

FILM SQUARE

Walthamstow E17



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The scene is set at Film Square, the backdrop to your new adventure in Walthamstow. These new 1, 2 & 3 bed apartments open up a world of new possibilities ready for you to create your story.





**FILM
SQUARE**
Walthamstow E17

Your epic adventure begins at Film Square

Nestled at the intersection of Wood Street and Marlowe Road, Film Square is the latest chapter in Walthamstow's epic tale. The name FILM SQUARE is a nod to Wood Street's cinematic history - a hundred years ago, the area was home to several silent movie studios, like Broadwest, Cunard and Precision, who moved here to avoid the smog of inner London. Celebrated film-maker Alfred Hitchcock was also born just down the road in Leytonstone.

Film Square offers a harmonious blend of urban convenience and nearby tranquil green spaces. Like a well-crafted plot, it balances the excitement of city living with moments of peaceful retreat. Here, you're not just a spectator but the protagonist in your own story.

Each home at Film Square is designed to be your personal inspiration, a space where you can write your own story against the backdrop of this thriving community. It's more than just a place to live – it's where your London life takes root and flourishes.

Lights, Camera, Action!

Wood St. Wonders

STEP OUT OF YOUR FRONT DOOR AND INTO A WORLD OF POSSIBILITIES ALONG WOOD STREET. IMMERSE YOURSELF IN THE LOCAL SCENE WITH IT'S DIVERSE SELECTION OF INDEPENDENT SHOPS OR BROWSE FOR HOURS THROUGH THE QUIRKY WOOD STREET INDOOR MARKET.

Wood Street is a foodie's paradise, boasting a bakery, chocolatier, and lively pubs, catering to all palates. Discover 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.

Film Square



Nearby Walthamstow Village is known for its picturesque streets, independent shops and cafés. Orford Road, at it's heart, is a popular destination to enjoy a meal or browse artisan shops. Alternatively, explore the Ravenswood Industrial Estate, a creative hub and home to popular spots like God's Own Junkyard and Wild Card Brewery.

Wonderful Walthamstow

WALTHAMSTOW IS A VIBRANT AND DIVERSE AREA, FULL OF CHARACTER AND COMMUNITY. THE ENERGETIC TOWN CENTRE OFFERS A 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.

At the heart of Walthamstow is the High Street, home to Europe's longest street market, where you can find a variety of stalls selling fresh produce, clothes, and household goods.

You'll have a host of venues to meet up with friends over a double espresso or kick back on a sunny Sunday and enjoy a lunchtime drink. There are some great walks too and, after dark, a whole range of quirky and innovative places to party the night away.

Walthamstow is an innovative hub of creativity and culture, and at it's heart, the William Morris Gallery, celebrates the life and work of the famous British designer and craftsman. Walthamstow's theatre and performing arts scene is flourishing, with venues like CentrE17 providing a platform for local and emerging talent. The theatre regularly hosts a diverse range of performances, from community-driven shows to professional productions, as



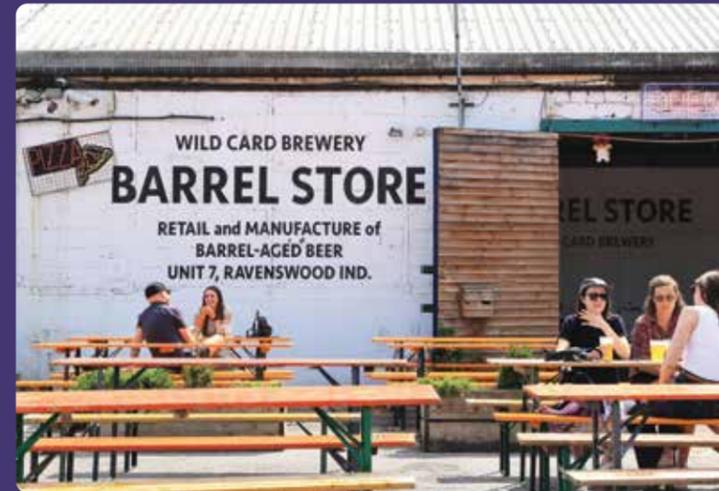
Local Mural



Every Space



Turkish restaurant in Walthamstow



Walthamstow Market



Town Hall and fountains at Fellowship Square

well as workshops and events for all ages. Scheduled to officially reopen in 2025 after a £30m redevelopment, the Soho Theatre Walthamstow, will create a new community space along with a 970-seat theatre, buzzing bar and restaurant offering even more live comedy, music and theatre.

