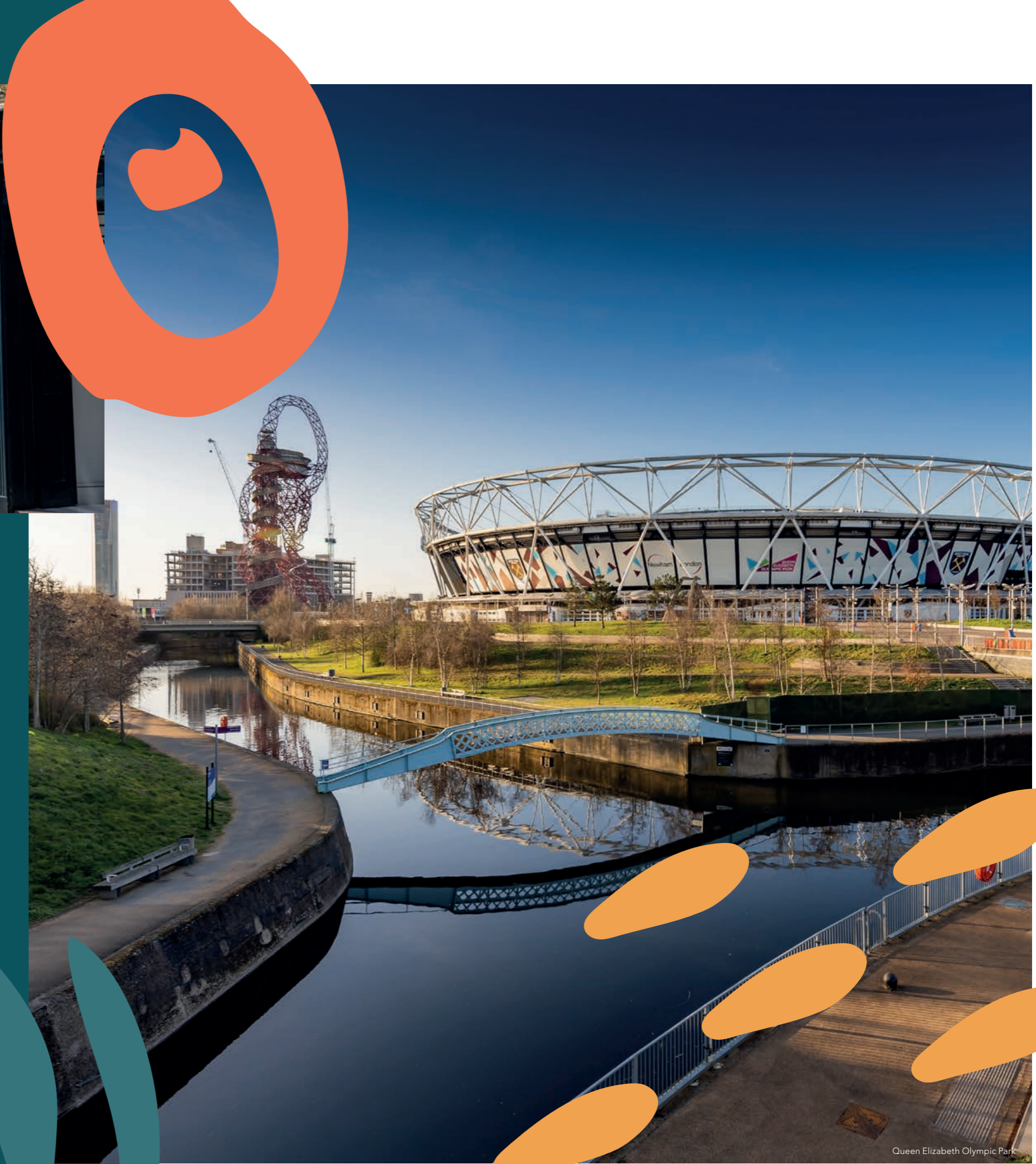




ARCADIA VIEW

A superior collection of 1, 2 and 3 bedroom apartments in Clapton, Hackney

**SOUTHERN
HOUSING**
new homes



Stylish living in London's East-End

Arcadia View is a contemporary and sought-after development featuring 44 brand new 1, 2 & 3 bedroom Shared Ownership apartments, located within a dynamic East London community.

Nestled in Hackney, surrounded by picturesque nature reserves, recreational grounds, and the lively neighbourhood of Clapton, this exciting development is a perfect place to call home.

