



**No1**  
**WOOD STREET**  
**E17**

Waltham Forest's  
*Stylish New Address*

A COLLECTION OF  
1 & 2 BEDROOM SHARED OWNERSHIP  
APARTMENTS



# No1

WOOD STREET  
E17

*Contemporary & stylish 1 & 2 bedroom  
apartments in this striking new building  
in the heart of E17.*

# A unique home



15 No1 WOOD STREET E17

## Exceptional *new homes*

Introducing Wood Street's exciting new address! This striking corner building makes a statement with its modern architecture and chic façade. Inside, residences feature sleek integrated appliances in contemporary kitchens and modern bathrooms with elegant finishes.

Enjoy excellent views from the upper floors looking out over the vibrant neighbourhood. The light-filled homes exude a breezy airiness through floor-to-ceiling windows. Despite the central location, nature awaits just minutes away at verdant parks and relaxing Hollow Pond.

Unwind in the landscaped communal courtyard garden or on your private balcony - the perfect morning coffee spot.

With shared ownership 1 & 2 bedroom apartments, this exclusive development ushers in contemporary, design-conscious living. As the premier corner residence of Wood Street and Forest Road, No1 Wood Street establishes itself as the neighbourhood's impressive new address!



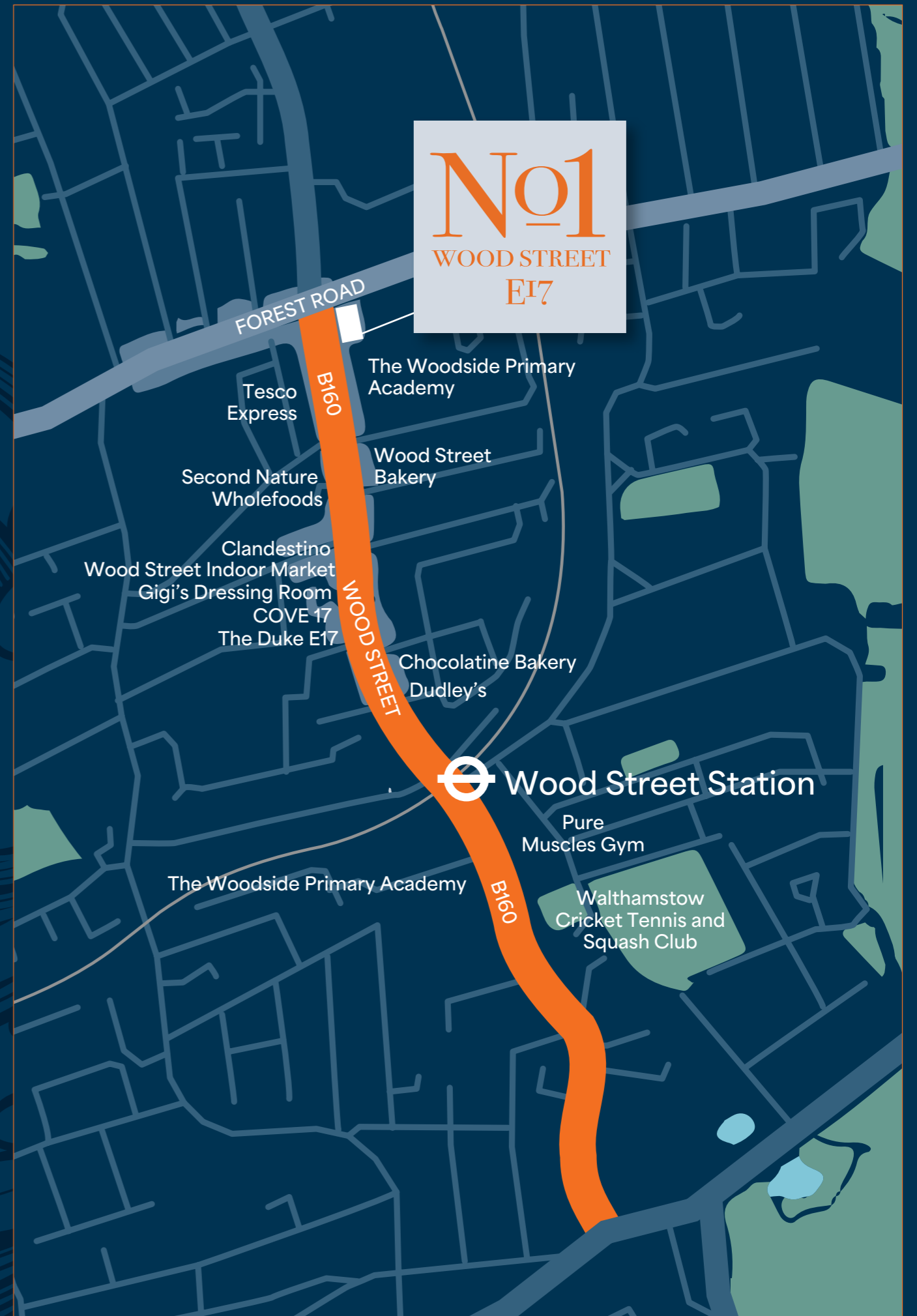
# Know your WOOD STREET

Nestled in Waltham Forest, Wood Street offers a unique small town experience with independent boutiques, niche retailers, and diverse eateries. Home to the renowned Wood Street Walls, the area has emerged as an artistic hub, with creativity permeating every corner.

