







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!





Knowyour 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.





WOOD STREET FOREST ROAD FI7 The Woodside Primary Academy Tesco **Express** Wood Street Second Nature Bakery Wholefoods Clandestino Wood Street Indoor Market Gigi's Dressing Room COVE 17 The Duke E17 Chocolatine Bakery Dudley's Wood Street Station Pure Muscles Gym The Woodside Primary Academy Walthamstow Cricket Tennis and Squash Club

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











The neighbouring Walthamstow is a vibrant and diverse area of North East London, full of character and community. The bustling 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.

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

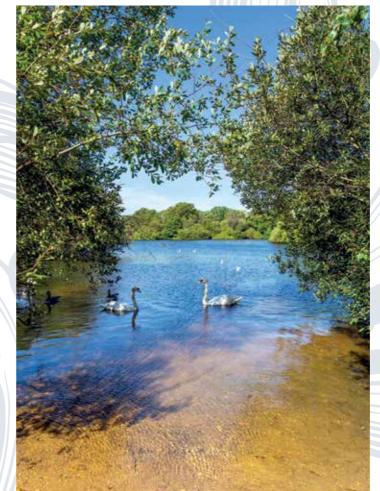
Peaceful haven

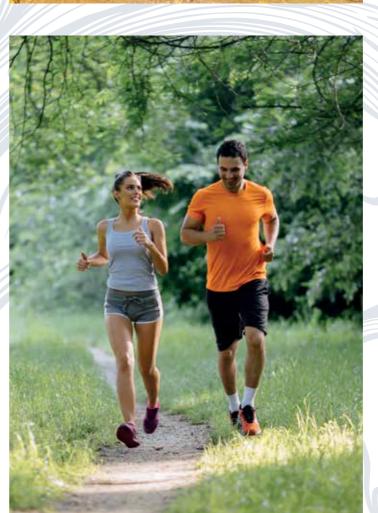
One of the best aspects of Wood Street is its proximity to nature. In just minutes you can escape to the peaceful Hollow Ponds, Hackney Marshes and Lea Valley Park, with beautiful walking trails past ponds and wildlife. The parks also provide plenty of green space for sports and kids to play. Lloyd Park 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









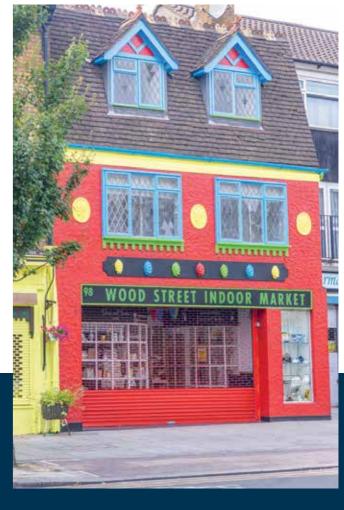












A unique shopping experience

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







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





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

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

OVERGROUND

Connected living

UNDERGROUND

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!

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

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
- · 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, hallyways and
- · LED downlighters to kitchen, bathroom and en-suites
- Shaver sockets to bathrooms and en-suites
- · Smoke/heat & CO detectors