Queen Elizabeth Olympic Park

Hackney

(Haca/Hacon)



Past

Settlement in Hackney dates all the way back to the Saxon era. The borough was mainly farmland during the Roman era, and was used to provide crops for the Roman city of Londinium.

Two major roads were constructed through Hackney to provide transport. The name 'Hackney' derives from an island in the River Lea, and the name of the Dane (Haca/Hacon), who owned it. It was first recorded in 1198 AD.

During Medieval times, Hackney was mostly rural pastures, with a small population. As industrialisation came to areas surrounding the River Lea, industry and factories were constructed in Hackney because of its close proximity to central London.

By the 19th century and throughout the Victorian era, Hackney's population grew considerably, as more buildings were constructed on farmland to create the urbanisation we know today.



Clapton, in the London Borough of Hackney, is rich in community spirit with a lively and bustling atmosphere that makes it home to pop-ups, art galleries, cool cafés and hip bars and restaurants.

As well as the wide open spaces of Millfields Park and Hackney Marshes, residents living in Arcadia View also have close access to plenty of eateries and shops along the River Lea, as well as Broadway Market, which sells fresh produce.

London Fields Lido is close by if you fancy a dip, and Hackney City Farm is a great day out for animal lovers and families.



Present

2023



Clapton on your doorstep

With one of the largest amounts of green open space in London.

Hackney itself boasts 282 hectares of green space and 58 parks. Among these is the historical Springfield Park, known for its White Lodge Mansion and classic Victorian style. Another notable park is Clissold Park, which features Clissold House, fallow deer, and a new paddling pool that is under construction.

Arcadia View enjoys close proximity to Hackney Marshes & Millfields Park

282

hectares of green space

27.5 miles

of the River Lee cuts through Hackney

58

parks & gardens

82

football, rugby & cricket pitches on Hackney Marshes

Enjoy a green future in Clapton

Look local

Arcadia View enjoys close convenience to recreational parks and open spaces, as well as close proximity to the heart of London. Ideal for families and commuters.

Residents are close to many shops, bars and restaurants of Lower and Upper Clapton, as well as Harvey & Mills shopping centre.

Sports lovers and families will enjoy the facilities available at Lee Valley Ice Centre. Clapton and Homerton train stations are within walking distance of the development, while Hackney Marsh offers one of the largest selection of football pitches in Europe.

Green spaces uncovered

- 01 LEE VALLEY PARK
- 02 HACKNEY DOWNS PARK
- 03 MILLFIELDS PARK
- 04 MIDDLESEX FILTER BEDS NATURE RESERVE
- 05 SPRINGFIELD PARK
- 06 STOKE NEWINGTON COMMON
- 07 ST. JOHN AT HACKNEY CHURCHYARD GARDENS
- 08 HACKNEY MARSHES
- 09 WALTHAMSTOW MARSHES
- 10 WALTHAMSTOW WETLANDS
- 11 ABNEY PARK CEMETERY TRUST
- 12 CLISSOLD PARK
- 13 LEYTON JUBILEE PARK
- 14 WOODBURY WETLANDS
- 15 VICTORIA PARK
- 16 NORTH MILLFIELDS RECREATION GROUND
- 17 SOUTH MILLFIELDS RECREATION GROUND

Local amenities

- 01 L'EPICERIE 56
- 02 THE CROOKED BILLET
- 03 MY EX BAR
- 04 SHAKE SHACK
- 05 LEE VALLEY ICE CENTRE
- 06 KIDZMANIA



Eat, drink & enjoy life

Everything you need, close to home.



L'ÉPICERIE 56 LONDON
3 min drive*

Cuisine: French

For 13 years this deli and cafe has been home to traditionally-made and organic French cheese, wine, antipasti, quiche, bread and baked goods. Outdoor seating available.

lepicerie56.com



MY EX. BAR
4 min drive*

Activity: Cocktail bar

What bar would be complete without a few signature gems? This award-winning bar has created a new, and twist to the traditional, signature cocktail menu! A place to relax after work with a drink in hand, or enjoy the local music scene with some the best talents around.

myexbar.com/

THE CROOKED BILLET
6 min drive*

Cuisine: British

A recently restored traditional British pub serving local ale and beer, as well as British and European food. Features a beer garden and ping pong table

e5crookedbillet.co.uk



02



Clissold Park

PRINCESS OF WALES
2 min drive*

Cuisine: British

Set overlooking the River Lea, you'll find this classic British pub. Offering a beer garden with ample selection of food and drink for you to enjoy.

princessofwalesclapton.co.uk

LEE VALLEY ICE CENTRE
3 min drive*

Activity: Ice skating rink

Have fun with the whole family at this international sized ice rink, which offers open and teaching sessions, as well as disco nights on Fridays and Saturdays.

visitleevalley.org.uk/ice

04

05



Images are indicative only.