Wood Street is a foodie's paradise, boasting a bakery, speakeasy, chocolatier, and lively pub, catering to all palates. Immerse yourself in the infectious charm of this urban village, where independent businesses thrive, culinary adventures await, and an effervescent arts scene enlivens the atmosphere, capturing the essence of London's artistic spirit.



Top left to right: Wood Street Indoor Market / The Duke's Head  
Bottom right: Wood Street Wall Art mural





*E17 –  
Eclectic and  
full of character*

The neighbouring Walthamstow is a vibrant and diverse area of North East London, full of character and community. The bustling town centre offers an eclectic mix of shops, restaurants, and pubs to enjoy. Yet it retains a friendly village feel as you stroll down the high street and chat with local store owners. You'll also discover an abundance of colourful street art and a rich culture scene – from live music pubs to independent cinemas.

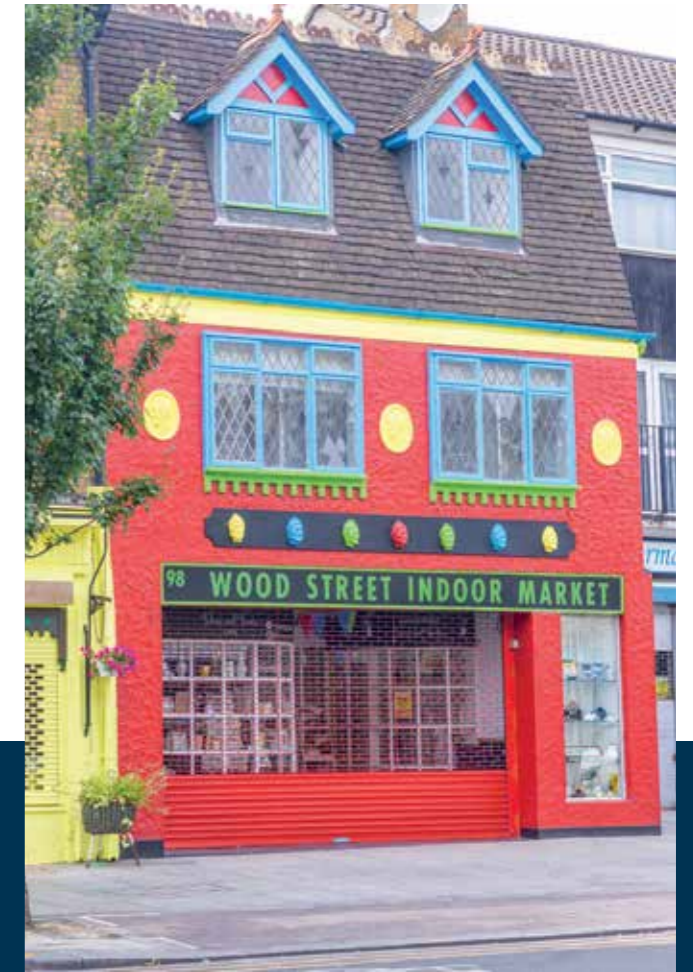
Above left: Wall mural by @survivaltechniques  
Above right: Orford Road, Walthamstow Village  
Left & Right: Crate, St James Street

# Peaceful *haven*

One of the best aspects of Wood Street is its proximity to nature. In just minutes you can escape to the peaceful Hollow Ponds, Hackney Marshes and Lea Valley Park, with beautiful walking trails past ponds and wildlife. The parks also provide plenty of green space for sports and kids to play. Lloyd Park and Chestnuts Park are popular spots for picnics, sports, and leisure activities, boasting well-maintained facilities and playgrounds. The Walthamstow Wetlands, a nature reserve with Europe's largest urban wetland, is a true gem for wildlife lovers. These local parks are not only relaxing green spaces but also cherished community hubs that contribute to Walthamstow's unique character and appeal.