Walthamstow's creativity extends to visual arts, with highlights such as God's Own Junkyard, a neon wonderland of art installations, and the Ravenswood Industrial Estate, home to artist studios, galleries, and craft breweries. Or why not step inside one of the many independent and fascinating shops like The Every Space Gifts and The Little Mandarin. This is an area that's proud of its creative heritage and which still fosters artistic talent today. From the latest collections at Artsnug to the vibrant prints at Inky Cuttlefish, there are always new works, waiting to be discovered and admired.

Picture Perfect

The Perfect Setting

FILM SQUARE IS SET SURROUNDED BY BEAUTIFUL NATURAL SCENERY IN EVERY DIRECTION AND OFFERS ABUNDANT OPPORTUNITIES TO CONNECT WITH NATURE, WITH A VARIETY OF PARKS, NATURAL RESERVES, AND OUTDOOR ACTIVITIES THAT APPEAL TO ALL AGES.



For families and outdoor enthusiasts, Lloyd Park and Chestnuts Park are popular spots for picnics, sports, and leisure activities, boasting well-maintained facilities and playgrounds.

Epping Forest offers endless opportunities for nature lovers to hike, cycle, or horseback ride through ancient woodlands. A popular part of Epping Forest is Hollow Pond, where you can rent rowboats and take long walks.

The nearby Lee Valley is a wonderful place to enjoy an outdoor adventure, with its sprawling parks, waterways, and wetlands. It's perfect for activities like kayaking, fishing, and cycling along scenic paths that stretch into the Queen Elizabeth Olympic Park and down towards the Thames.



Play & learn

THE LOCAL AREA IN AND AROUND FILM SQUARE LEAVES YOU SPOILT FOR CHOICE WHEN IT COMES TO BOTH RECREATIONAL FACILITIES AND EDUCATION, WITH SEVERAL CHILD-FRIENDLY PARKS, PLAY AREAS AND WELL-REGARDED SCHOOLS AND COLLEGES NEARBY, MAKING IT A STIMULATING AND FUN PLACE FOR FAMILIES TO THRIVE.

The new development around Film Square has been thoughtfully crafted with families in mind, featuring tree-lined avenues, beautifully landscaped communal gardens, a multi-purpose games pitch, and a modern playground. Nearby, parks like Bisterne Avenue Play Area offer fantastic spaces for children to run, play, and enjoy outdoor fun.

Film Square is well-served by a variety of schools, offering families a range of educational options for children of all ages. With a strong focus on educational excellence and a supportive community ethos, Walthamstow provides a solid foundation for families looking for top-quality schooling options.



WOOD STREET LIBRARY HOSTS A RANGE OF EVENTS FOR KIDS AND ADULTS. THESE INCLUDE RHYME TIME, FILM CLUBS, KNITTING GROUPS, COMPUTER SUPPORT SESSIONS, AND MORE.

ATTRACTIVE, THOUGHTFULLY-DESIGNED PUBLIC SPACES HELP TO CREATE A MORE ENGAGED, SAFE AND SOCIABLE COMMUNITY



Nurseries & Pre-schools

Distance from Film Square

Alpha Steps Nursery
0.2 miles
Ofsted Good

Wood Street Nursery
0.3 miles
Ofsted Outstanding

Village Playgroup Nursery
0.6 miles
Ofsted Good

Primary Schools

Distance from Film Square

Our Lady & St George's
0.2 miles
Ofsted Good

Woodside Primary Academy
0.4 miles
Ofsted Outstanding

St. Mary's CofE Primary
0.5 miles
Ofsted Outstanding

Secondary Schools

Distance from Film Square

Holy Family School & Sixth Form
0.2 miles
Ofsted Good

Walthamstow School For Girls
0.4 miles
Ofsted Outstanding

Frederick Bremer School
0.7 miles
Ofsted Good

Further Education

Distance from Film Square

Waltham Forest College
0.4 miles
Ofsted Outstanding

Leyton Sixth Form College
0.9 miles
Ofsted Good

Sir George Monoux Sixth Form College
1 mile
Ofsted Good

Perfectly Connected

Zip into central London with ease 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, travelling around the city is smooth, simple and full of possibilities! Alternatively walk or cycle to a wide choice of parks, lakes and forests and connect with the natural beauty that surrounds Film Square.

Let's go!

