



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.

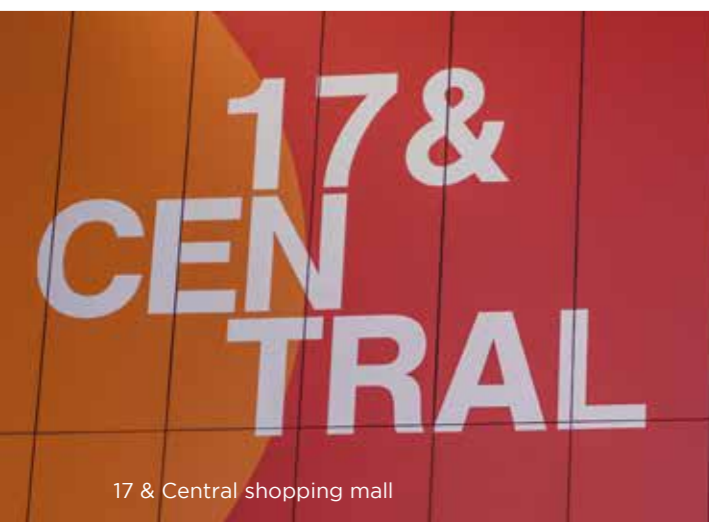
HOME10 offers homes with a high-quality specification, stylish kitchens and bathrooms and brand name appliances. A perfect place for everyone to call home.



God's Own Junkyard



Leyton High Road



17 & Central shopping mall



Waltham-

SHOP *local*



Westfield Stratford



Walthamstow Market



Hooksmith Press, Leyton

If you love shopping, make yourself at home at Home10. 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 independent boutiques.

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.

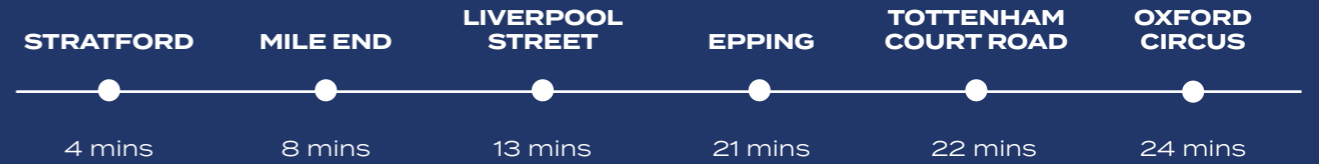
Walthamstow has loads of unique experiences to discover. Take the William Morris Gallery – one of London's hidden gems – where the grounds are almost as much fun as the house itself.



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.



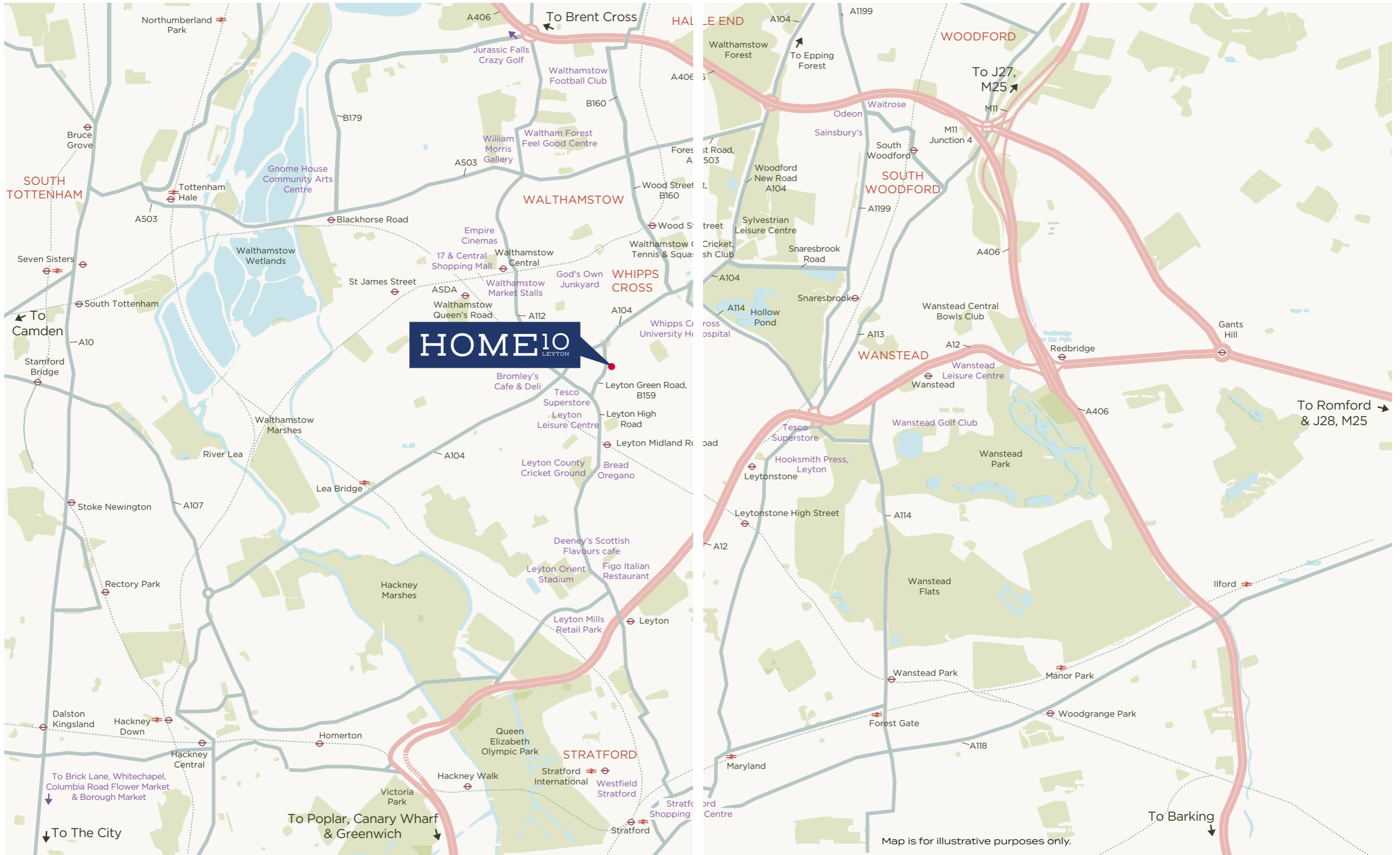
BY BUS



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



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*



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.

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.



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.





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LEYTON

FIND OUT MORE

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home10leyton.co.uk