Centre top & bottom left: *Hollow Ponds*  
Above right: *Hackney Marshes*  
Bottom right: *Lea Valley Park*



## A unique shopping experience

Get ready for a one-of-a-kind shopping adventure in Wood Street and Walthamstow! This vibrant area is full of quirky independent boutiques, galleries, and markets that you won't find anywhere else. Start your day browsing Wood Street Indoor Market and neighbourhood shops to pick up locally designed fashions, handmade jewellery, artisanal homewares,

and more, all while chatting with the passionate shop and stall owners. With its creative spirit and community feel, shopping here is an experience that leaves you feeling inspired and accomplished! Then head to Walthamstow Market where you can discover fresh produce, aromatic spices, and handcrafted goods galore.

Left: *The Every Space* Above left: *Artsnug* Above bottom left: *Clapton Craft*  
Above right: *Wood Street Indoor Market*



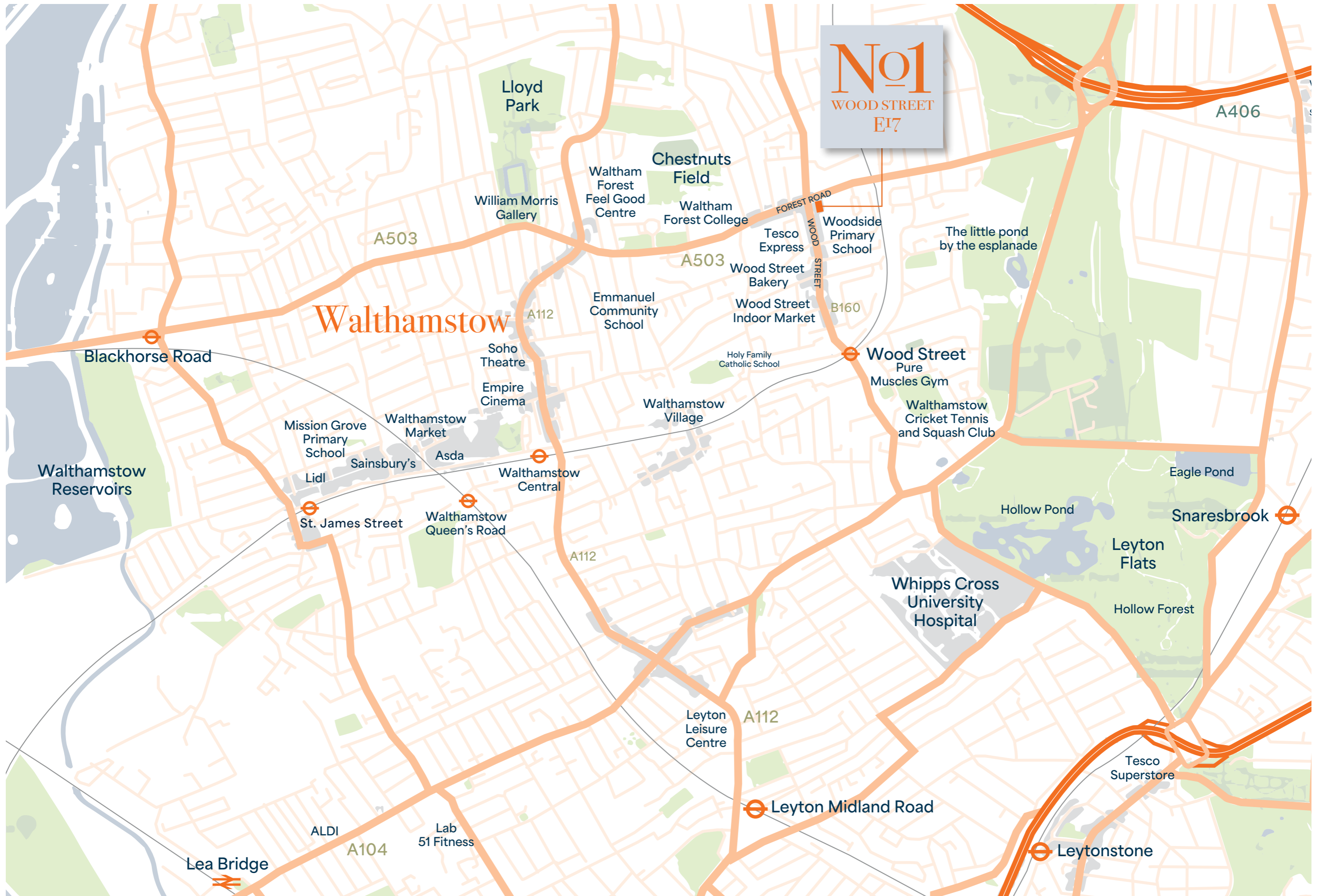
## Culture *haven*

Walthamstow and Wood Street has a thriving cultural landscape rooted in its artistic community. The EMD Cinema and street art showcase the area's creative spirit. For theatre, Ye Olde Rose and Crown is an award winning theatre pub. Creative workshops from Walthamstow Printmakers and William Morris Gallery allow you to craft anything from prints to pottery. For family friendly activities, Lloyd Park's annual May Day Festival bursts with music, food, and laughter. With arts clubs, open mic nights, cinema showings, concerts, and performances, Walthamstow's cultural calendar overflows with creativity and joyful expression all year round.