KIDZMANIA
5 min drive*

Activity: Kids' play centre

A soft play centre in the heart of Hackney featuring slides, tunnels, pillars and ball pits, with free Wi-Fi and an on-site cafe for grown-ups.

kidzmania.co.uk

06

Distances taken from google.co.uk/maps.



An outstanding opportunity to learn

Arcadia View is in the catchment area for a wide range of good and outstanding Ofsted rated schools.

Children of all ages will enjoy living in Arcadia View and the Hackney area, which is home to multiple educational institutions that are proud of their students and staff's expertise in education. The area boasts many good and outstanding Ofsted rated schools, where your child will receive the encouragement and support they need to fulfil their potential.

Arcadia View is close to the following educational institutions, serving a range of ages.

SYBOURN INFANT SCHOOL AND EARLY YEARS UNIT

Distance: 1.2 miles | Ages: 0-3 | Ofsted: Good

A caring and committed education institution that encourages learning through play and interaction.

BADEN POWELL PRIMARY SCHOOL

Distance: 0.6 miles | Ages: 3-11 | Ofsted: Good

A school that encourages pupils to 'reach for the stars' while providing an excellent education experience that promotes equality, self-esteem and aspirations.

ST SCHOLASTICA'S CATHOLIC PRIMARY SCHOOL

Distance: 0.7 miles | Ages: 3-11 | Ofsted: Good

Teachers at St Scholastica's are caring and committed to teaching each pupil to develop their unique talents and abilities.

SYBOURN PRIMARY SCHOOL AND EARLY EXCELLENCE CENTRE

Distance: 0.9 miles | Ages: 3-11 | Ofsted: Good

An inclusive community school where all children are encouraged to explore their talents and abilities. Children are challenged to become autonomous learners through a varied curriculum.

NORTHWOLD PRIMARY SCHOOL

Distance: 0.9 miles | Ages: 3-11 | Ofsted: Good

A dedicated establishment where children can develop confidence in their ability while enjoying their learning experience.

THE CITY ACADEMY, HACKNEY

Distance: 1.1 miles | Ages: 11-18 | Ofsted: Outstanding

The City Academy, Hackney offers all students an outstanding opportunity to learn and achieve in a purpose-built environment with access to the highest standards of teaching, support and challenge.

BSIX SIXTH FORM COLLEGE

Distance: 0.5 miles | Ages: 16+ | Ofsted: Good

BSix Sixth Form College believes that every student should have the opportunity to pursue their talents in order to develop their personal character.



MILLFIELDS COMMUNITY SCHOOL

Distance: 0.5 miles | Ages: 3-11 | Ofsted: Good

A supportive institution that has high aspirations and ambitions for all who attend, with no child left behind. Every child is given opportunities to achieve their full potential.

AL FALAH PRIMARY SCHOOL

Distance: 0.6 miles | Ages: 5-11 | Ofsted: Good

An independent Islamic primary school that focuses on the spiritual and educational development of pupils based on teachings of Islam.

Distances taken from google.co.uk/maps. Although the schools listed above are nearby, we cannot guarantee admission. Ofsted rating is correct at time of publication.

Connecting to the big city & beyond

With London's best sights, attractions and activities close by, Arcadia View is ideal for a day out in the city or regular commuting.

From Clapton Overground

LONDON LIVERPOOL STREET

The bright lights of the Capital are just a short train ride away giving you access to everything London has to offer.

SOUTHEND-ON-SEA

Take a trip to the longest pier in the world from Lower Clapton. Experience the sights of Southend-on-Sea and the famous Adventure Island theme park.

From Hackney Central

STRATFORD

From green open space and shopping to dining and drinks, you'll find everything you need in Stratford.

BOND STREET

London's famous street for its wealth of elegant stores, jewellers, arts and antiques.



16 min

1 hour 35 min

21 min

38 min

Hackney Central station.

