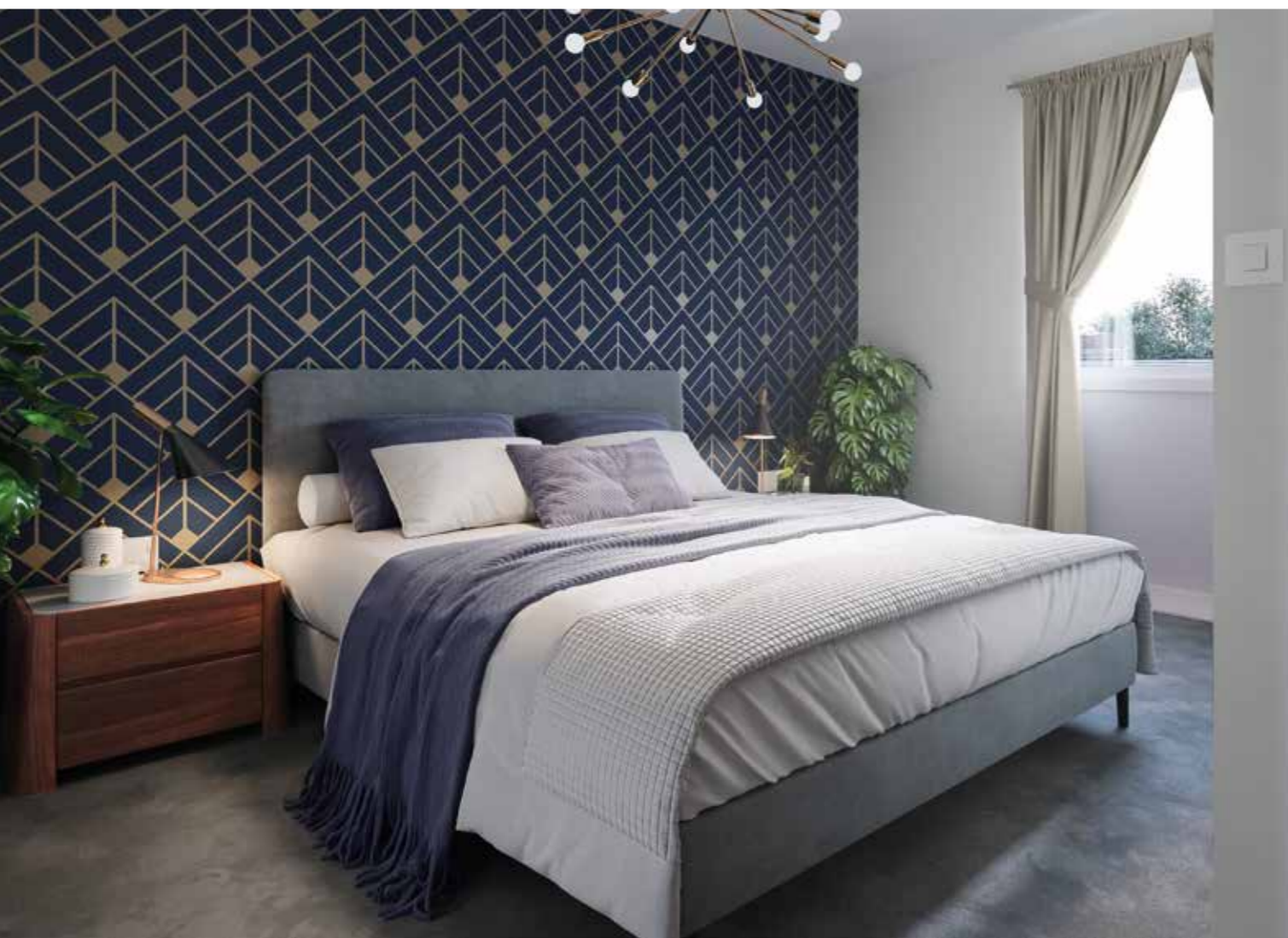
- Aluminium/timber composite windows
- Walls, ceilings, architraves and skirtings painted white
- White panel internal doors with brushed, chrome ironmongery
- Roller blinds to windows and glazed doors
- 10 year NHBC build warranty

ELECTRICAL AND HEATING

- Underfloor heating
- LED downlights to kitchen, bathroom, ensuite and living area
- Pendant lighting to bedrooms
- Brushed steel sockets and switches throughout
- Fibre optic broadband to each apartment with wiring for Sky Q in lounge
- Telephone point to hall cupboard
- TV points to master bedroom and living room
- Smoke and heat detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom in cabinet
- Door bell to private entrances
- Colour video door entry system to apartments
- Intercom call point to communal entrances
- Light to balcony
- Individual air source pumps

COMMUNAL

- Secure shared cycle store
- Mail box in communal area to flats
- letterbox to maisonettes



Computer generated images indicative only

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



SITE *plan*

MATLOCK ROAD

LEYTON GREEN ROAD

ELDER CLOSE



KEY

- Block A
- Block B
- Block C
- Block D
- Block E

Layout is indicative only and subject to change by the developer. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

ONE BEDROOM APARTMENT

1ST FLOOR - A1.03 / 2ND FLOOR - A2.03 / 3RD FLOOR - A3.03



KEY

W - WARDROBE

DIMENSIONS

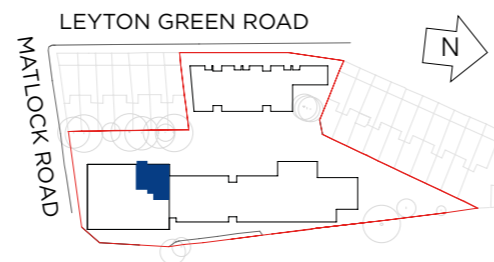
TOTAL AREA: 60 SQ M 646 SQ FT

Length	Width	Length	Width
5.75m	4.75m	18' 10"	15' 7"
4.75m	2.89m	15' 7"	9' 60"
7 SQ.M.		75 SQ.FT.	

LIVING / DINING / KITCHEN 5.75m x 4.75m 18' 10" x 15' 7"

BEDROOM 4.75m x 2.89m 15' 7" x 9' 60"

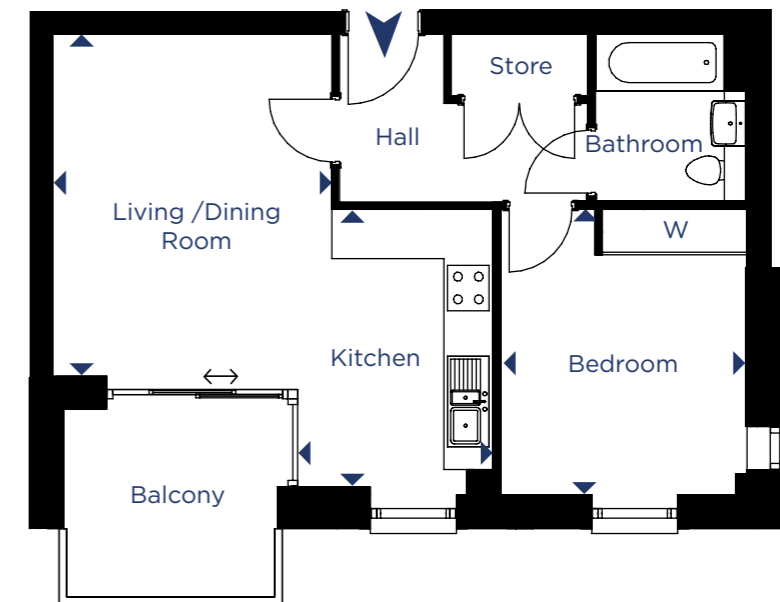
BALCONY 7 SQ.M. 75 SQ.FT.



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 sizes of items of furniture. Amenity space is indicative only.

ONE BEDROOM APARTMENT

1ST FLOOR - A1.04 / 2ND FLOOR - A2.04 / 3RD FLOOR - A3.04



KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 50 SQ M 538 SQ FT

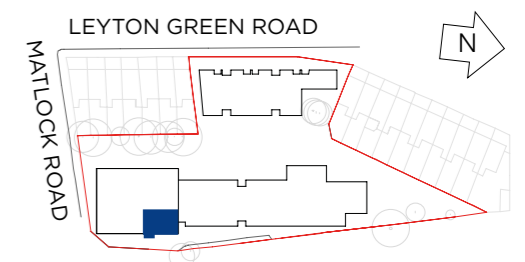
Length	Width	Length	Width
4.52m	3.68m	14' 10"	12' 1"
3.67m	2.58m	12' 0"	8' 6"
3.78m	3.25m	12' 5"	10' 8"
7 SQ.M.		50 SQ.FT.	

LIVING / DINING ROOM 4.52m x 3.68m 14' 10" x 12' 1"

KITCHEN 3.67m x 2.58m 12' 0" x 8' 6"

BEDROOM 3.78m x 3.25m 12' 5" x 10' 8"

BALCONY 7 SQ.M. 50 SQ.FT.



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ONE BEDROOM APARTMENT

2ND FLOOR - B2.01
3RD FLOOR - B3.01



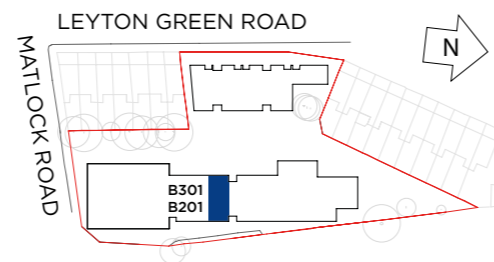
KEY

W - WARDROBE

B201, B301 DIMENSIONS

TOTAL AREA: 50 SQ M 538 SQ FT

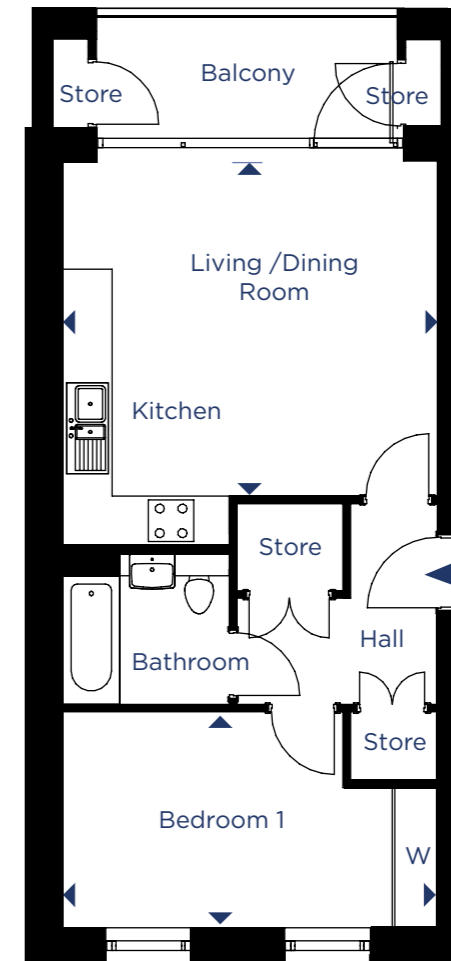
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	4.95m	x 4.43m	16' 2"	x 14' 6"
BEDROOM	4.95m	x 2.85m	16' 2"	x 9' 4"
BALCONY	7 SQ.M.		75 SQ.FT.	



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ONE BEDROOM APARTMENT

2ND FLOOR - D2.02 AND E2.02



KEY

W - WARDROBE

E202 DIMENSIONS

TOTAL AREA: 53 SQ M 570 SQ FT

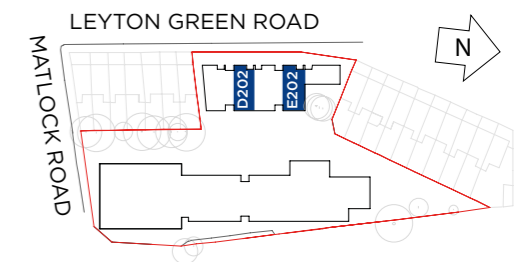
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	4.99m	x 4.54m	16' 4"	x 14' 9"
BEDROOM	4.99m	x 2.85m	16' 4"	x 9' 4"
BALCONY	7 SQ.M.		75 SQ.FT.	

D202 DIMENSIONS

TOTAL AREA: 53 SQ M 570 SQ FT

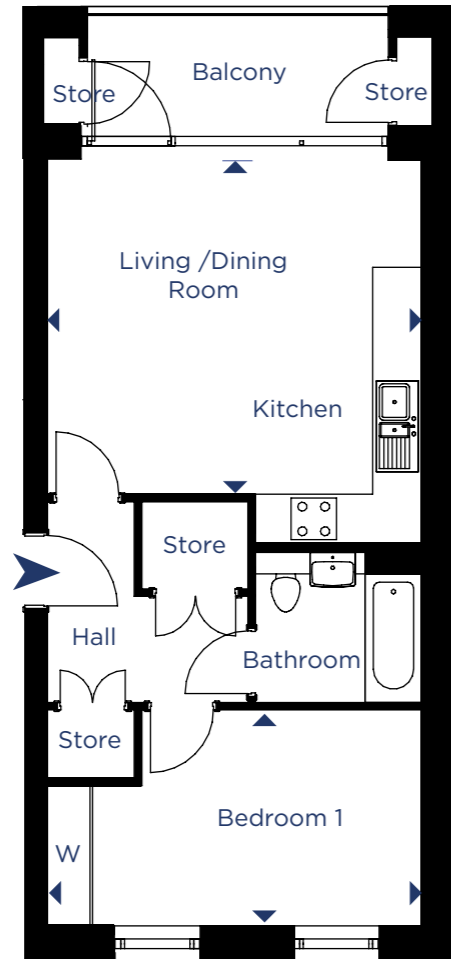
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	5.05m	x 4.73m	16' 6"	x 15' 6"
BEDROOM	5.05m	x 2.85m	16' 6"	x 9' 4"
BALCONY	7 SQ.M.		75 SQ.FT.	

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ONE BEDROOM APARTMENT

2ND FLOOR - B2.02*
3RD FLOOR - B3.02*

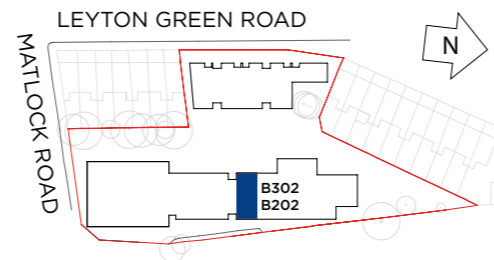


* Plots B2.02 and B3.02 have one balcony store.