**Above centre:** *William Morris Gallery*  
**Above right:** *SkandiHus Pottery Workshop*  
**Far left bottom:** *God's Own Junckyard*  
**Centre bottom:** *Waltham Forest Town Hall*  
**Right:** *Empire Cinema*







Plan  
your  
escape  
route



# Travel times



## Overground

From Wood Street Station, 9 mins walk

Walthamstow Central  
2 mins

St James Street  
4 mins

Hackney Downs/  
Hackney Central  
11 mins

Highbury & Islington via  
Walthamstow Central  
14 mins

Liverpool Street  
20 mins

Stratford via  
Hackney Downs/  
Hackney Central  
26 mins

Camden Road via  
Hackney Downs/  
Hackney Central  
31 mins



## Underground

From Walthamstow Central Station, 19 mins walk

Seven Sisters  
7 mins

Finsbury Park  
10 mins

Highbury & Islington  
13 mins

King's Cross &  
St Pancras International  
15 mins

Oxford Circus  
20 mins

Victoria  
24 mins

Vauxhall  
28 mins



## On foot

From No1 Wood Street

Wood Street Indoor Market  
0.2 miles

Wood Street Station  
0.4 miles

Walthamstow Village  
0.8 miles

William Morris Gallery & Lloyd Park  
0.8 miles

Walthamstow Central Station  
1 mile

Walthamstow Market  
1 mile

Hollow Ponds  
1.2 miles



## Bike

From No1 Wood Street

St. James Street  
1.5 miles

Walthamstow Wetlands  
1.9 miles

Lea Valley Park  
2.1 miles

Highams Park Lake  
2.2 miles

Leyton High Road  
2.3 miles

Westfield Stratford City  
4.2 miles

Fairlop Waters Country Park  
5.3 miles



**UNDERGROUND**

**OVERGROUND**

## Connected living

Zip into central London with breeze from Wood Street and Walthamstow stations! These transport hubs connect you quickly to the Victoria line, Overground trains, buses and beyond, making commute and travel across the capital a joy. Within minutes you can be whizzing into trendy Shoreditch, buzzing Oxford Circus, the vibrant Southbank or relaxed green parks. With frequent services, travel around the city is smooth, simple and full of possibilities!

# Specification

These gorgeous new open plan apartments are bathed in natural light through expansive windows. Cook up a storm with integrated appliances in the sleek kitchen. Step outside to your private balcony for a breath of fresh air or wander down to the communal courtyard garden. With beautiful finishes and thoughtful layouts these homes optimise bright, modern living and are perfect for entertaining,!

## Kitchen

- Symphony Clerkenwell gloss handle-less kitchens in gloss grey-pearl with Silestone worktop
- Stainless steel undermounted sink with chrome taps
- Integrated Bosch electric oven with black glass hob
- Glass splashback to hob
- Underunit lighting
- Integrated dishwasher and microwave (no microwave to plots 32, 33 & 34)
- Integrated Elica extractor fan
- Integrated refuse/recycling bin
- Chrome sockets with USB to some



## Bathroom

- Contemporary white sanitaryware with dual flush WC
- Vanity cabinet to plot 32
- Full height tiling to bathroom with co-ordinating floor tiles
- Semi-recessed basin with chrome mixer tap
- Bath with hinged bath glass screen
- Shower cubicles to plots 32 & 34
- Thermostatic mixer in chrome finish with silver frameless glass door
- Mirrored cabinet and shelving
- Heated towel rail



## Electrical & Lighting

- Sky+/Sky Q outlets in living room & bedroom 1
- Incoming fibre optic provision
- TV co-axial outlet
- Pendants to living/dining areas, hallways and bedrooms
- LED downlighters to kitchen, bathroom and en-suites
- Shaver sockets to bathrooms and en-suites
- Smoke/heat & CO detectors

- Sprinkler system to all homes
- White sockets throughout with USB to bedrooms
- Bosch washer/dryer to hallway cupboard

## Heating & Cooling

- Underfloor heating

## Flooring

- Luxury flooring to kitchen/living/ areas and hallway
- Plain carpets to bedrooms
- Large format Johnsons tiling to bathroom with co-ordinating floor tiles in weathered-white