Specification

KITCHEN

- Commodore handleless kitchen in Moon Light Grey
- Blanco Norte Silestone worktop and upstand
- Stainless Steel 1.5 bowl sink and Grohe mixer tap
- Bosch washer/dryer*
- Bosch Integrated fridge/freezer
- Bosch Integrated Dishwasher
- Bosch Integrated Single Multi Function Brushed Steel oven
- Bosch compact microwave oven
- Bosch 4 Zone Quick-Therm Black Glass induction hob
- Bosch Integrated Telescopic Hood
- Eco Bin provided within base unit
- White or grey glass splashback (1 bed flats have white, and 2 & 3 beds have grey)

BATHROOM

- Ideal Standard Tesi soft close WC
- Ideal Standard Tesi basin with Grohe Eurosmart tap
- Ideal Standard Tesi bath with Grohe Eurosmart bath mixer
- Manhattan shower with Rainshower Smartactive 130 shower mixer
- Manhattan square top bath screen
- White laminate counter top
- Shaver socket
- Full height mirror with LED spotlights above
- Heated towel rail
- Urano Silver & Urano Linear Silver tiles to walls
- Tile flooring

EN SUITE

- Ideal Standard Tesi soft close WC
- Ideal Standard Tesi basin with Grohe Eurosmart tap
- Manhattan shower tray with Rainshower Smartactive 130 shower mixer
- Merlyn MBOX Sliding Shower Door
- White laminate counter top
- Shaver socket
- Full height mirror with LED spotlights above
- Heated towel rail
- Vic Gris tiles to walls
- Tile flooring

BEDROOM

- Built-in mirrored sliding door wardrobe to master bedroom
- Stainfree Abingdon carpets
- TV and BT socket

ELECTRICAL

- LED downlights in kitchen/living/dining areas and hallways
- Pendant lighting to bedrooms
- Wall Light to balconies and terraces

INTERNAL FINISHES

- Dulux White paint to ceilings and walls
- Haro laminate flooring to kitchen/living/dining areas and hallways