KEY

W - WARDROBE

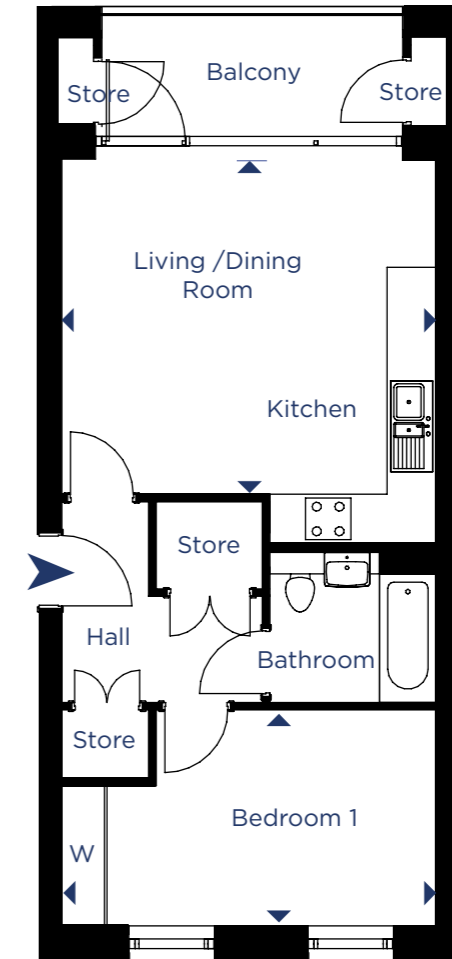
B202, B302 DIMENSIONS		TOTAL AREA: 50 SQ M 538 SQ FT			
	Length	Width	Length	Width	
LIVING / DINING / KITCHEN	4.95m	x 4.54m	16' 2"	x 14' 8"	
BEDROOM	4.95m	x 2.85m	16' 2"	x 9' 4"	
BALCONY	7 SQ.M.		75 SQ.FT.		



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ONE BEDROOM APARTMENT

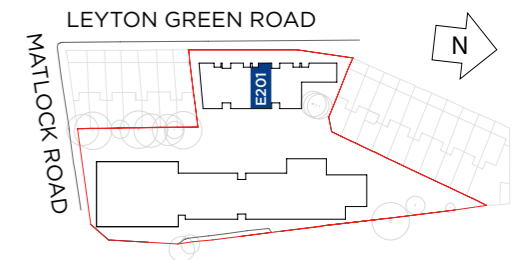
2ND FLOOR - E2.01



KEY

W - WARDROBE

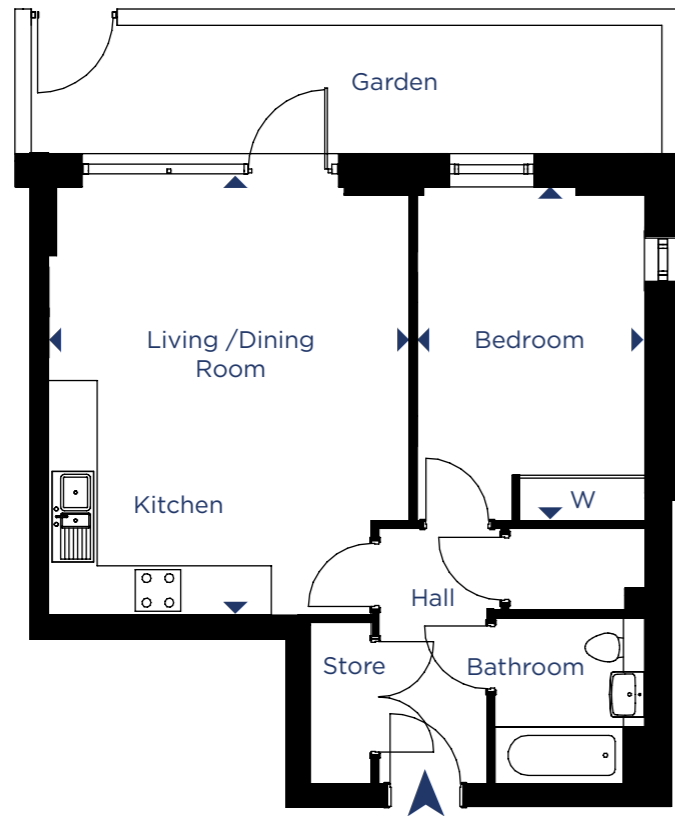
E201 DIMENSIONS		TOTAL AREA: 53 SQ M 570 SQ FT			
	Length	Width	Length	Width	
LIVING / DINING / KITCHEN	5.05m	x 4.73m	16' 6"	x 15' 5"	
BEDROOM	5.05m	x 2.85m	16' 6"	x 9' 4"	
BALCONY	7 SQ.M.		75 SQ.FT.		



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ONE BEDROOM APARTMENT

GROUND FLOOR GARDEN APARTMENT - CO.01



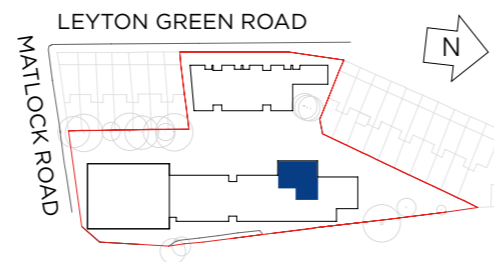
KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 54 SQ M 581 SQ FT

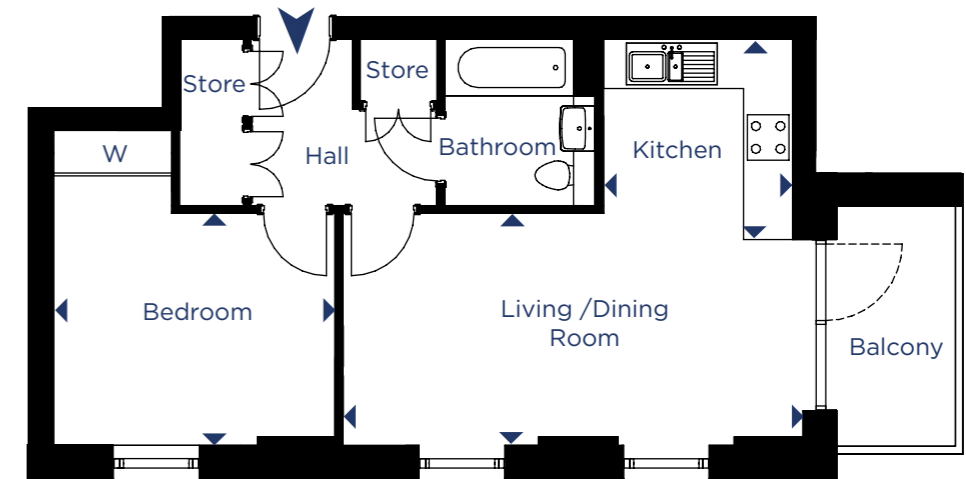
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	5.66m x 4.78m		18' 7" x 15' 8"	
BEDROOM	4.40m x 3.01m		14' 5" x 9' 10"	
GARDEN	14 SQ.M.		151 SQ.FT.	



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ONE BEDROOM APARTMENT

1ST FLOOR - C1.03 / 2ND FLOOR - C2.03



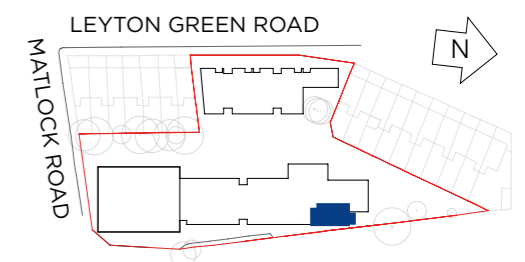
KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 51 SQ M 549 SQ FT

	Length	Width	Length	Width
LIVING / DINING ROOM	6.08m x 3.07m		19' 11" x 10' 1"	
KITCHEN	2.65m x 2.50m		8' 8" x 8' 2"	
BEDROOM	3.72m x 3.07m		12' 2" x 10' 1"	
BALCONY	6 SQ.M.		65 SQ.FT.	



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ONE BEDROOM APARTMENT

2ND FLOOR - D2.01



KEY

W - WARDROBE

DIMENSIONS

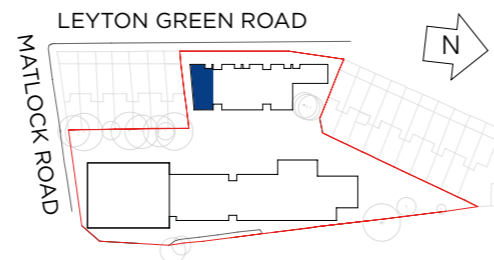
TOTAL AREA: 53 SQ M 570 SQ FT

Length	Width	Length	Width
4.85m	x 4.69	15' 11"	x 15' 5"
5.49m	x 2.73m	18' 0"	x 8' 11"
6 SQ.M.		65 SQ.FT.	

LIVING / DINING / KITCHEN 4.85m x 4.69 15' 11" x 15' 5"

BEDROOM 5.49m x 2.73m 18' 0" x 8' 11"

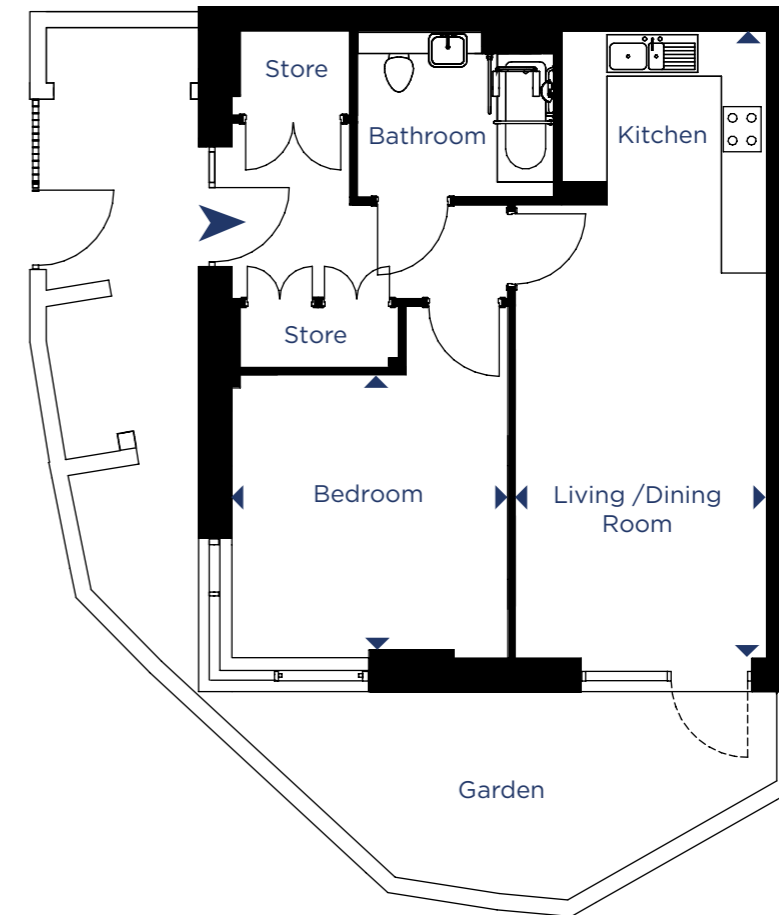
BALCONY 6 SQ.M. 65 SQ.FT.



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ONE BEDROOM APARTMENT

GROUND FLOOR GARDEN APARTMENT - A0.01



KEY

W - WARDROBE

DIMENSIONS

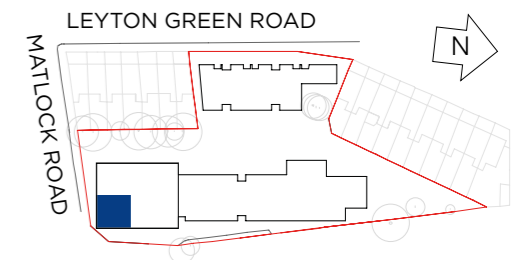
TOTAL AREA: 58 SQ M 624 SQ FT

Length	Width	Length	Width
8.29m	x 3.32m	27' 2"	x 10' 11"
3.66m	x 3.64m	12' 0"	x 11' 11"
31 SQ.M.		334 SQ.FT.	

LIVING / DINING / KITCHEN 8.29m x 3.32m 27' 2" x 10' 11"

BEDROOM 3.66m x 3.64m 12' 0" x 11' 11"

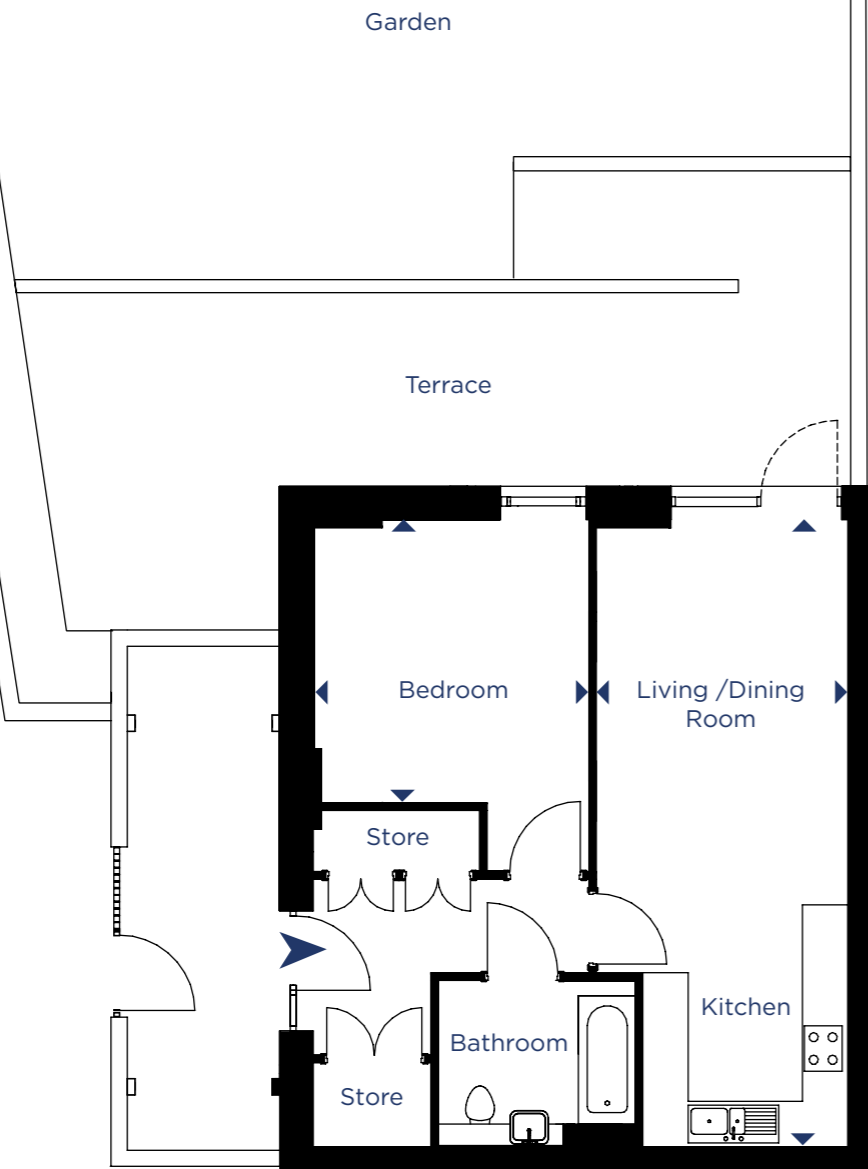
GARDEN 31 SQ.M. 334 SQ.FT.