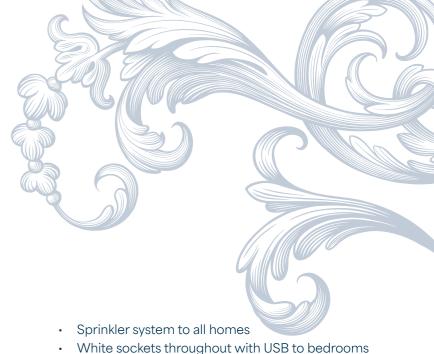












- · Bosch washer/dryer to hallway cupboard

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

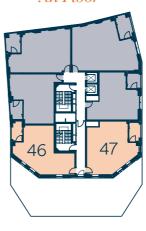
Warranty

NHBC 12 year warranty



Plot *locator*

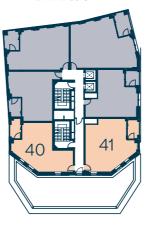
7th Floor



10th Floor



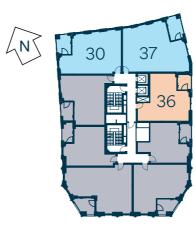
6th Floor



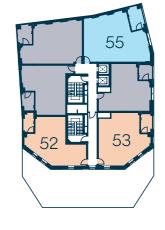
9th Floor



5th Floor



8th Floor



Key



One Bedroom Apartments

Sold



One Bedroom Apartments

APARTMENT 66

One Bedroom *Apartments*

APARTMENT 36







Total area (NIA) 52 sq m 560 sq ft

Length Width Length Width

Living / Dining / Kitchen $5.00 \, \mathrm{m} \times 4.99 \, \mathrm{m}$ $16' \, 5'' \times 16' \, 4''$ Bedroom $4.55 \, \mathrm{m} \times 2.95 \, \mathrm{m}$ $14' \, 11'' \times 9' \, 8''$

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.

Total area (NIA) 54 sq m 581 sq ft

Length Width Length Width

Living / Dining / Kitchen $5.37 \text{m} \times 5.17 \text{m}$ $17' \, 8'' \times 17' \, 0''$ Bedroom $4.55 \text{m} \times 2.95 \text{m}$ $14' \, 11'' \times 9' \, 8''$

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 Apartments

APARTMENTS 57

One Bedroom Apartments

APARTMENTS 56 & 62







Total area (NIA) 53 sq m 570 sq ft

Length Width Length Width

Living / Dining / Kitchen 5.96m x 4.57m 19' 6" x 15' 0"

Bedroom 3.70m x 3.06m 12' 2" x 10' 1"

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) 57 so M 613 so FT

	Length	Width	Length	Width
Living Room	4.27m x	3.89m	14' 0" x 1	12' 9"
Kitchen / Dining Room	4.68m x	2.91m	15' 4" x 9	9' 7"
Bedroom	3.55m x	3.46m	11' 8" x 1	1' 4"

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 Apartments

APARTMENTS 40, 46 & 52

One Bedroom Apartments

APARTMENT 59





Total area (NIA) 57 sq m 613 sq ft

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

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) 54 sq m 581 sq ft

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

 $The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. \\ Measurements$ 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

APARTMENTS 41, 47 & 53

Two Bedroom Apartment

APARTMENT 30





Total area (NIA) 62 sq m 667 sq ft

7th Floor

Length Width Length Width

Living / Dining / Kitchen $6.53 \,\mathrm{m} \times 5.69 \,\mathrm{m}$ $21' \,5'' \times 18' \,8''$ $8'' \,\mathrm{m}$ $15' \,11'' \times 10' \,7''$

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) 65 sq m 700 sq ft

Length Width Length Width

Living / Dining / Kitchen $6.76 \text{m} \times 5.01 \text{m}$ $22' 2'' \times 16' 5''$ Bedroom 1 $3.93 \text{m} \times 3.05 \text{m}$ $12' 11'' \times 10' 0''$ Bedroom 2 $3.45 \text{m} \times 2.20 \text{m}$ $11' 3'' \times 7' 3''$

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.



Two Bedroom Apartment

APARTMENT 61

Two Bedroom Apartment

APARTMENTS 37 & 55





Total area (NIA) 76 sq M 818 sq FT

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

$Total\ area\ (NIA)\ Apt\ 37\ \ 79\ sq\ m\ \ 850\ sq\ ft$

$Total\ area\ (NIA)\ Apts\ 43,\ 49\ \&\ 55\quad 78\ sq\ m\quad 839\ sq\ ft$

	Length Width	Length Width
Living/Dining/Kitchen	6.37m x 5.53m	20' 11" x 18' 2"
Bedroom 1	4.53m x 4.10m	14' 10" x 13' 5"
Bedroom 2	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.



8th Floor