FILM SQUARE
Walthamstow E17



Overground
From Wood Street Station (0.2 miles)



Underground
From Walthamstow Central Station, (1.2 miles)



On foot
From Film Square



By Bike
From Film Square

Walthamstow Central 2 mins	Seven Sisters 7 mins	Wood Street Indoor Market 0.2 miles	St. James Street Station 1.4 miles
St James Street 4 mins	Finsbury Park 10 mins	Wood Street Station 0.2 miles	Walthamstow Wetlands 2 miles
Hackney Downs/ Hackney Central 11 mins	Highbury & Islington 13 mins	Orford Road 0.6 miles	Lea Valley Park 2 miles
Highbury & Islington via Walthamstow Central 14 mins	King's Cross & St Pancras International 15 mins	Walthamstow Central Station 0.7 mile	Leyton High Road 2.1 miles
Liverpool Street 20 mins	Oxford Circus 20 mins	William Morris Gallery & Lloyd Park 0.9 miles	Highams Park Lake 2.7 miles
Stratford via Hackney Downs 26 mins	Victoria 24 mins	Walthamstow Market 1 mile	Westfield Stratford City 4.1 miles
Camden Road via Hackney Downs 31 mins	Vauxhall 28 mins	Hollow Ponds 1 miles	Fairlop Waters Country Park 5.8 miles

Travel times: www.tfl.gov.uk, www.google.co.uk/maps

FILM SQUARE

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Setting the scene

at Film Square

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 ONTO 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

- Stainless steel single oven
- Electric hob
- Integrated extractor
- Integrated fridge/Freezer
- Surface mounted, stainless steel sink with chrome tap
- Stainless steel splashback to hob

Bathroom

- Large grey format ceramic tiling to full height around the bath
- Contemporary white sanitaryware
- 2 tap hole, acrylic bath
- Fitted frameless glass shower screen
- Heated towel rail to bathroom
- Shower headset

Electrical & Lighting

- Mechanical vent to the Bathroom
- External white doorbell
- BT fibre connection broadband provided
- Telephone socket to living room and main bedroom
- TV socket and Sky Q socket to the Living room
- TV socket to main bedroom
- LED downlighters to kitchen, bathroom and en-suites
- White sockets throughout



Flooring

- Non-slip sheet vinyl flooring to Kitchen, WC and Bathroom
- Carpeted flooring to hallway, lounge, dining room, bedrooms, stairs and landings

General

- White radiator in all rooms
- Smoke / Heat alarms
- Sprinkler system to all homes
- Brushed Chrome Door Numerals
- Audio / Visual; door entry system linked to main block entrance door and connected to flats

Communal

- Steel Framed Door Entrance
- White painted doors with vision panel
- Individual lockable mailboxes
- Stainless steel signage