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ONE BEDROOM APARTMENT

GROUND FLOOR GARDEN APARTMENT - A0.02



KEY

W - WARDROBE

DIMENSIONS

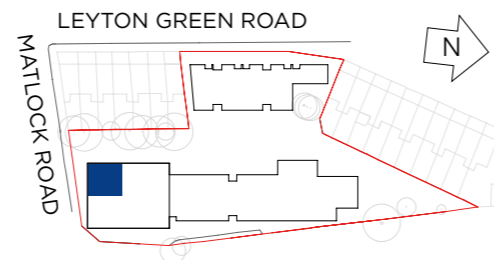
TOTAL AREA: 58 SQ M 624 SQ FT

Length	Width	Length	Width
8.29m	3.32m	27' 2"	10' 11"
3.64m	3.74m	11' 11"	12' 3"
147 SQ.M.		1582 SQ.FT.	

LIVING / DINING / KITCHEN 8.29m x 3.32m 27' 2" x 10' 11"

BEDROOM 3.64m x 3.74m 11' 11" x 12' 3"

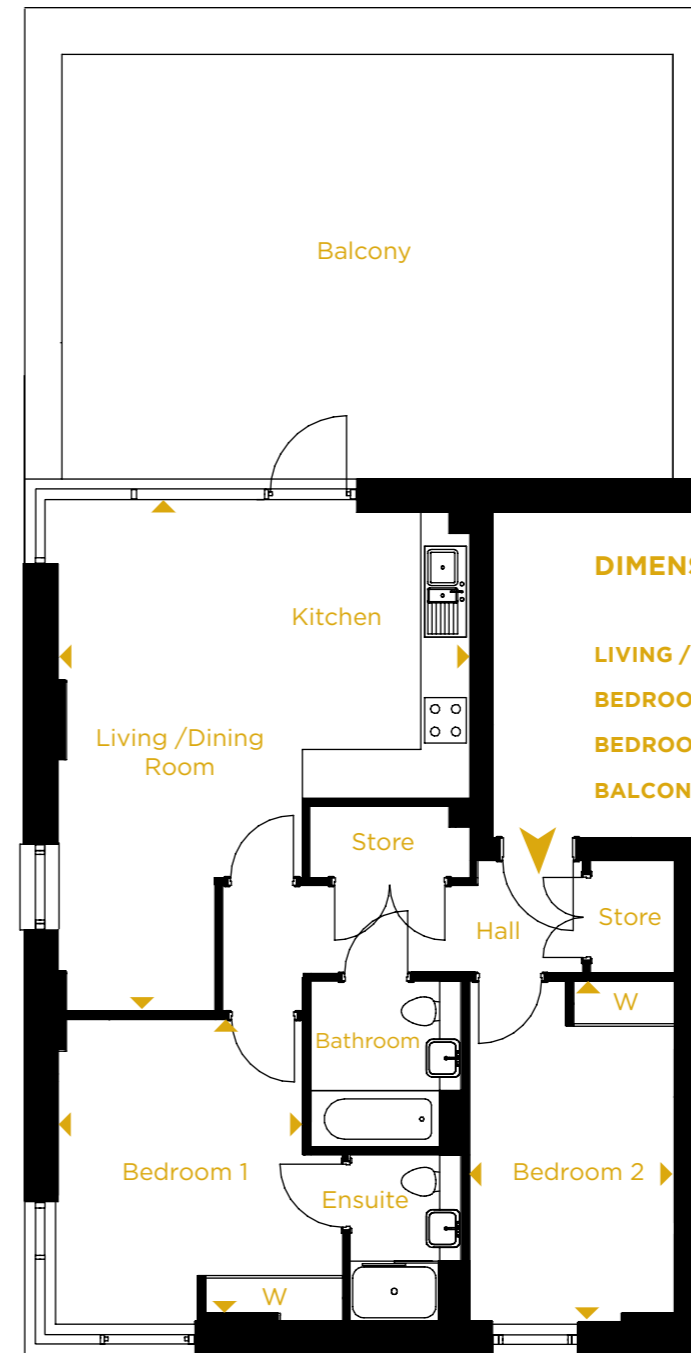
TERRACE/GARDEN 147 SQ.M. 1582 SQ.FT.



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TWO BEDROOM APARTMENT

4TH FLOOR - A4.01



DIMENSIONS

TOTAL AREA: 74 SQ M 796 SQ FT

Length	Width	Length	Width
6.78m	5.39m	22' 3"	17' 8"
3.88m	3.24m	12' 9"	10' 7"
4.50m	2.70m	14' 9"	8' 10"
33 SQ.M.		355 SQ.FT.	

LIVING / DINING / KITCHEN 6.78m x 5.39m 22' 3" x 17' 8"

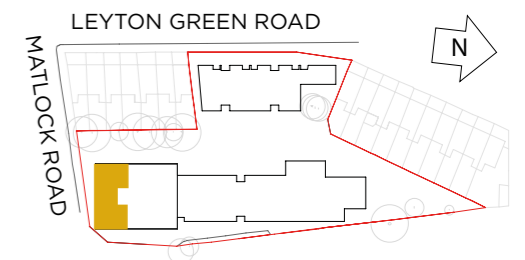
BEDROOM 1 3.88m x 3.24m 12' 9" x 10' 7"

BEDROOM 2 4.50m x 2.70m 14' 9" x 8' 10"

BALCONY 33 SQ.M. 355 SQ.FT.

KEY

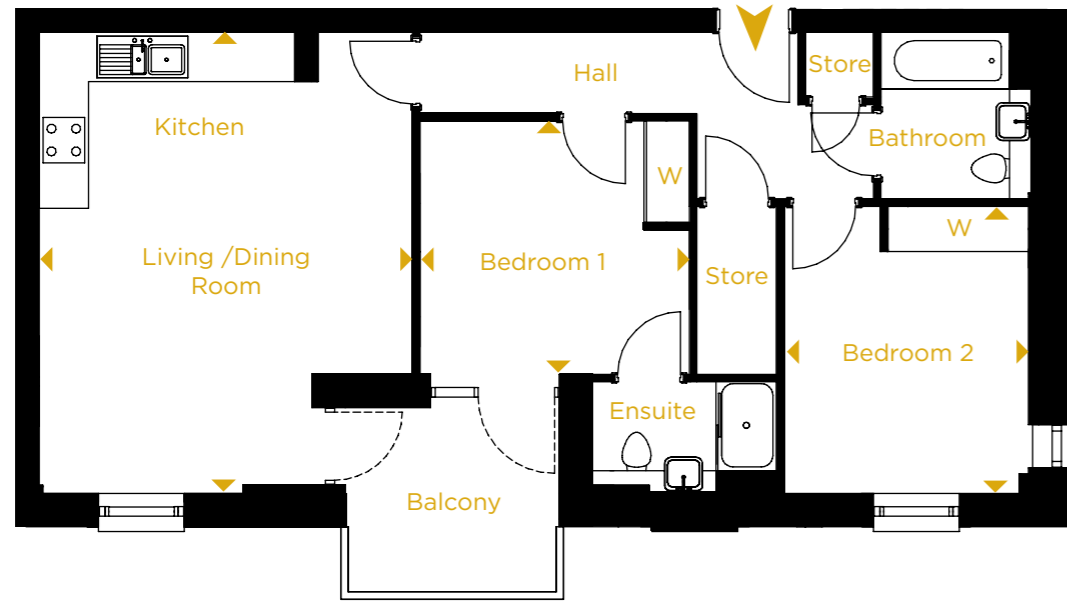
W - WARDROBE



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TWO BEDROOM APARTMENT

4TH FLOOR - A4.02



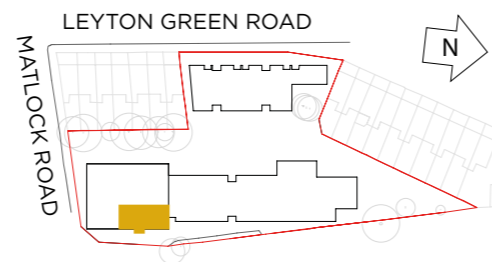
KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 74 SQ M 796 SQ FT

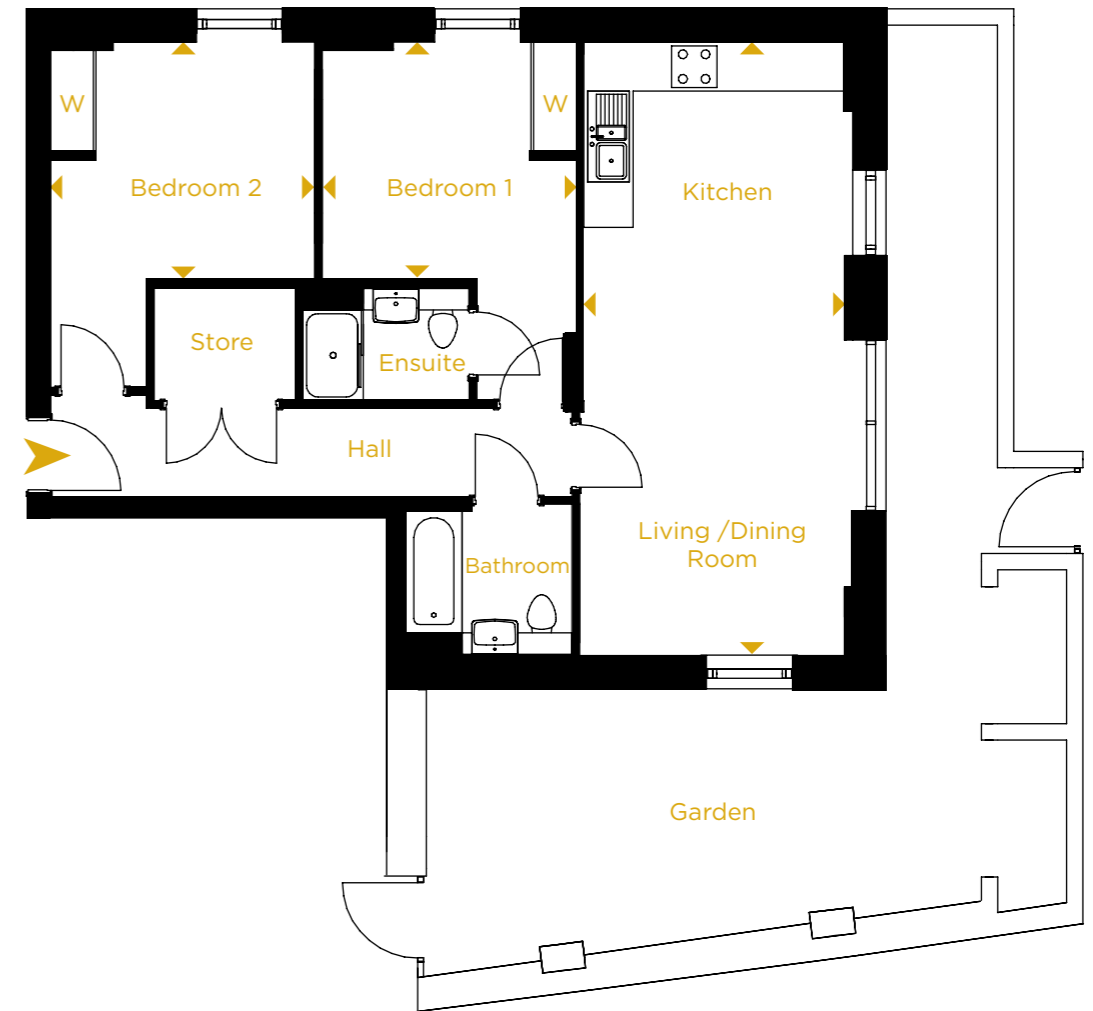
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	6.09m	4.93m	20' 0"	16' 2"
BEDROOM 1	3.56m	3.35m	11' 8"	11' 0"
BEDROOM 2	3.79m	3.23m	12' 5"	10' 7"
BALCONY	7 SQ.M.		75 SQ.FT.	



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TWO BEDROOM APARTMENT

GROUND FLOOR GARDEN APARTMENT - CO.02



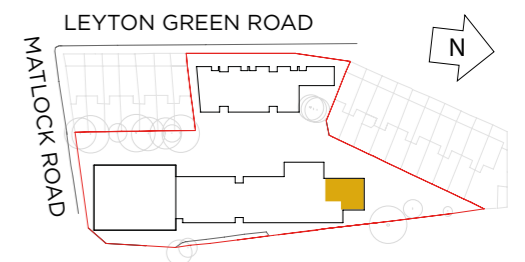
KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 75 SQ M 807 SQ FT

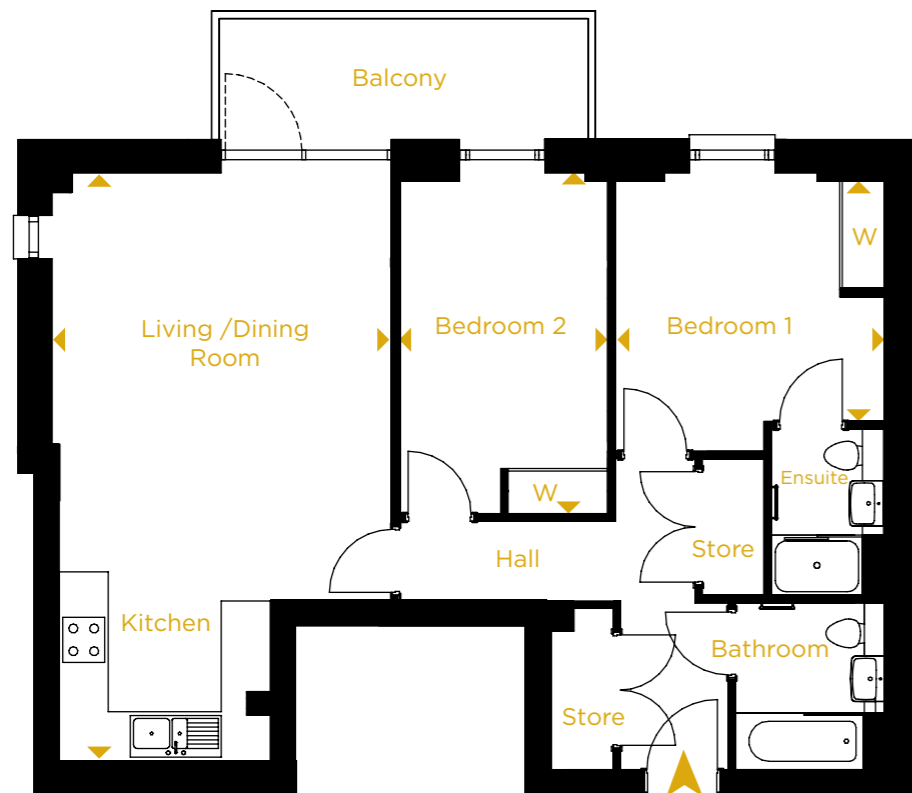
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	8.11m	3.44m	26' 7"	11' 4"
BEDROOM 1	3.36m	3.14m	11' 0"	10' 4"
BEDROOM 2	3.49m	3.14m	11' 5"	10' 4"
GARDEN	44 SQ.M.		473 SQ.FT.	