## General

- Fitted wardrobe to master bedroom
- White roller blinds to all rooms
- Communal doors fully automated via key fob
- Resident lift to all floors
- Windows, external doors and handles white
- Walls and ceiling painted in brilliant white matt emulsion
- Flush painted internal doors with satin chrome ironmongery

## Communal

- Secure cycle storage
- Communal landscaped garden

## Warranty

- NHBC 12 year warranty

Images are from a previous  
Waltham Forest development

# Site plan

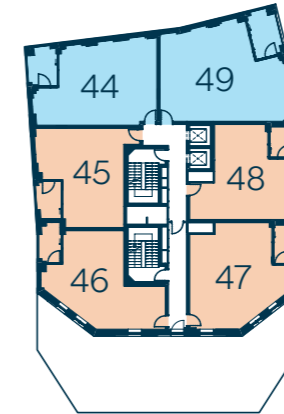


### Key

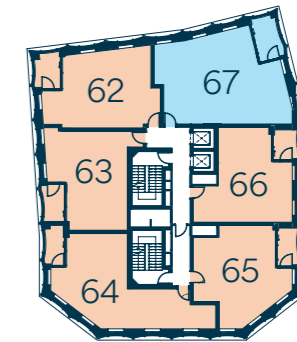
- Commercial Unit
- Families and Homes Hub
- Lift
- Cycle Store
- Bin Store
- Blue Badge Parking

# Plot locator

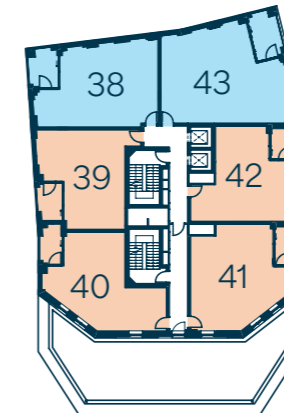
7th Floor



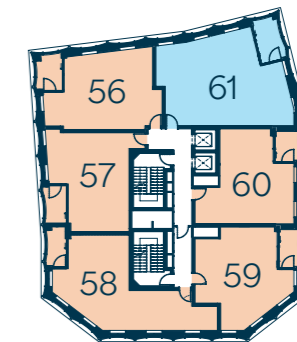
10th Floor



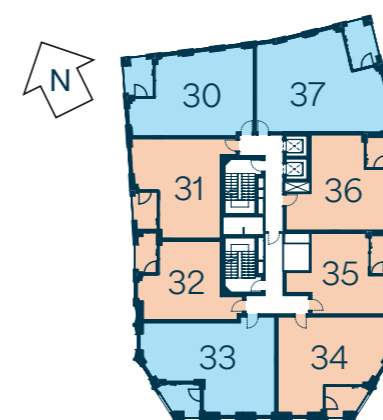
6th Floor



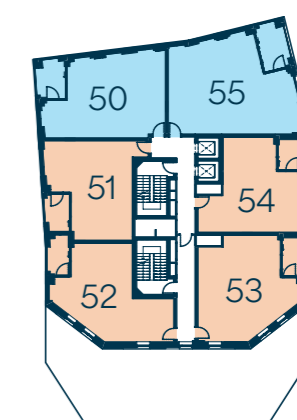
9th Floor



5th Floor



8th Floor

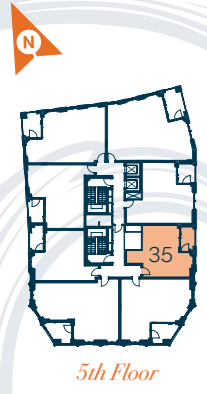


### Key

- Two Bedroom Apartments
- One Bedroom Apartments

# One Bedroom *Apartment*

## APARTMENT 35



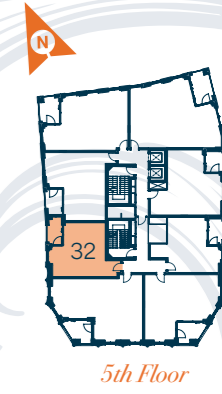
**Total area (NIA) 42 sq m 452 sq ft**

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	7.23m x 3.47m	23' 9" x 11' 5"		
<i>Bedroom</i>	3.54m x 3.25m	11' 7" x 10' 8"		

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

# One Bedroom *Apartment*

## APARTMENT 32



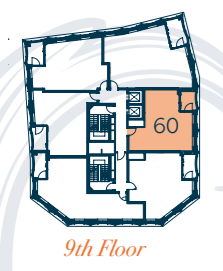
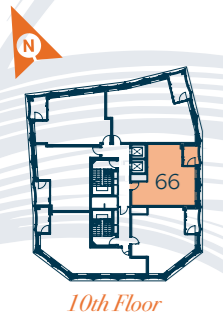
**Total area (NIA) 44 sq m 474 sq ft**