Site Plan



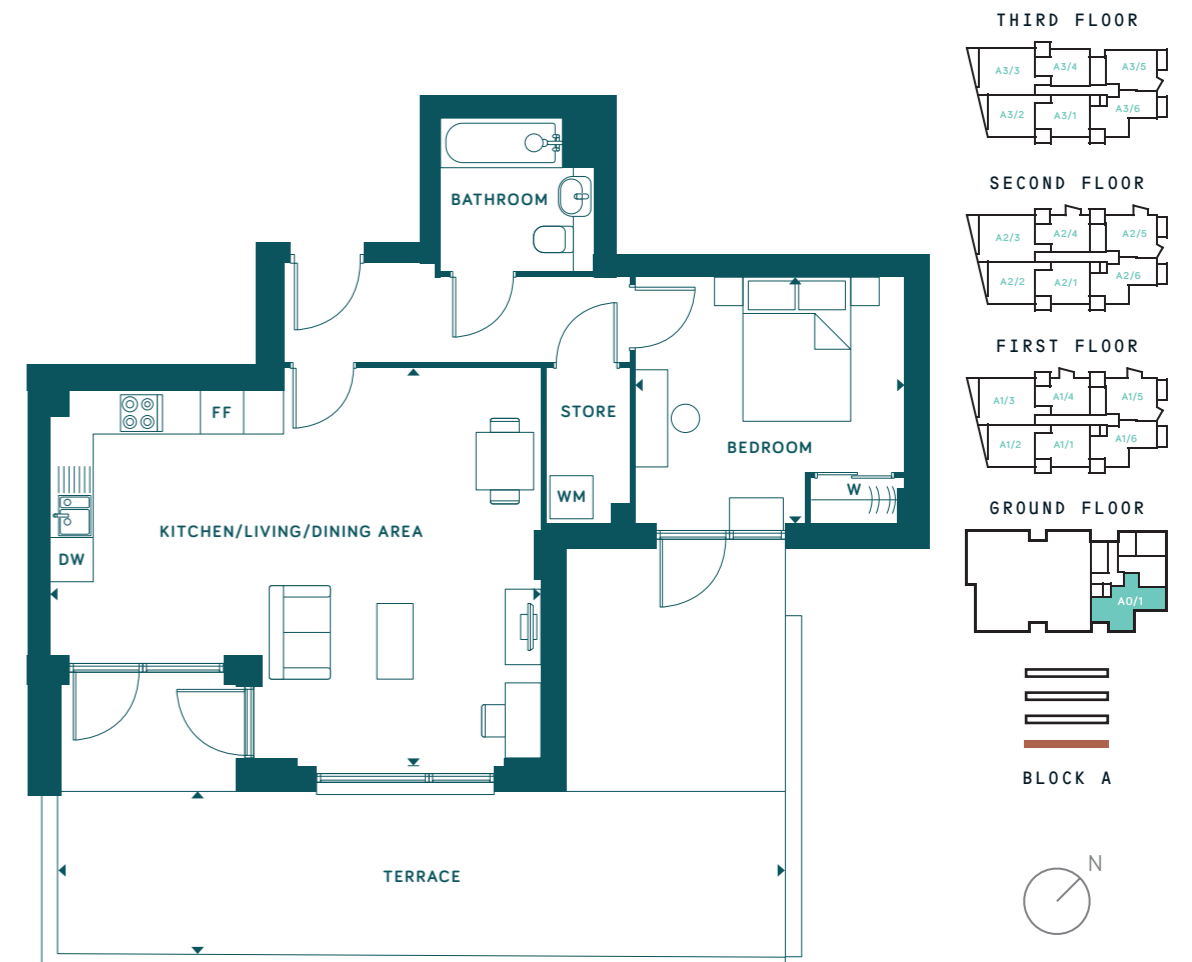
One bedroom apartments



Images are indicative only.

Type 1

ONE BEDROOM APARTMENT
PLOT A0 / 1



TOTAL INDOOR AREA: 59.7 SQ M 643 SQ FT	
KITCHEN/LIVING/DINING AREA	6.79m x 5.54m / 22'4" x 18'2"
BEDROOM	3.75m x 3.41m / 12'4" x 11'2"
TERRACE	10.13m x 2.27m / 33'3" x 7'5"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

Floorplans shown are indicative only. Balcony and terrace sizes are approximate and may vary, while locations may differ from those illustrated. Dimensions given throughout are approximate. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details. Images are indicative only.