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TWO BEDROOM APARTMENT

1ST FLOOR - C1.01 / 2ND FLOOR - C2.01



KEY

W - WARDROBE

C1.01 DIMENSIONS C2.01 DIMENSIONS

TOTAL AREA: 78 SQ M 839 SQ FT
TOTAL AREA: 75 SQ M 807 SQ FT

	Length	Width	Length	Width
LIVING / DINING / KITCHEN	7.77m x 4.50m		25' 6" x 14' 9"	
BEDROOM 1	3.57m x 2.97m		11' 9" x 9' 9"	
BEDROOM 2	4.51m x 2.75m		14' 9" x 9' 0"	
BALCONY	7 SQ.M.		75 SQ.FT.	

LIVING / DINING / KITCHEN

7.77m x 4.50m 25' 6" x 14' 9"

BEDROOM 1

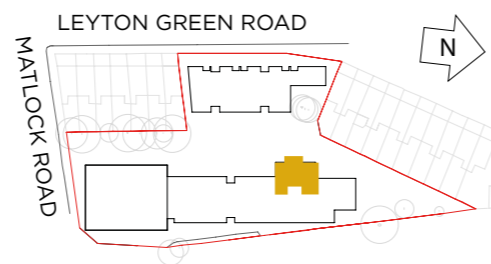
3.57m x 2.97m 11' 9" x 9' 9"

BEDROOM 2

4.51m x 2.75m 14' 9" x 9' 0"

BALCONY

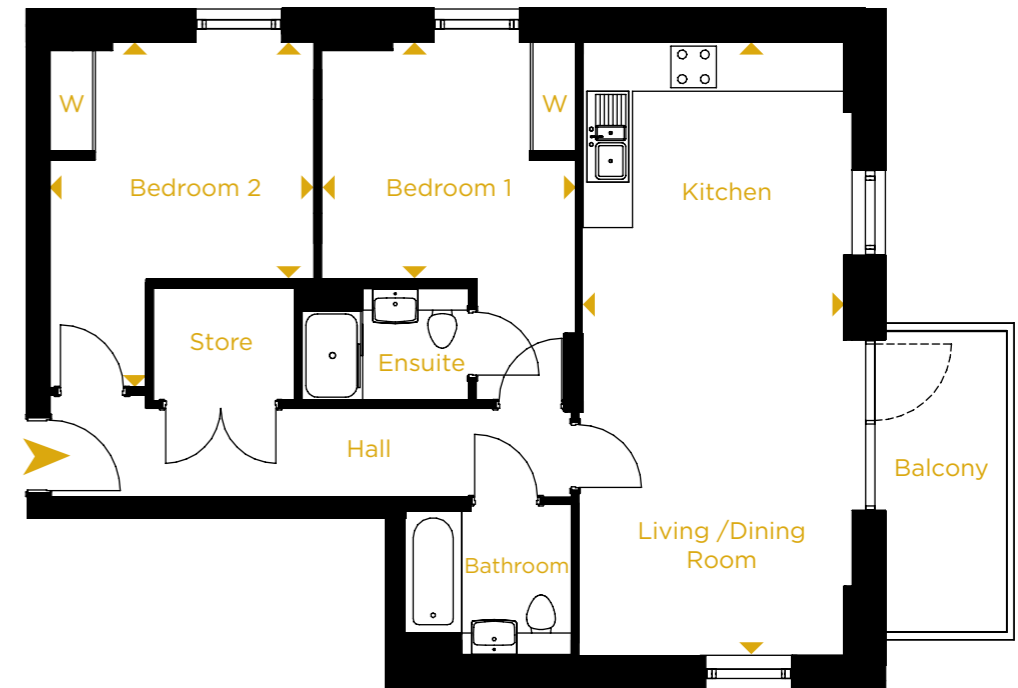
7 SQ.M. 75 SQ.FT.



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TWO BEDROOM APARTMENT

1ST FLOOR - C1.02 / 2ND FLOOR - C2.02



KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 75 SQ M 807 SQ FT

	Length	Width	Length	Width
LIVING / DINING / KITCHEN	8.11m x 3.44m		26' 7" x 11' 4"	
BEDROOM 1	3.36m x 3.14m		11' 0" x 10' 4"	
BEDROOM 2	3.49m x 3.14m		11' 5" x 10' 4"	
BALCONY	7 SQ.M.		75 SQ.FT.	

LIVING / DINING / KITCHEN

8.11m x 3.44m 26' 7" x 11' 4"

BEDROOM 1

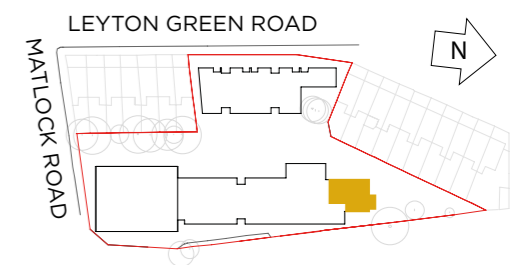
3.36m x 3.14m 11' 0" x 10' 4"

BEDROOM 2

3.49m x 3.14m 11' 5" x 10' 4"

BALCONY

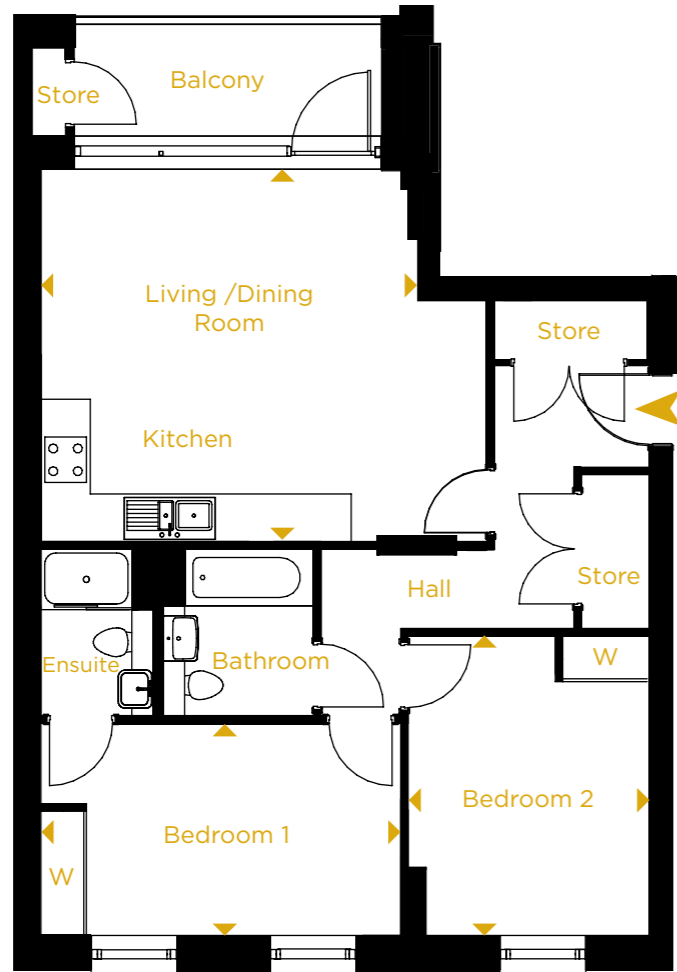
7 SQ.M. 75 SQ.FT.



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TWO BEDROOM APARTMENT

2ND FLOOR - C2.04



KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 76 SQ M 818 SQ FT

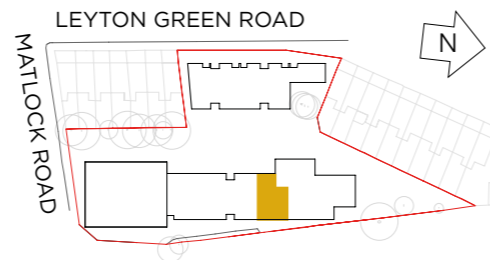
Length	Width	Length	Width
--------	-------	--------	-------

LIVING / DINING / KITCHEN 4.98m x 4.92m 16' 4" x 16' 2"

BEDROOM 1 4.75m x 2.82m 15' 7" x 9' 3"

BEDROOM 2 3.97m x 3.18m 13' 0" x 10' 5"

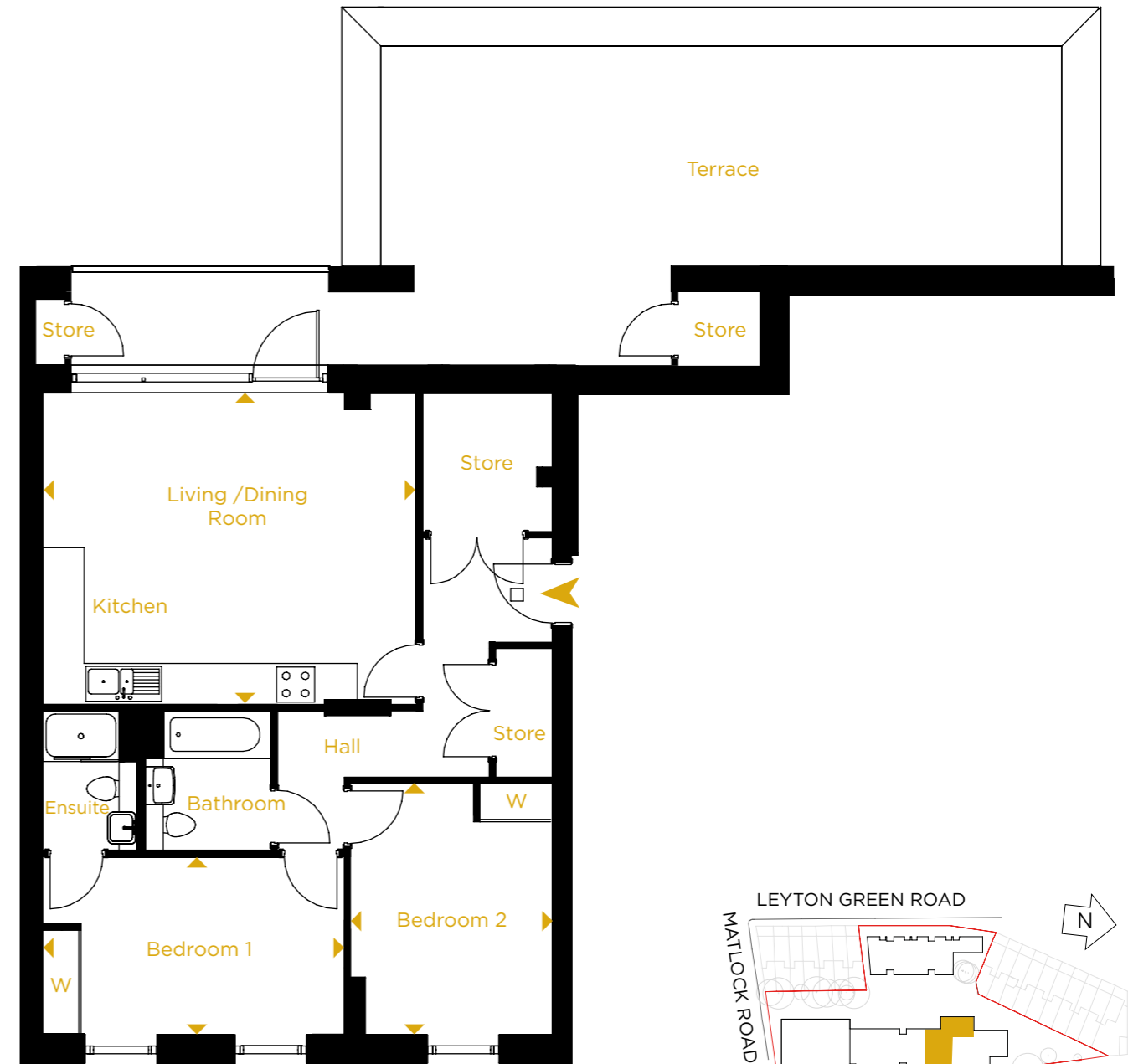
BALCONY 7 SQ.M. 75 SQ.FT.



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TWO BEDROOM APARTMENT

3RD FLOOR - C3.02



DIMENSIONS

TOTAL AREA: 81 SQ M 872 SQ FT

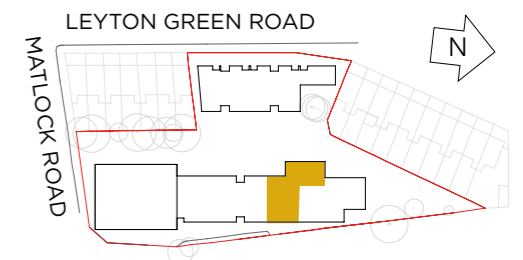
Length	Width	Length	Width
--------	-------	--------	-------

LIVING / DINING / KITCHEN 5.89m x 4.92m 19' 4" x 16' 2"

BEDROOM 1 4.75m x 2.81m 15' 7" x 9' 3"

BEDROOM 2 3.97m x 3.18m 13' 0" x 10' 5"

TERRACE 54 SQ.M. 592 SQ.FT.