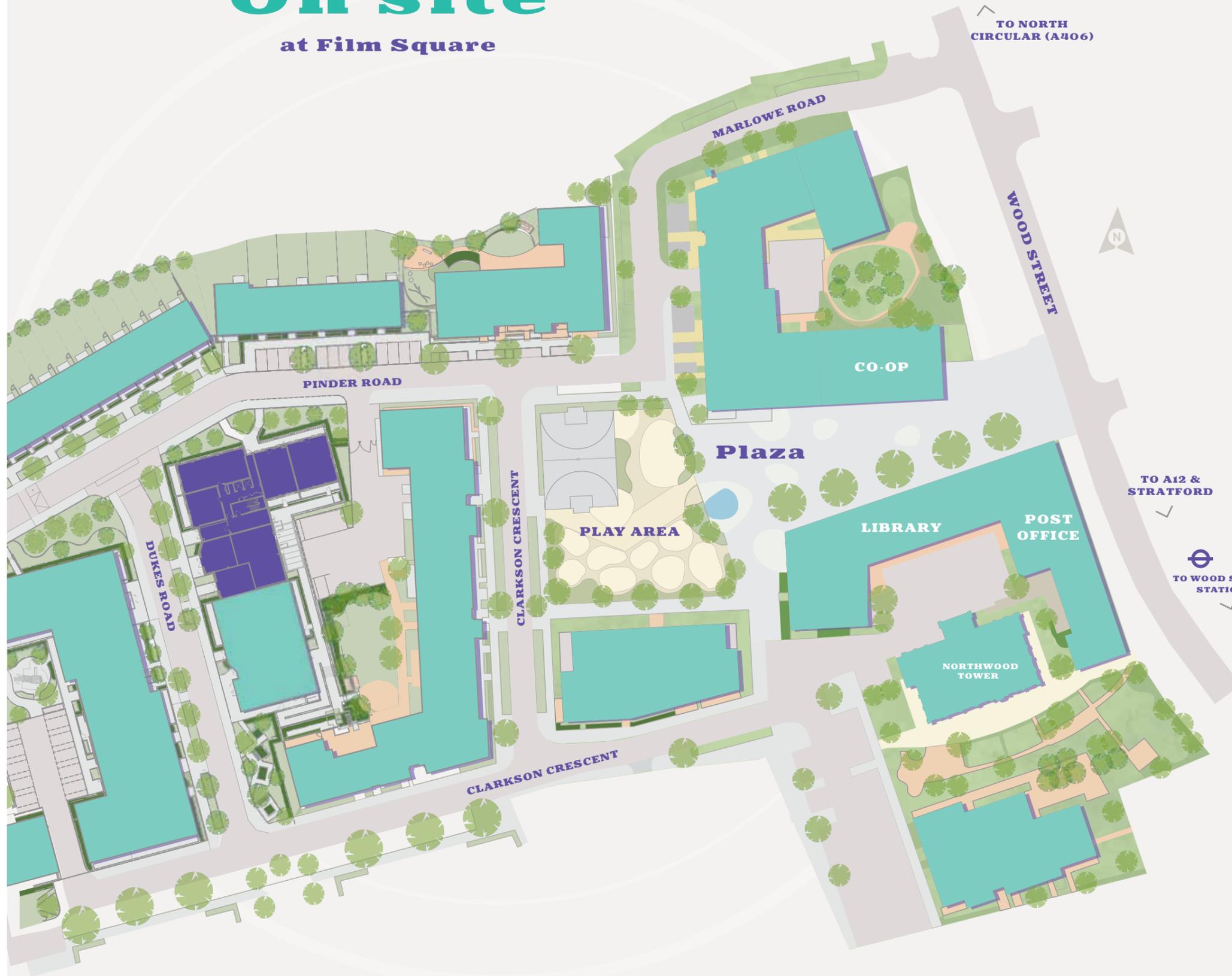
Warranty

- 10 years NHBC warranty

On site

at Film Square

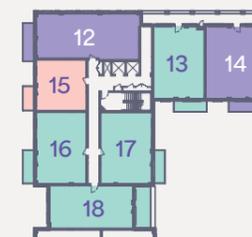
FILM SQUARE
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Third Floor



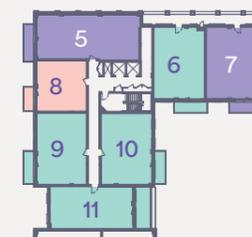
Seventh Floor



Second Floor



Sixth Floor



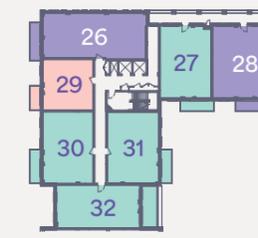
First Floor



Fifth Floor



Ground Floor



Fourth Floor

Key

- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment

One Bedroom Apartment

PLOT 4



PLOT 4 - GROUND FLOOR

Total area (NIA) 50.1 SQ M 539 SQ FT

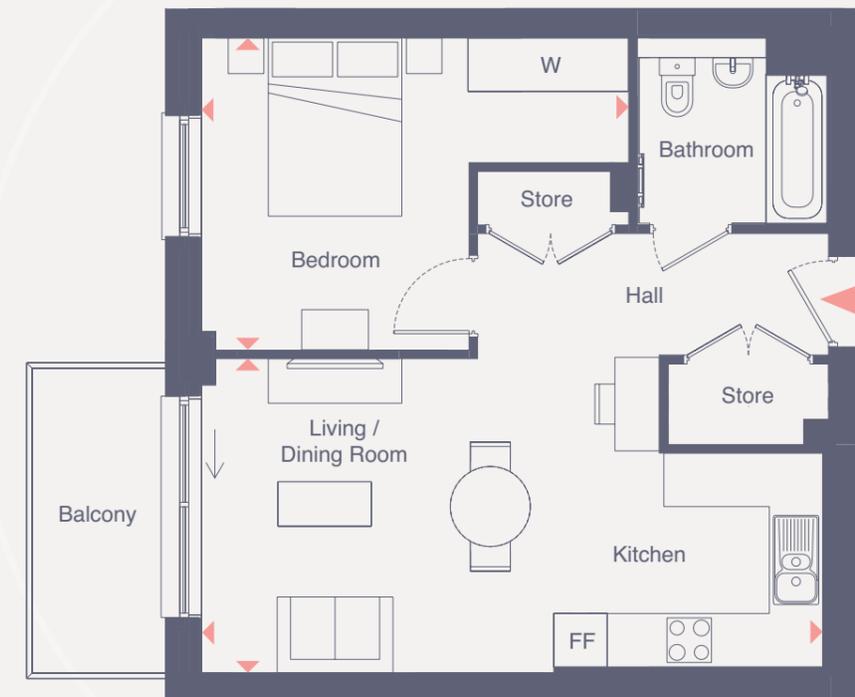
	Length	Width	Length	Width
Living / Dining / Kitchen	7.02m x 3.52m		23' 0" x 11' 7"	
Bedroom	4.79m x 3.50m		15' 9" x 11' 6"	