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	7.03m x 3.29m	23' 1" x 10' 9"		
<i>Bedroom</i>	3.16m x 3.15m	10' 5" x 10' 5"		

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# One Bedroom Apartments

APARTMENTS 60 & 66



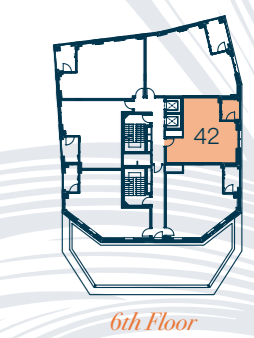
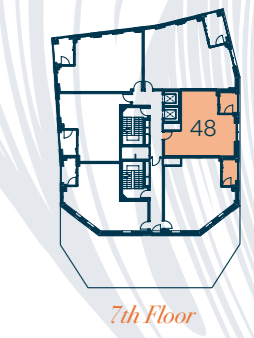
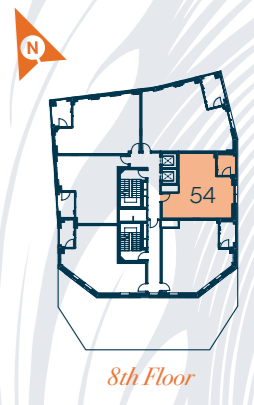
Total area (NIA) 52 sq m 560 sq ft

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	5.00m	x 4.99m	16' 5"	x 16' 4"
<i>Bedroom</i>	4.55m	x 2.95m	14' 11"	x 9' 8"

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# One Bedroom Apartments

APARTMENTS 36, 42, 48 & 54



Total area (NIA) 54 sq m 581 sq ft

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	5.37m	x 5.17m	17' 8"	x 17' 0"
<i>Bedroom</i>	4.55m	x 2.95m	14' 11"	x 9' 8"

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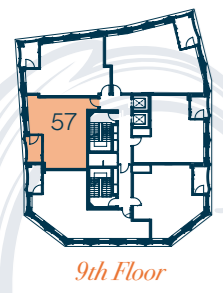
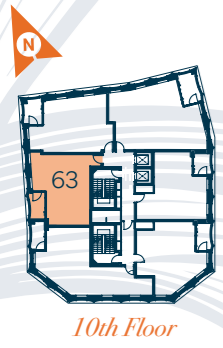
# One Bedroom Apartments

APARTMENTS 57 & 63



# One Bedroom Apartments

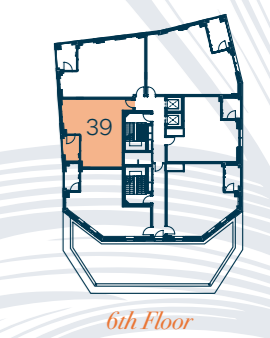
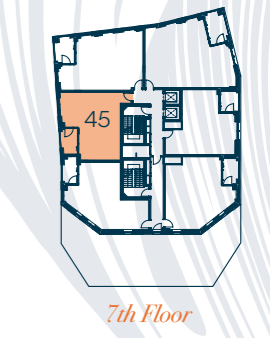
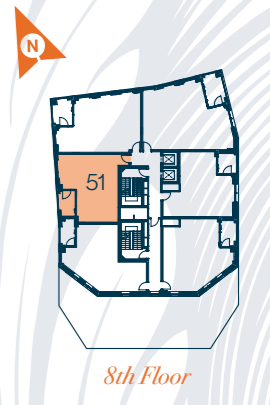
APARTMENTS 31, 39, 45 & 51



**Total area (NIA) 53 sq m 570 sq ft**

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	5.96m x 4.57m	19' 6" x 15' 0"		
<i>Bedroom</i>	3.70m x 3.06m	12' 2" x 10' 1"		

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**Total area (NIA) 55 sq m 592 sq ft**

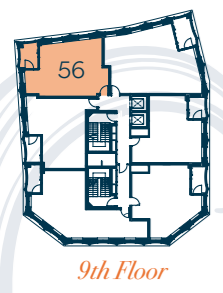
	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	6.31m x 4.57m	20' 9" x 15' 0"		
<i>Bedroom</i>	3.70m x 3.06m	12' 2" x 10' 1"		

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# One Bedroom Apartments

APARTMENTS 56 & 62



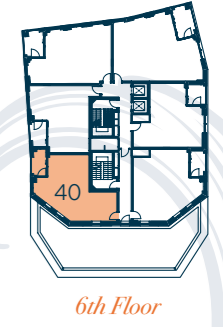
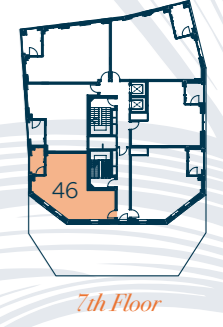
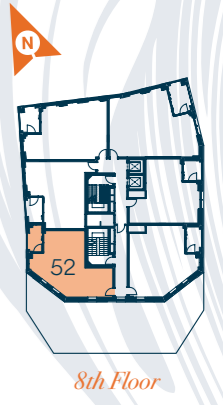
Total area (NIA) 57 SQ M 613 SQ FT