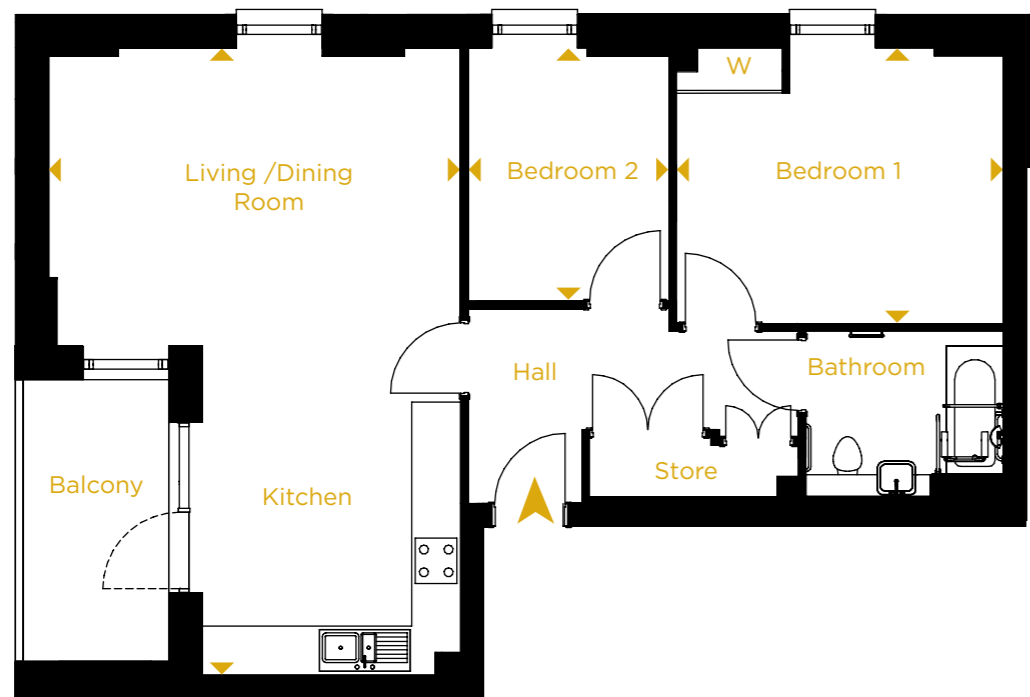
KEY

W - WARDROBE

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TWO BEDROOM APARTMENT

1ST FLOOR - A1.02



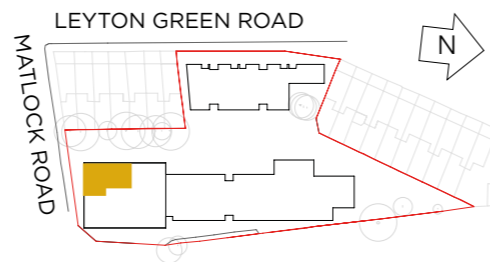
KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 79 SQ M 850 SQ FT

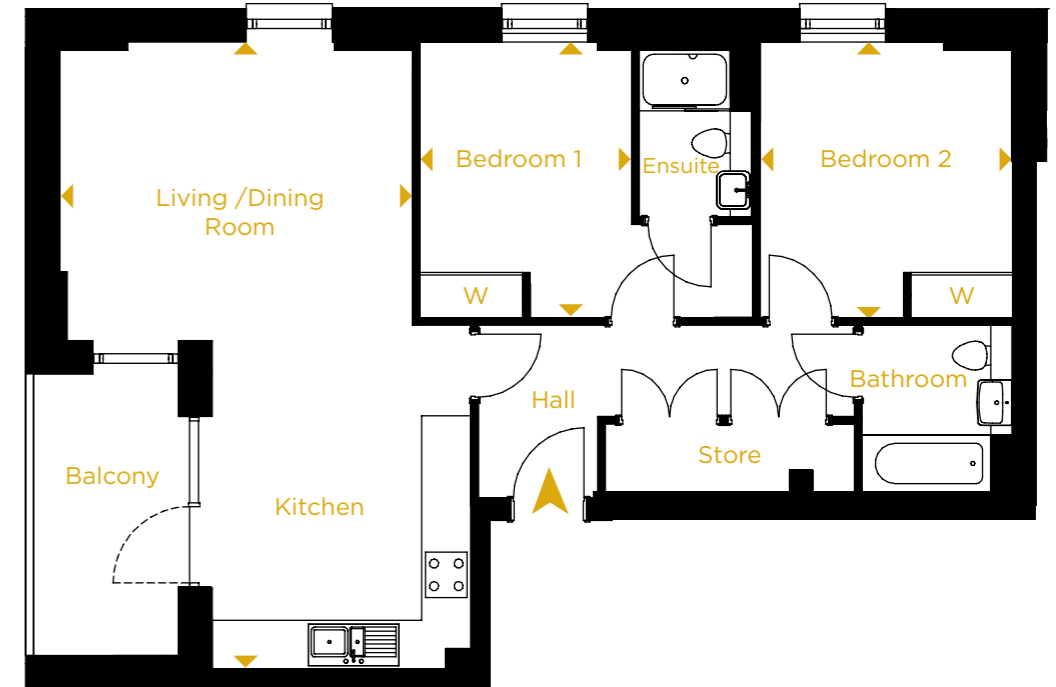
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	8.29m	5.44m	27' 3"	17' 10"
BEDROOM 1	4.32m	3.65m	14' 2"	11' 11"
BEDROOM 2	3.35m	2.65m	11' 0"	8' 8"
BALCONY	7 SQ.M.		75 SQ.FT.	



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 sizes of items of furniture. Amenity space is indicative only.

TWO BEDROOM APARTMENT

2ND FLOOR - A2.02 / 3RD FLOOR - A3.02



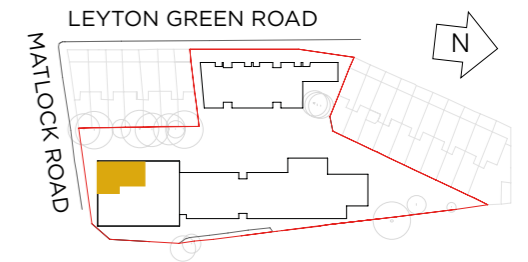
KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 79 SQ M 850 SQ FT

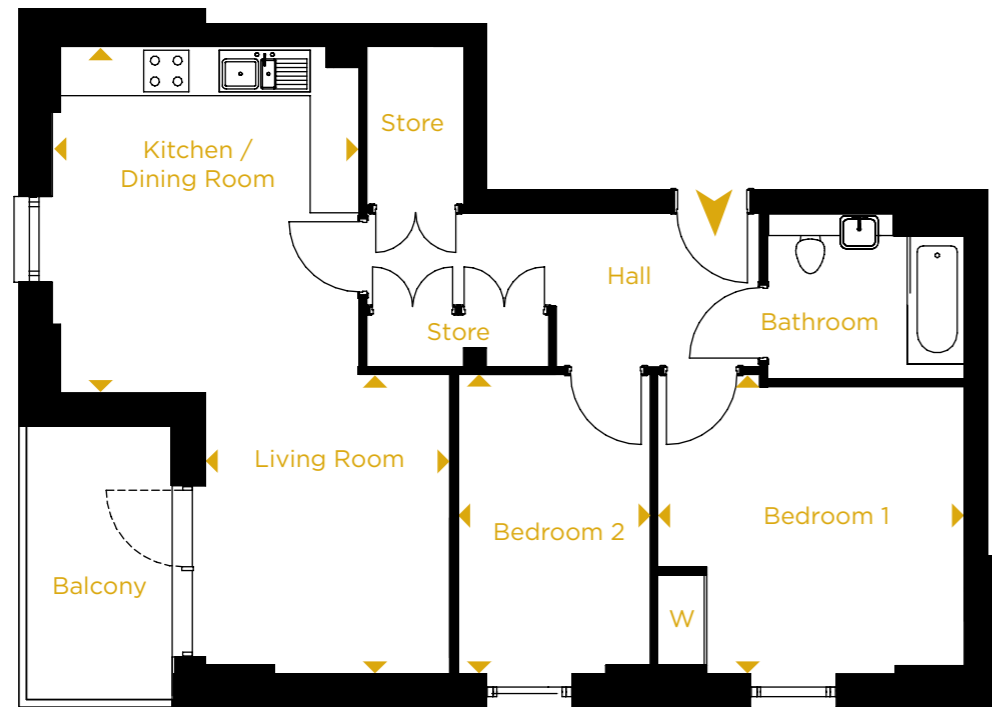
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	8.29m	4.67m	27' 2"	15' 4"
BEDROOM 1	3.65m	2.80m	12' 0"	9' 2"
BEDROOM 2	3.65m	3.34m	12' 0"	11' 7"
BALCONY	7 SQ.M.		75 SQ.FT.	



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 sizes of items of furniture. Amenity space is indicative only.

TWO BEDROOM APARTMENT

1ST FLOOR - A1.01



KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 78 SQ M 839 SQ FT

	Length	Width	Length	Width
LIVING ROOM	3.96m	x 3.23m	13' 0"	x 10' 7"
KITCHEN / DINING ROOM	4.58m	x 4.06m	15' 0"	x 13' 4"
BEDROOM 1	4.05m	x 3.79m	13' 3"	x 12' 5"
BEDROOM 2	3.79m	x 2.54m	12' 5"	x 8' 4"
BALCONY	7 SQ.M.		75 SQ.FT.	

LIVING ROOM

3.96m x 3.23m 13' 0" x 10' 7"

KITCHEN / DINING ROOM

4.58m x 4.06m 15' 0" x 13' 4"

BEDROOM 1

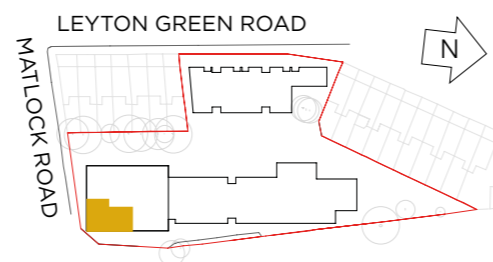
4.05m x 3.79m 13' 3" x 12' 5"

BEDROOM 2

3.79m x 2.54m 12' 5" x 8' 4"

BALCONY

7 SQ.M. 75 SQ.FT.



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TWO BEDROOM APARTMENT

2ND FLOOR - A2.01 / 3RD FLOOR - A3.01



KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 78 SQ M 839 SQ FT

	Length	Width	Length	Width
LIVING ROOM	4.82m	x 3.39m	15' 9"	x 11' 2"
KITCHEN / DINING ROOM	4.58m	x 3.12m	15' 0"	x 10' 3"
BEDROOM 1	3.80m	x 2.91m	12' 5"	x 9' 6"
BEDROOM 2	3.60m	x 3.52m	11' 9"	x 11' 6"
BALCONY	7 SQ.M.		75 SQ.FT.	

LIVING ROOM

4.82m x 3.39m 15' 9" x 11' 2"

KITCHEN / DINING ROOM

4.58m x 3.12m 15' 0" x 10' 3"

BEDROOM 1

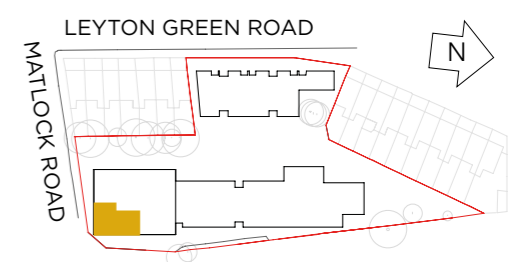
3.80m x 2.91m 12' 5" x 9' 6"

BEDROOM 2

3.60m x 3.52m 11' 9" x 11' 6"

BALCONY

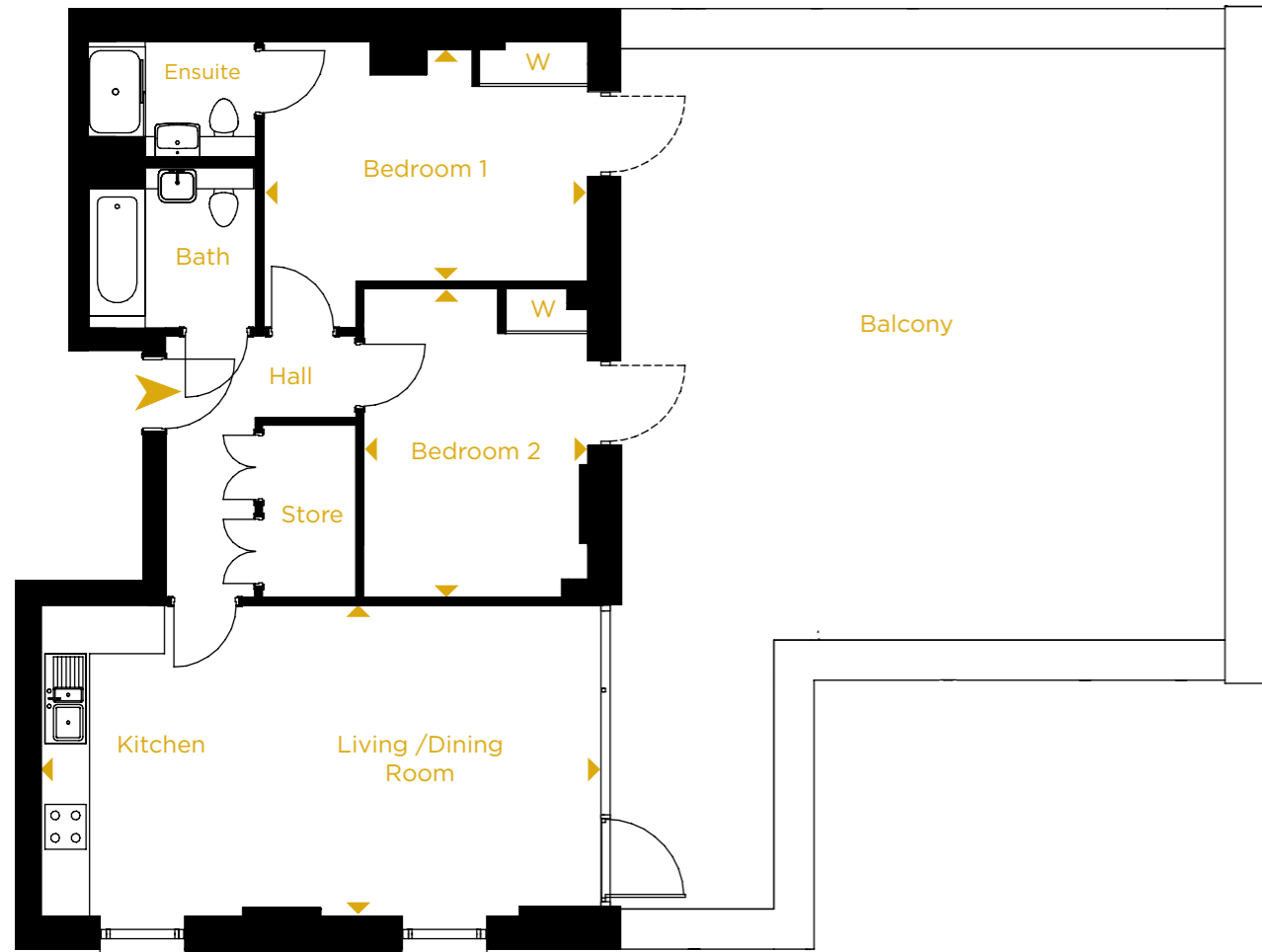
7 SQ.M. 75 SQ.FT.