Key: FF Fridge /Freezer W Wardrobe



One Bedroom Apartments

PLOTS 8, 15, 22, 29, 36, 41 & 45

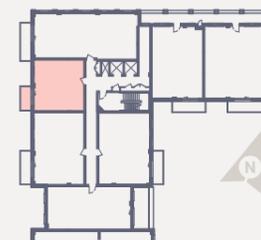


- PLOT 8 - FIRST FLOOR
- PLOT 15 - SECOND FLOOR
- PLOT 22 - THIRD FLOOR
- PLOT 29 - FOURTH FLOOR
- PLOT 36 - FIFTH FLOOR
- PLOT 41 - SIXTH FLOOR
- PLOT 45 - SEVENTH FLOOR

Total area (NIA) 50 SQ M 538 SQ FT

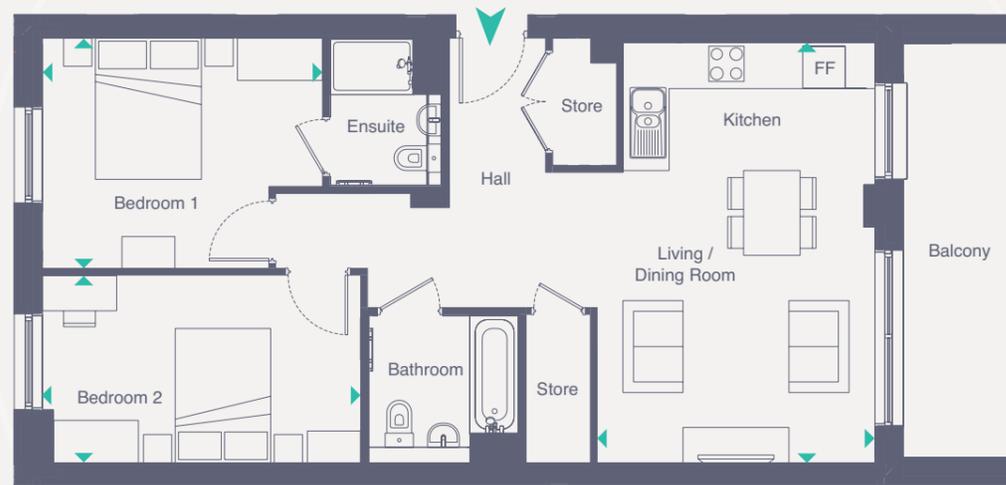
	Length	Width	Length	Width
Living / Dining / Kitchen	6.98m x 3.52m		22' 11" x 11' 7"	
Bedroom	4.79m x 3.50m		15' 9" x 11' 6"	

Key: FF Fridge /Freezer W Wardrobe



Two Bedroom Apartments

PLOTS 11, 18, 25, 32 & 39



- PLOT 11 - FIRST FLOOR
- PLOT 18 - SECOND FLOOR
- PLOT 25 - THIRD FLOOR
- PLOT 32 - FOURTH FLOOR
- PLOT 39 - FIFTH FLOOR