	Length	Width	Length	Width
<i>Living Room</i>	4.27m x 3.89m	14' 0" x 12' 9"		
<i>Küchen / Dining Room</i>	4.68m x 2.91m	15' 4" x 9' 7"		
<i>Bedroom</i>	3.55m x 3.46m	11' 8" x 11' 4"		

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# One Bedroom Apartments

APARTMENTS 40, 46 & 52



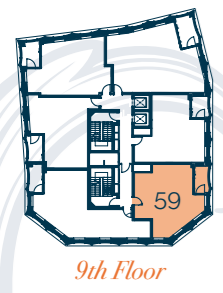
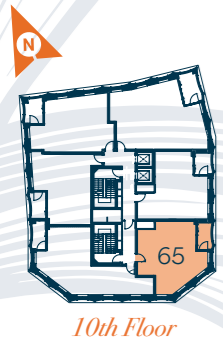
Total area (NIA) 57 SQ M 613 SQ FT

	Length	Width	Length	Width
<i>Living / Dining Room</i>	5.86m x 3.65m	19' 3" x 12' 0"		
<i>Kitchen</i>	3.65m x 2.25m	12' 0" x 7' 5"		
<i>Bedroom</i>	5.17m x 3.06m	17' 0" x 10' 0"		

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# One Bedroom *Apartments*

APARTMENTS 59 & 65



Total area (NIA) 54 SQ M 581 SQ FT

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	6.19m x 5.42m	20' 4" x 17' 10"		
<i>Bedroom</i>	4.85m x 3.23m	15' 11" x 10' 7"		

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# One Bedroom *Apartment*

APARTMENT 34




WHEELCHAIR  
 ACCESSIBLE



Total area (NIA) 60 SQ M 646 SQ FT

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	5.92m x 5.77m	19' 5" x 18' 11"		
<i>Bedroom</i>	3.95m x 3.91m	13' 0" x 12' 10"		

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# One Bedroom Apartment

APARTMENTS 41, 47 & 53



Total area (NIA) 62 sq M 667 sq FT

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	6.53m x 5.69m	21' 5" x 18' 8"		
<i>Bedroom</i>	4.85m x 3.23m	15' 11" x 10' 7"		

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# One Bedroom Apartment

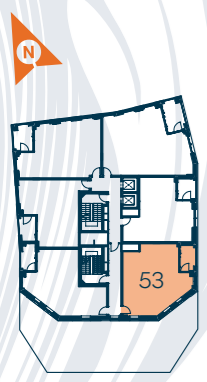
APARTMENTS 58 & 64



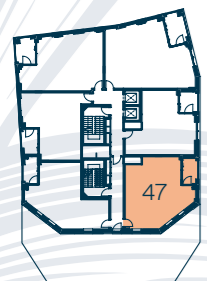
Total area (NIA) 64 sq M 689 sq FT

	Length	Width	Length	Width
<i>Living / Dining Room</i>	5.22m x 4.99m	17' 2" x 16' 4"		
<i>Kitchen</i>	4.36m x 1.49m	14' 3" x 4' 11"		
<i>Bedroom</i>	5.17m x 2.75m	17' 0" x 9' 0"		

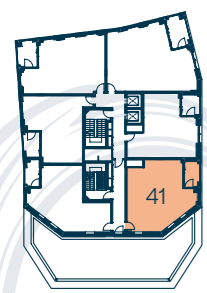
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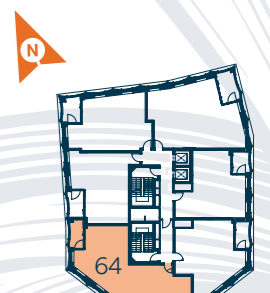
8th Floor