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TWO BEDROOM APARTMENT

3RD FLOOR - C3.01



KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 77 SQ M 829 SQ FT

	Length	Width	Length	Width
LIVING / DINING / KITCHEN	7.49m	4.16m	24' 7"	13' 8"
BEDROOM 1	4.35m	3.10m	14' 3"	10' 2"
BEDROOM 2	4.14m	3.00m	13' 6"	9' 10"
BALCONY	73 SQ.M.		785 SQ.FT.	

LIVING / DINING / KITCHEN

7.49m x 4.16m 24' 7" x 13' 8"

BEDROOM 1

4.35m x 3.10m 14' 3" x 10' 2"

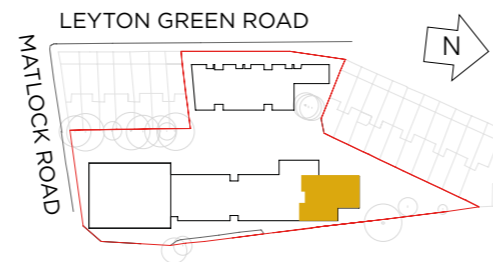
BEDROOM 2

4.14m x 3.00m 13' 6" x 9' 10"

BALCONY

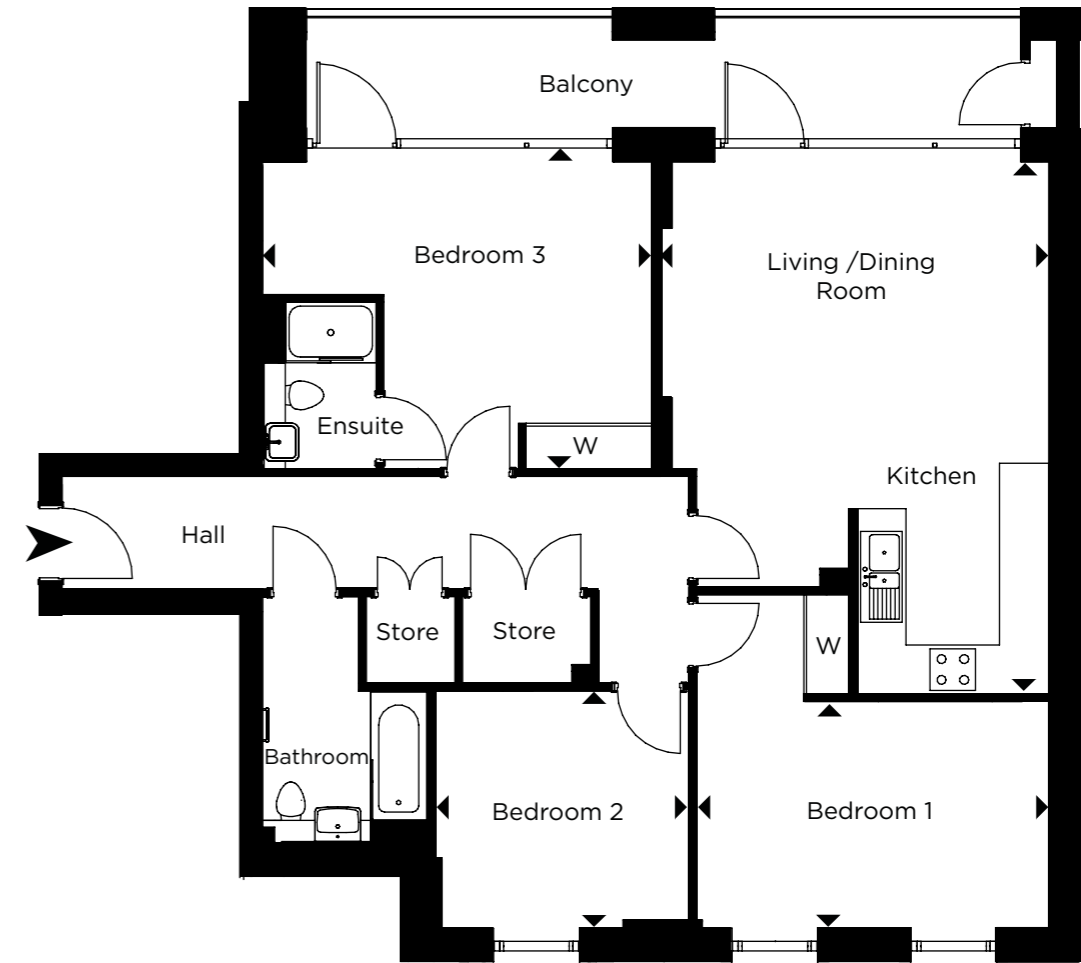
73 SQ.M. 785 SQ.FT.

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THREE BEDROOM APARTMENT

2ND FLOOR - A2.05 / 3RD FLOOR - A3.05



KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 107 SQ M 1151 SQ FT

	Length	Width	Length	Width
LIVING / DINING / KITCHEN	7.04m	5.13m	23' 1"	16' 9"
BEDROOM 1	4.65m	3.00m	15' 3"	9' 10"
BEDROOM 2	3.36m	3.14m	11' 0"	10' 4"
BEDROOM 3	5.16m	4.06m	16' 11"	13' 4"
BALCONY	15 SQ.M.		161 SQ.FT.	

LIVING / DINING / KITCHEN

7.04m x 5.13m 23' 1" x 16' 9"

BEDROOM 1

4.65m x 3.00m 15' 3" x 9' 10"

BEDROOM 2

3.36m x 3.14m 11' 0" x 10' 4"

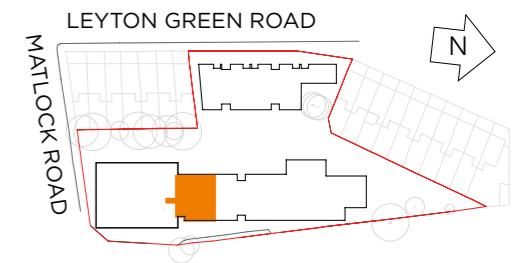
BEDROOM 3

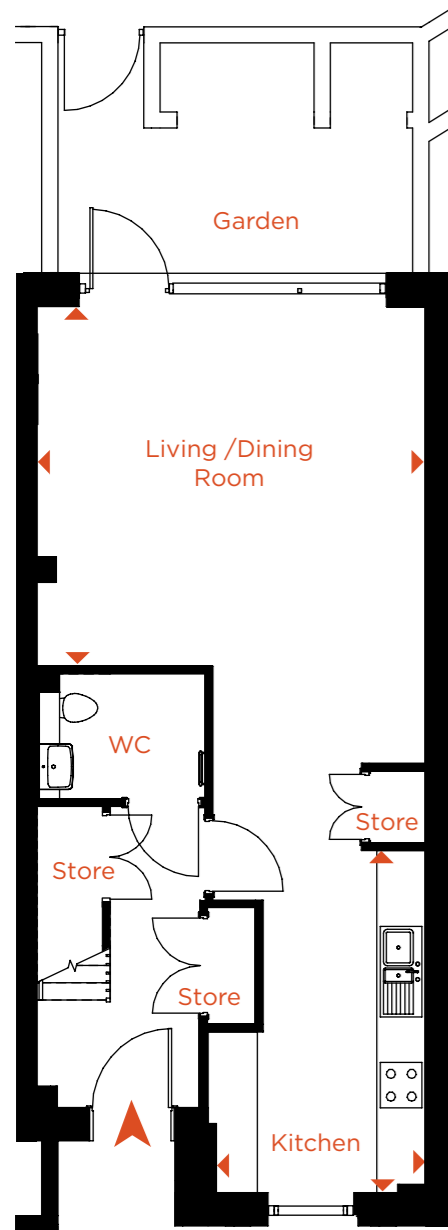
5.16m x 4.06m 16' 11" x 13' 4"

BALCONY

15 SQ.M. 161 SQ.FT.

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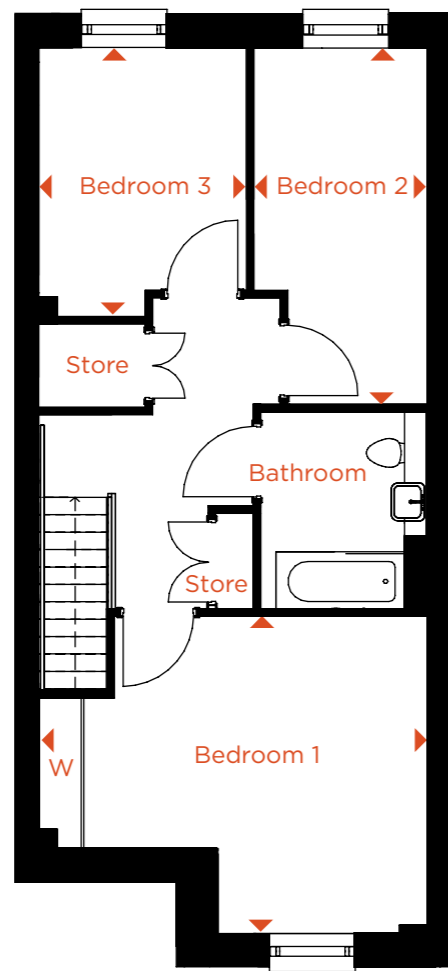




GROUND FLOOR

THREE BEDROOM MAISONETTE

GROUND FLOOR - A0.03



1ST FLOOR

KEY

W - WARDROBE

DIMENSIONS

TOTAL AREA: 116 SQ M 1248 SQ FT

	Length	Width	Length	Width
LIVING ROOM	5.13m	4.76m	16' 10"	15' 7"
KITCHEN / DINING ROOM	4.52m	2.88m	14' 10"	9' 5"
BEDROOM 1	5.13m	4.19m	16' 9"	13' 8"
BEDROOM 2	4.72m	2.29m	15' 5"	7' 6"
BEDROOM 3	3.56m	2.75m	11' 8"	9' 0"
GARDEN	14 SQ.M.		151 SQ.FT.	

LIVING ROOM

5.13m x 4.76m 16' 10" x 15' 7"

KITCHEN / DINING ROOM

4.52m x 2.88m 14' 10" x 9' 5"

BEDROOM 1

5.13m x 4.19m 16' 9" x 13' 8"

BEDROOM 2

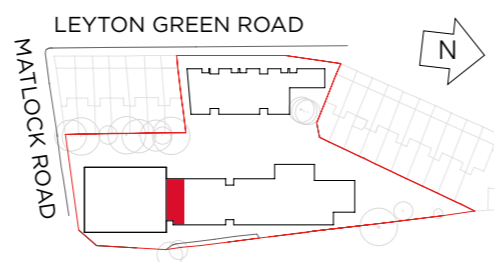
4.72m x 2.29m 15' 5" x 7' 6"

BEDROOM 3

3.56m x 2.75m 11' 8" x 9' 0"

GARDEN

14 SQ.M. 151 SQ.FT.



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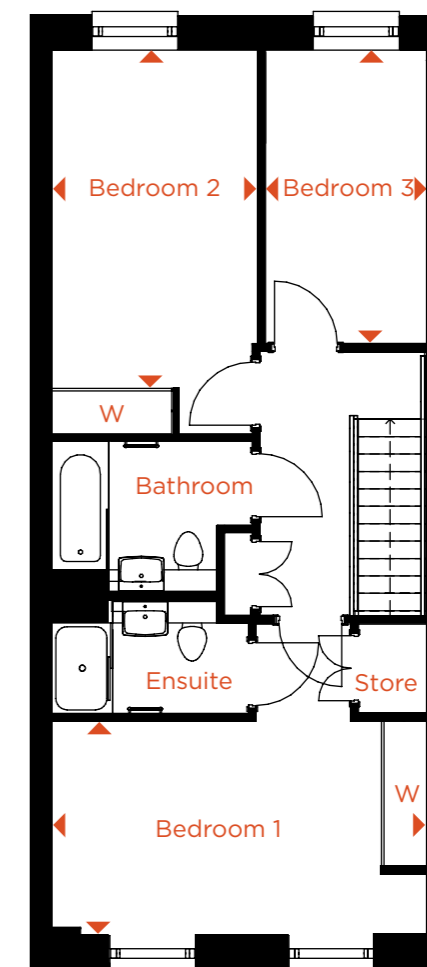


GROUND FLOOR

THREE BEDROOM MAISONETTE

GROUND & 1ST FLOOR - A0.04

1ST FLOOR



DIMENSIONS

TOTAL AREA: 116 SQ M 1248 SQ FT

	Length	Width	Length	Width
LIVING ROOM	7.25m	4.95m	23' 10"	16' 3"
KITCHEN / DINING ROOM	4.46m	2.65m	14' 8"	8' 9"
BEDROOM 1	4.95m	2.83m	16' 2"	9' 5"
BEDROOM 2	5.02m	2.72m	16' 5"	8' 11"
BEDROOM 3	3.89m	2.13m	12' 9"	6' 11"
GARDEN	23 SQ.M.		247 SQ.FT.	