Total area (NIA) 70.5 sq M 759 sq FT

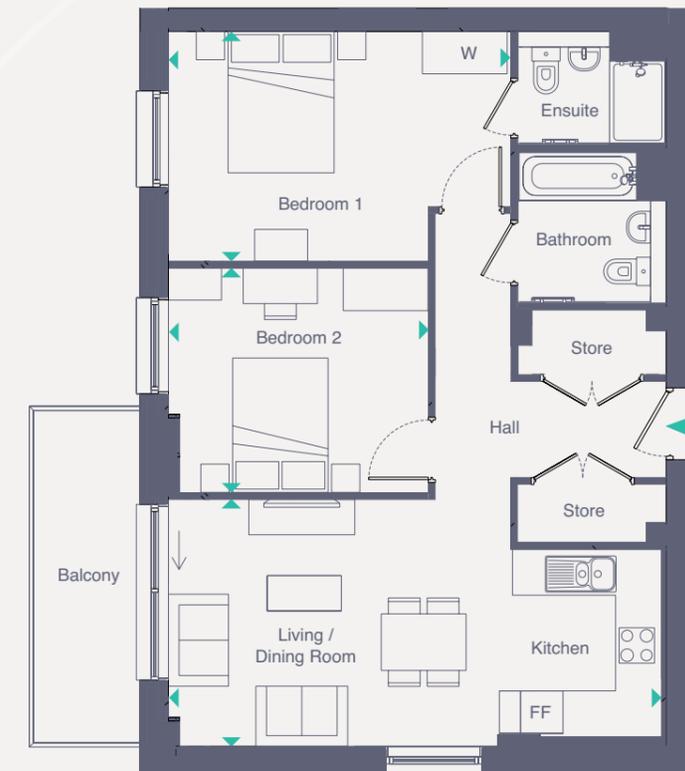
	Length	Width	Length	Width
Living / Dining / Kitchen	5.94m	3.93m	19' 6"	12' 11"
Bedroom 1	3.26m	3.20m	10' 8"	10' 6"
Bedroom 2	4.50m	2.65m	14' 9"	8' 8"

Key: FF Fridge /Freezer W Wardrobe



Two Bedroom Apartments

PLOTS 9, 16, 23, 30, 37, 42 & 46



ONLY PLOTS 42 & 46 HAS THIS WINDOW

- PLOT 9 - FIRST FLOOR
- PLOT 16 - SECOND FLOOR
- PLOT 23 - THIRD FLOOR
- PLOT 30 - FOURTH FLOOR
- PLOT 37 - FIFTH FLOOR
- PLOT 42 - SIXTH FLOOR
- PLOT 46 - SEVENTH FLOOR

Total area (NIA) 71.0 sq M 764 sq FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.98m	3.49m	22' 11"	11' 5"
Bedroom 1	4.84m	3.25m	15' 11"	10' 8"
Bedroom 2	3.68m	3.17m	12' 1"	10' 5"

Key: FF Fridge /Freezer W Wardrobe



Two Bedroom Apartments

PLOTS 10, 17, 24, 31, 38, 43 & 47



ONLY PLOTS 43 & 47 HAS THIS WINDOW

- PLOT 10 - FIRST FLOOR
- PLOT 17 - SECOND FLOOR
- PLOT 24 - THIRD FLOOR
- PLOT 31 - FOURTH FLOOR
- PLOT 38 - FIFTH FLOOR
- PLOT 43 - SIXTH FLOOR
- PLOT 47 - SEVENTH FLOOR

Total area (NIA) 72.2 SQ M 777 SQ FT

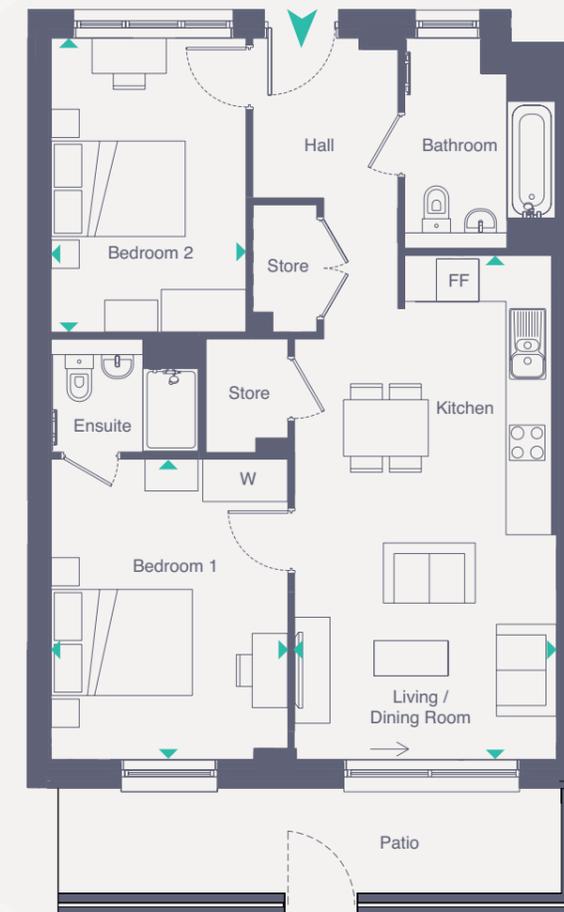
	Length	Width	Length	Width
Living / Dining / Kitchen	7.13m	3.42m	23' 5"	11' 3"
Bedroom 1	5.00m	3.25m	16' 5"	10' 8"
Bedroom 2	3.78m	3.21m	12' 5"	10' 6"