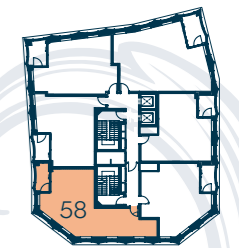
7th Floor



6th Floor



10th Floor



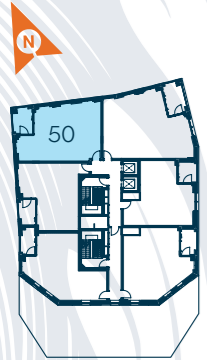
9th Floor

# Two Bedroom Apartment

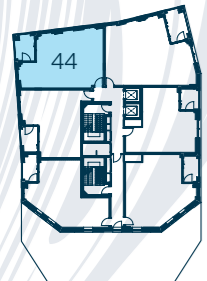
APARTMENTS 30, 38, 44 & 50

# Two Bedroom Apartment

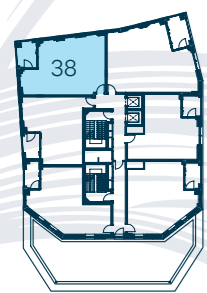
APARTMENT 33



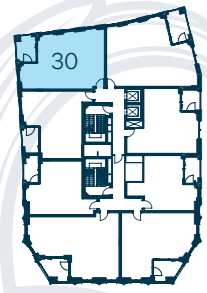
8th Floor



7th Floor



6th Floor



5th Floor



Total area (NIA) 65 SQ M 700 SQ FT

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	6.76m x 5.01m		22' 2" x 16' 5"	
<i>Bedroom 1</i>	3.93m x 3.05m		12' 11" x 10' 0"	
<i>Bedroom 2</i>	3.45m x 2.20m		11' 3" x 7' 3"	

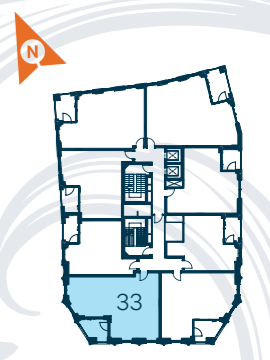
The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



Total area (NIA) 72 SQ M 775 SQ FT

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	5.43m x 5.04m		17' 10" x 16' 6"	
<i>Bedroom 1</i>	4.65m x 3.40m		15' 3" x 11' 2"	
<i>Bedroom 2</i>	4.65m x 2.65m		15' 3" x 8' 8"	

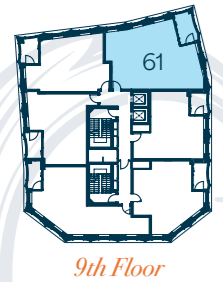
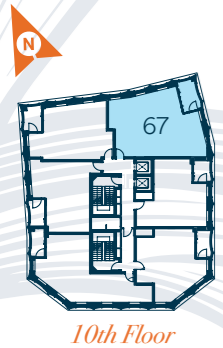
The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



5th Floor

# Two Bedroom Apartment

APARTMENTS 61 & 67



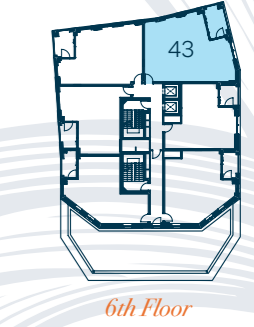
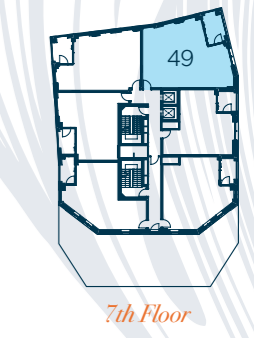
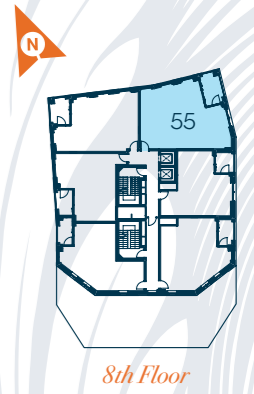
Total area (NIA) 76 SQ M 818 SQ FT

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	6.00m x 5.60m	19' 8" x 18' 5"		
<i>Bedroom 1</i>	4.55m x 4.06m	14' 11" x 13' 4"		
<i>Bedroom 2</i>	4.08m x 3.42m	13' 5" x 11' 3"		

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

# Two Bedroom Apartment

APARTMENTS 37, 43, 49 & 55



Total area (NIA) Apt 37 79 SQ M 850 SQ FT

Total area (NIA) Apts 43, 49 & 55 78 SQ M 839 SQ FT

	Length	Width	Length	Width
<i>Living / Dining / Kitchen</i>	6.37m x 5.53m	20' 11" x 18' 2"		
<i>Bedroom 1</i>	4.53m x 4.10m	14' 10" x 13' 5"		
<i>Bedroom 2</i>	4.45m x 2.72m	14' 7" x 8' 11"		

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



## After care

No1 Wood Street E17 is a housing development brought to you by Waltham Forest Council, and would be your acting Landlord. 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 No1 Wood Street E17 to be a positive and exciting one. We have appointed a specialist new homes sales agent, SiteSales, 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 No1 Wood Street E17 benefit from a 12 year NHBC warranty. 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.



**No1**  
WOOD STREET  
E17

0344 892 0223  
[No1woodstreet.co.uk](http://No1woodstreet.co.uk)