LIVING ROOM

7.25m x 4.95m 23' 10" x 16' 3"

KITCHEN / DINING ROOM

4.46m x 2.65m 14' 8" x 8' 9"

BEDROOM 1

4.95m x 2.83m 16' 2" x 9' 5"

BEDROOM 2

5.02m x 2.72m 16' 5" x 8' 11"

BEDROOM 3

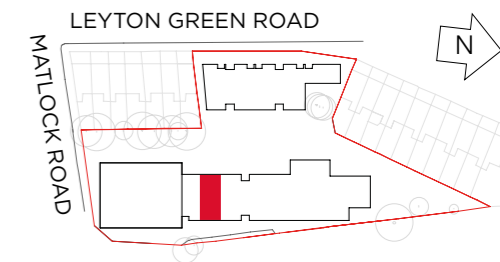
3.89m x 2.13m 12' 9" x 6' 11"

GARDEN

23 SQ.M. 247 SQ.FT.

KEY

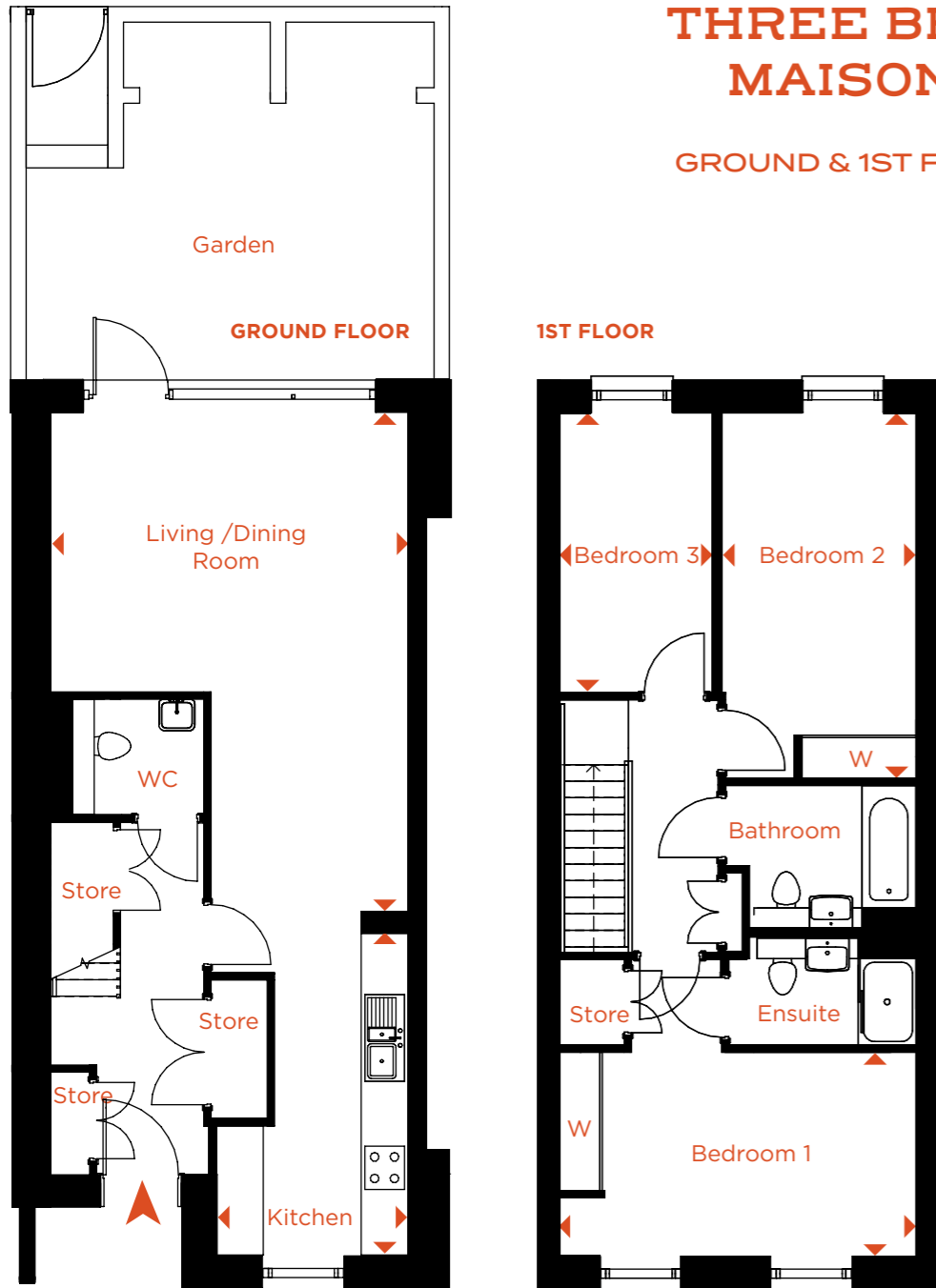
W - WARDROBE



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THREE BEDROOM MAISONETTE

GROUND & 1ST FLOOR - B0.01



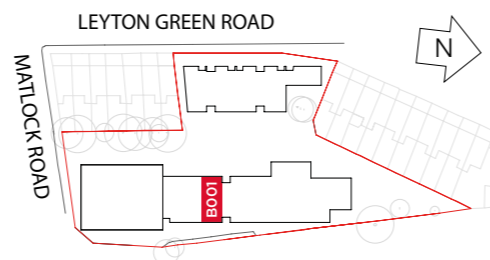
DIMENSIONS

TOTAL AREA: 114 SQ M 1227 SQ FT

KEY

W - WARDROBE

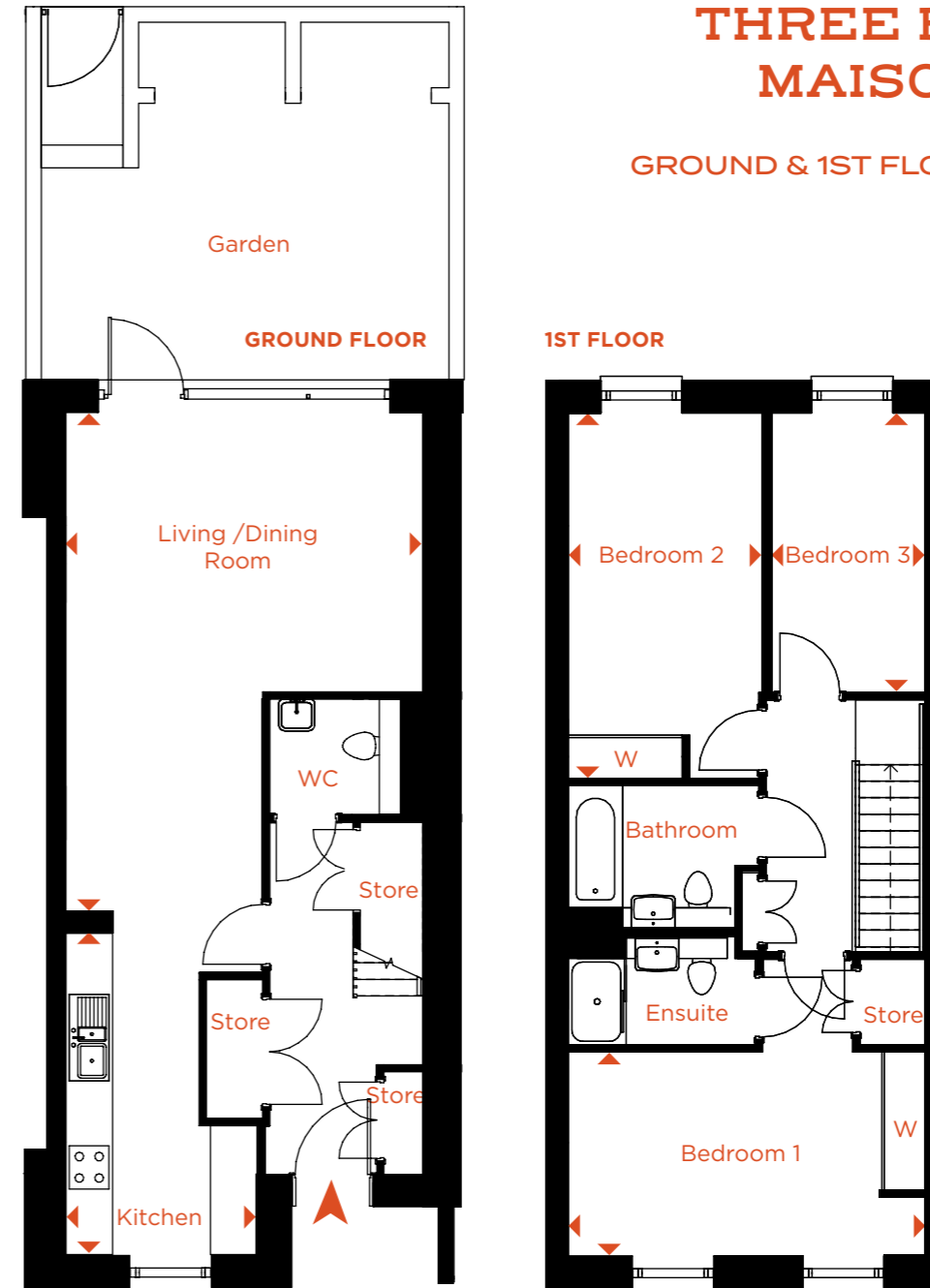
	Length	Width	Length	Width
LIVING ROOM	6.94m	4.95m	22' 9"	16' 3"
KITCHEN / DINING ROOM	4.47m	2.65m	14' 7"	8' 8"
BEDROOM 1	4.95m	2.83m	16' 2"	9' 4"
BEDROOM 2	5.08m	2.72m	16' 8"	8' 11"
BEDROOM 3	3.89m	2.13m	12' 9"	7' 0"
GARDEN	28 SQ.M.		301 SQ.FT.	



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 sizes of items of furniture. Amenity space is indicative only.

THREE BEDROOM MAISONETTE

GROUND & 1ST FLOOR - B0.02 & C0.03



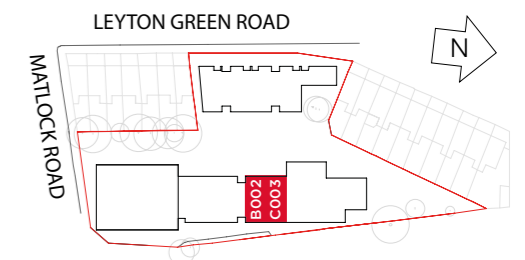
DIMENSIONS

TOTAL AREA: 114 SQ M 1227 SQ FT

KEY

W - WARDROBE

	Length	Width	Length	Width
LIVING ROOM	6.94m	4.95m	22' 9"	16' 3"
KITCHEN / DINING ROOM	4.47m	2.65m	14' 7"	8' 8"
BEDROOM 1	4.95m	2.83m	16' 2"	9' 4"
BEDROOM 2	5.08m	2.72m	16' 8"	8' 11"
BEDROOM 3	3.89m	2.13m	12' 9"	7' 0"



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B0.02

GARDEN 27 SQ.M. 290.5 SQ.FT.

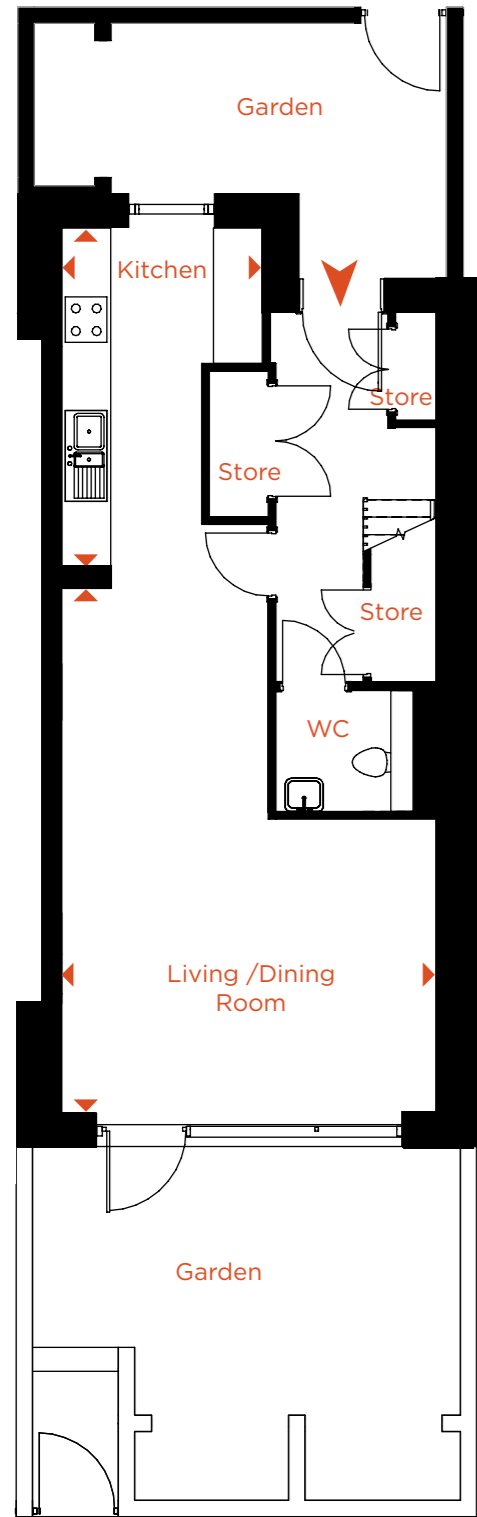
C0.03

GARDEN 23 SQ.M. 247 SQ.FT.

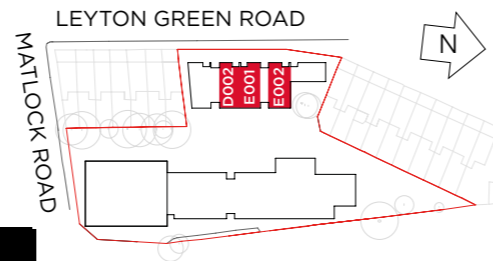
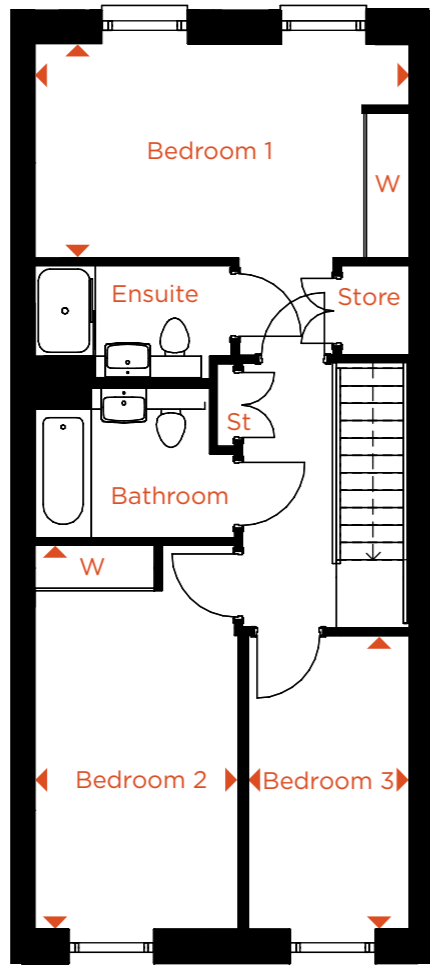
THREE BEDROOM MAISONETTE

GROUND & 1ST FLOOR - DO.02, EO.01* & EO.02

* Maisonette EO.01 is handed..