Key: FF Fridge / Freezer W Wardrobe



Two Bedroom Apartment

PLOT 2



PLOT 2 - GROUND FLOOR

Total area (NIA) 72.3 SQ M 778 SQ FT

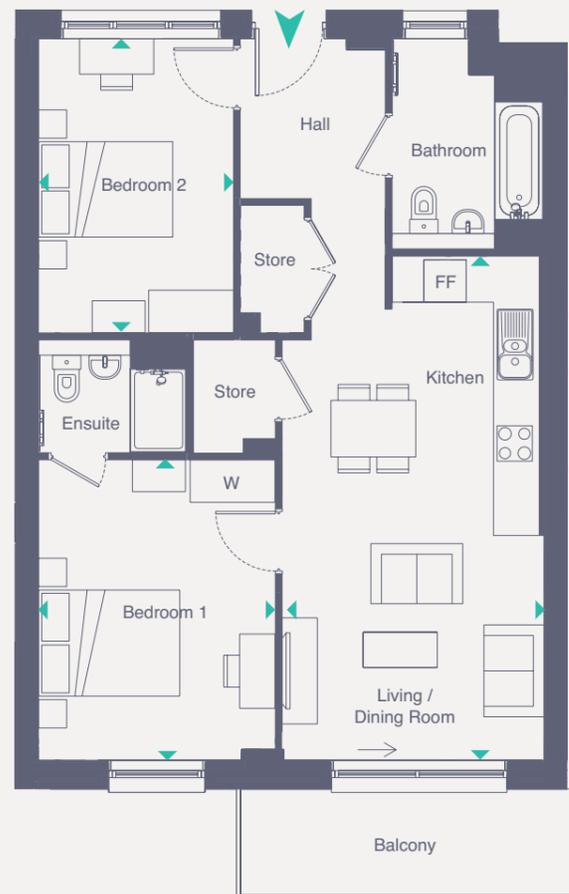
	Length	Width	Length	Width
Living / Dining / Kitchen	7.13m	3.71m	23' 5"	12' 2"
Bedroom 1	4.25m	3.35m	14' 0"	11' 0"
Bedroom 2	4.16m	2.76m	13' 8"	9' 1"

Key: FF Fridge / Freezer W Wardrobe



Two Bedroom Apartments

PLOTS 6, 13, 20, 27 & 34



- PLOT 6 - FIRST FLOOR
- PLOT 13 - SECOND FLOOR
- PLOT 20 - THIRD FLOOR
- PLOT 27 - FOURTH FLOOR
- PLOT 34 - FIFTH FLOOR

Total area (NIA) 72.3 sq m 778 sq ft

	Length	Width	Length	Width
Living / Dining / Kitchen	7.13m x 3.71m		23' 5" x 12' 2"	
Bedroom 1	4.25m x 3.35m		13' 11" x 11' 0"	
Bedroom 2	4.16m x 2.76m		13' 8" x 9' 1"	

Key: FF Fridge /Freezer W Wardrobe



Three Bedroom Apartments

PLOTS 7, 14, 21, 28 & 35



- PLOT 7 - FIRST FLOOR
- PLOT 14 - SECOND FLOOR
- PLOT 21 - THIRD FLOOR
- PLOT 28 - FOURTH FLOOR
- PLOT 35 - FIFTH FLOOR

Total area (NIA) 87.7 sq m 944 sq ft

	Length	Width	Length	Width
Living / Dining / Kitchen	7.56m x 4.69m		24' 10" x 15' 4"	
Bedroom 1	4.05m x 3.85m		13' 4" x 12' 8"	
Bedroom 2	3.86m x 3.47m		12' 8" x 11' 5"	
Bedroom 3	3.52m x 2.55m		11' 7" x 8' 4"	

Key: FF Fridge /Freezer W Wardrobe



Three Bedroom Apartment

PLOT 3



PLOT 3 - GROUND FLOOR

Total area (NIA) 87.7 sq M 944 sq FT

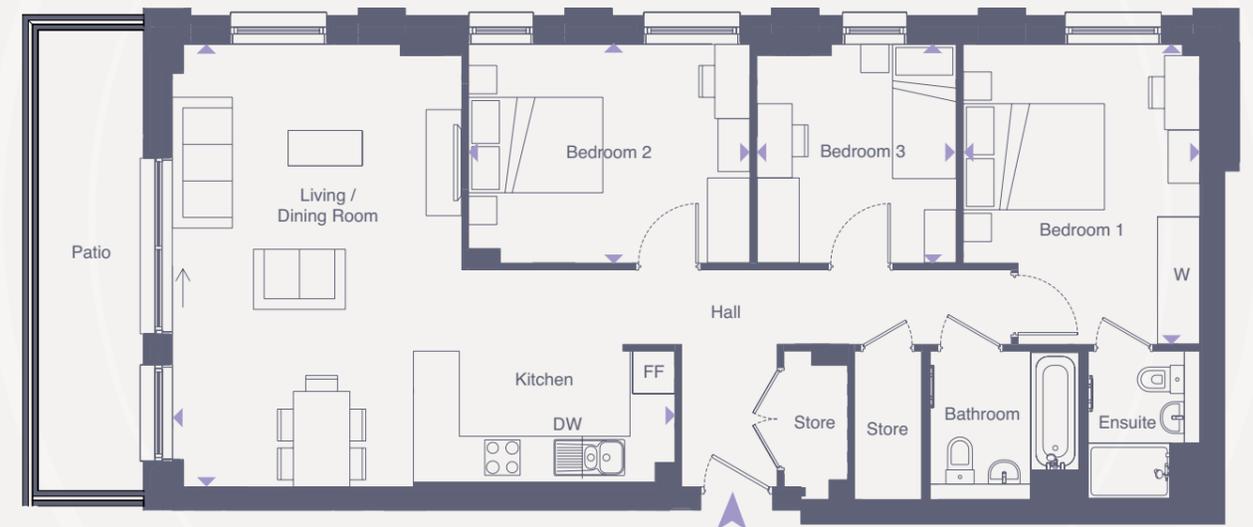
	Length	Width	Length	Width
Living / Dining / Kitchen	7.56m x 4.68m		24' 9" x 15' 4"	
Bedroom 1	4.05m x 3.85m		13' 4" x 12' 8"	
Bedroom 2	3.86m x 3.47m		12' 8" x 11' 5"	
Bedroom 3	3.52m x 2.55m		11' 6" x 8' 5"	

Key: FF Fridge /Freezer W Wardrobe



Three Bedroom Apartment

PLOT 1



PLOT 1 - GROUND FLOOR

Total area (NIA) 91.8 sq M 988 sq FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.13m x 6.26m		23' 5" x 20' 6"	
Bedroom 1	4.24m x 3.35m		13' 11" x 11' 0"	
Bedroom 2	3.95m x 3.09m		13' 0" x 10' 2"	
Bedroom 3	3.09m x 2.82m		10' 2" x 9' 3"	

Key: FF Fridge /Freezer W Wardrobe



Three Bedroom Apartments

PLOTS 5, 12, 19, 26, 33, 40 & 44



- PLOT 5 - FIRST FLOOR
- PLOT 12 - SECOND FLOOR
- PLOT 19 - THIRD FLOOR
- PLOT 26 - FOURTH FLOOR
- PLOT 33 - FIFTH FLOOR
- PLOT 40 - SIXTH FLOOR
- PLOT 44 - SEVENTH FLOOR

Total area (NIA) 91.8 sq M 988 sq FT

	Length	Width	Length	Width
Living / Dining / Kitchen	7.11m	6.26m	23' 4"	20' 6"
Bedroom 1	4.24m	3.35m	13' 11"	11' 0"
Bedroom 2	3.95m	3.09m	13' 0"	10' 2"
Bedroom 3	3.09m	2.82m	10' 2"	9' 3"

Key: FF Fridge /Freezer W Wardrobe



After Care

FILM SQUARE 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 of the way

We want your experience of purchasing a new property at Film Square 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 Film Square 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.



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