1ST FLOOR



DO.02		
GARDEN	38 SQ.M.	408.8 SQ.FT.
EO.01		
GARDEN	40 SQ.M.	430 SQ.FT.
EO.02		
GARDEN	36 SQ.M.	247 SQ.FT.

KEY
W - WARDROBE

DIMENSIONS

TOTAL AREA: 115 SQ M 1237 SQ FT

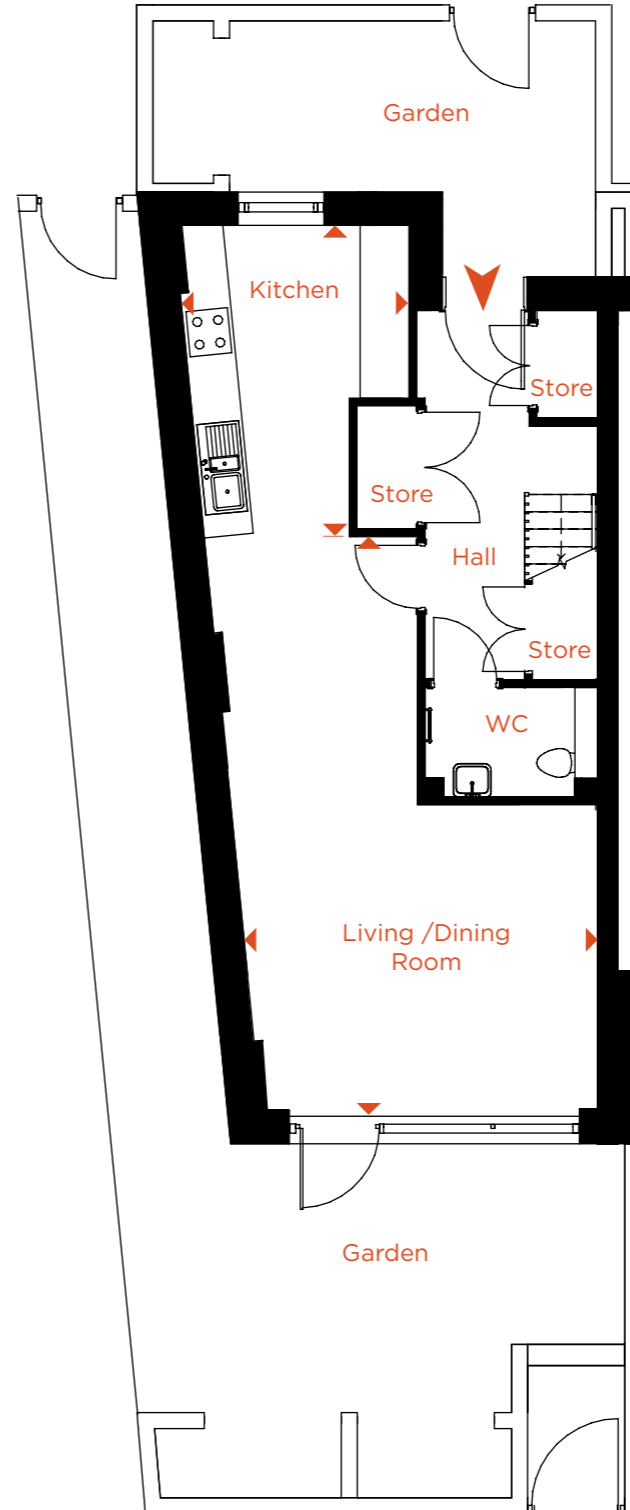
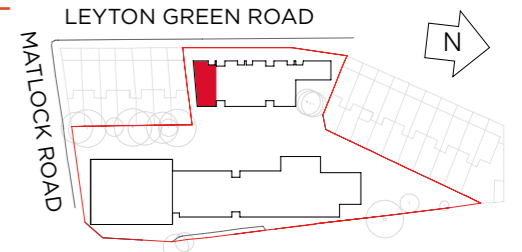
	Length	Width	Length	Width
LIVING ROOM	6.94m	x 4.95m	22' 9"	x 16' 3"
KITCHEN / DINING ROOM	4.47m	x 2.65m	14' 7"	x 8' 8"
BEDROOM 1	4.95m	x 2.83m	16' 2"	x 9' 4"
BEDROOM 2	5.08m	x 2.72m	16' 8"	x 8' 11"
BEDROOM 3	3.89m	x 2.13m	12' 9"	x 7' 0"

GROUND FLOOR

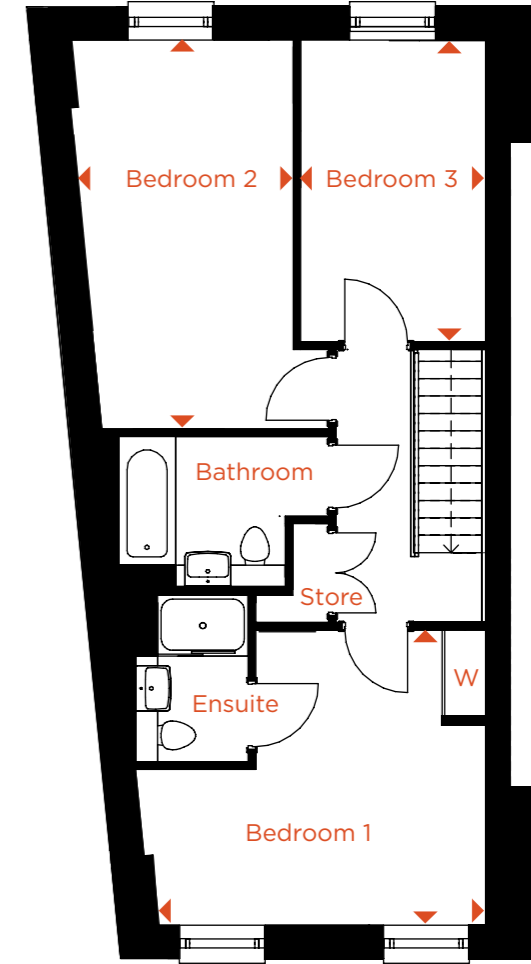
Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, 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 sizes of items of furniture. Amenity space is indicative only.

THREE BEDROOM MAISONETTE

GROUND & 1ST FLOOR - DO.01



1ST FLOOR



KEY
W - WARDROBE

DIMENSIONS

TOTAL AREA: 113 SQ M 1216 SQ FT

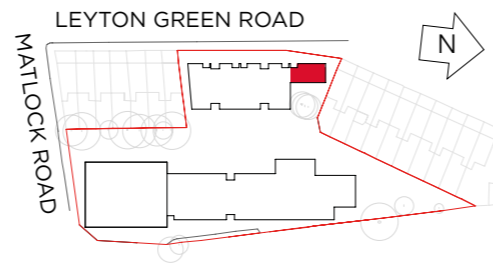
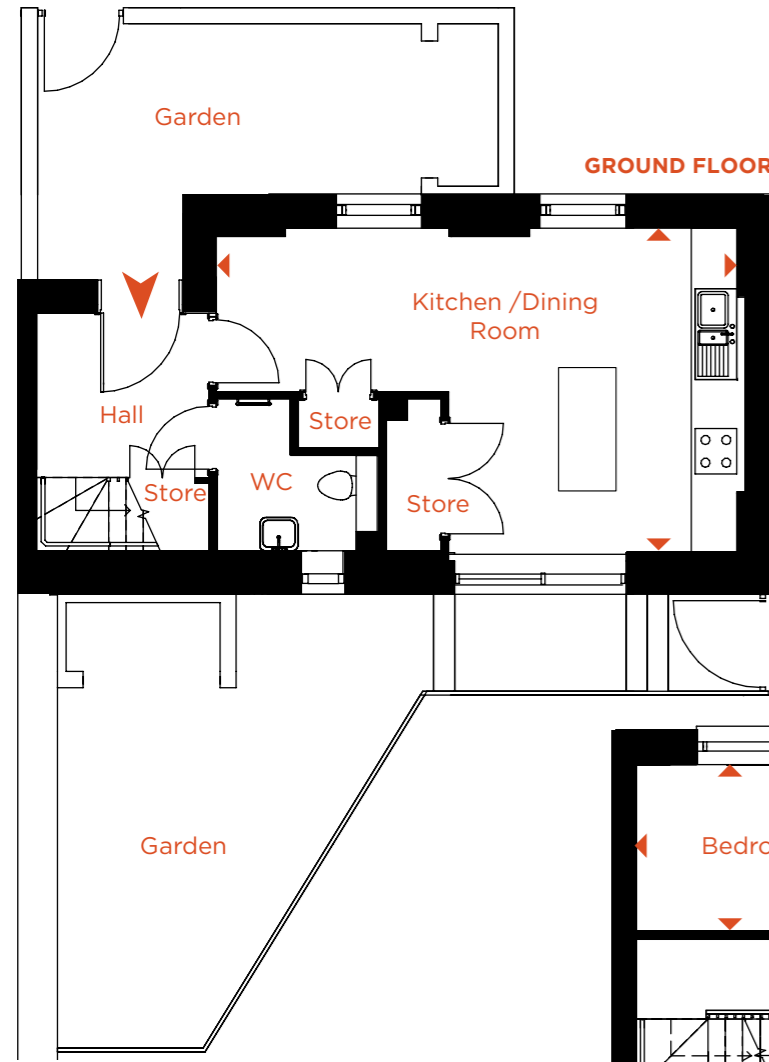
	Length	Width	Length	Width
LIVING ROOM	7.58m	x 4.36m	24' 11"	x 14' 4"
KITCHEN / DINING ROOM	4.12m	x 3.03m	13' 6"	x 9' 11"
BEDROOM 1	4.36m	x 3.90m	14' 4"	x 12' 10"
BEDROOM 2	5.14m	x 2.95m	16' 10"	x 9' 8"
BEDROOM 3	3.99m	x 2.47m	13' 1"	x 8' 1"
GARDEN	61 SQ.M.		656 SQ.FT.	

GROUND FLOOR

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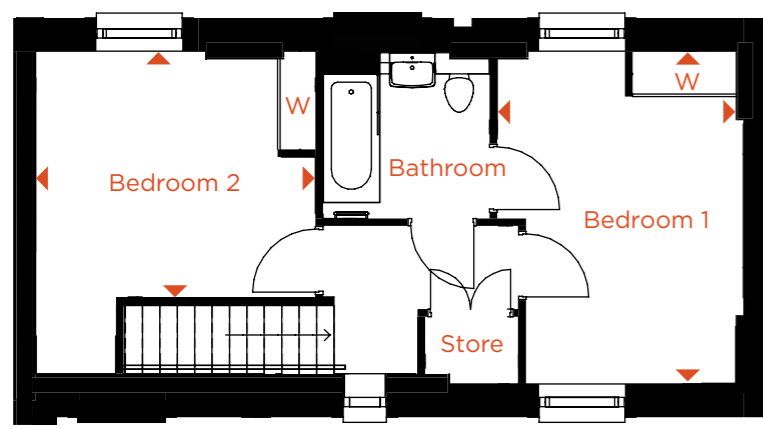
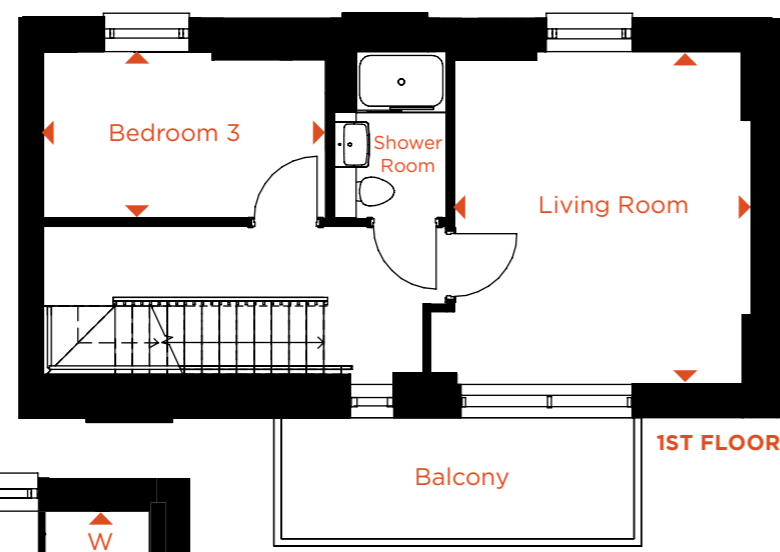
THREE BEDROOM MAISONNETTE

GROUND, 1ST AND 2ND FLOOR -
EO.03



DIMENSIONS TOTAL AREA: 118 SQ M 1270 SQ FT

	Length	Width	Length	Width
LIVING ROOM	4.40m	x 3.93m	14' 5"	x 12' 10"
KITCHEN / DINING ROOM	6.92m	x 4.29m	21' 9"	x 14' 0"
BEDROOM 1	4.40m	x 3.16m	14' 5"	x 10' 4"
BEDROOM 2	3.70m	x 3.28m	12' 1"	x 10' 9"
BEDROOM 3	3.73m	x 2.21m	12' 3"	x 7' 3"
GARDEN	38 SQ.M.		409 SQ.FT.	



KEY
W - WARDROBE

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The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to Waltham Forest's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes only and are not intended to provide an actual forecast or impression of the measurement, dimensions, layout, placement, context and/or finished finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. This information does not constitute a contract, or warranty. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Home10 is a marketing name and may not necessarily form part of the approved postal address. All information believed to be correct at the time of going to print. February 2023.

Computer generated image indicative only

YOUR *new* HOME

Home10 is a housing development brought to you by Waltham Forest Council. With a vested interest in our borough we are committed to provide purchasers with high quality homes and outstanding customer service. We truly believe Waltham Forest is a great place to live, work and play, and hope it will be a place you will be proud to call home!

SUPPORTING YOU EVERY STEP HOME

We want your experience of purchasing a new property at Home10 to be a positive and exciting one. We have appointed a specialist new homes sales agent, Site Sales, who will be on hand to answer any questions you may have, support you and keep you updated at all stages of the buying process.

BUYING WITH CONFIDENCE

Rest assured, all properties at Home10 benefit from a 10 year NHBC guarantee. Furthermore, to make sure your new home is finished to the highest quality and ready for you to move into hassle free on the day of completion, an independent inspection will be undertaken by our appointed Customer Care specialist in advance of completion.

POST COMPLETION AFTER CARE

We have appointed a new homes customer care specialist, After Build, to provide you with a professional and comprehensive after care service for the first two years after legal completion.

After Build will meet with you on or before the day of legal completion to introduce themselves and walk you through your new home demonstrating how it works. They will provide a single point of contact including for out of hours emergency.





HOME10

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home10leyton.co.uk