Type 3

ONE BEDROOM APARTMENT
PLOTS A1 / 4 A2 / 4

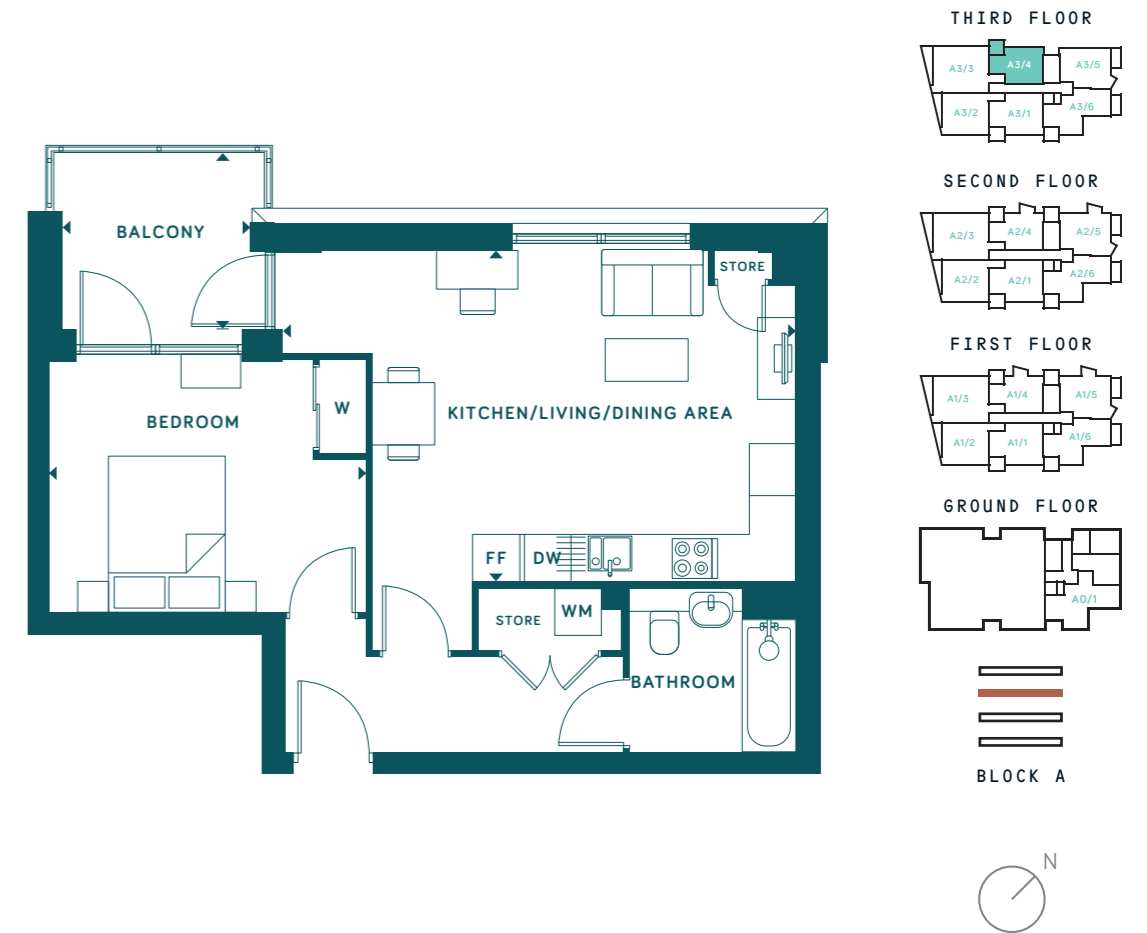


TOTAL INDOOR AREA: 54.1 SQ M 582 SQ FT	
KITCHEN/LIVING/DINING AREA	6.60m x 5.47m / 21'8" x 17'11"
BEDROOM	4.07m x 3.25m / 13'4" x 10'8"
BALCONY A	2.48m x 2.27 / 8'2" x 7'5"
BALCONY B	2.50m x 2.48m / 8'3" x 8'2"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

Type 8

ONE BEDROOM APARTMENT
PLOT A3 / 4

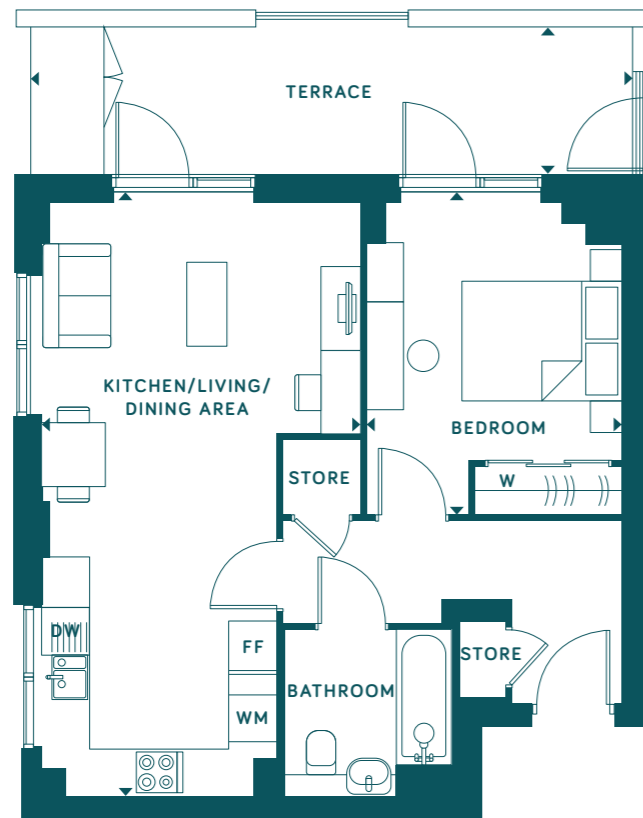


TOTAL INDOOR AREA: 52.4 SQ M 563 SQ FT	
KITCHEN/LIVING/DINING AREA	6.59m x 4.25m / 21'8" x 13'11"
BEDROOM	4.07m x 3.25m / 13'4" x 10'8"
BALCONY	2.48m x 2.27m / 8'2" x 7'5"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

Type 10

ONE BEDROOM APARTMENT
PLOT B0 / 2



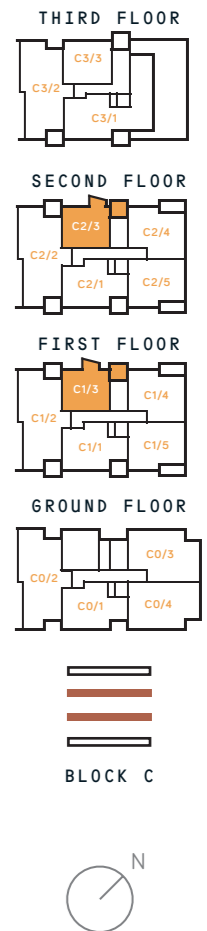
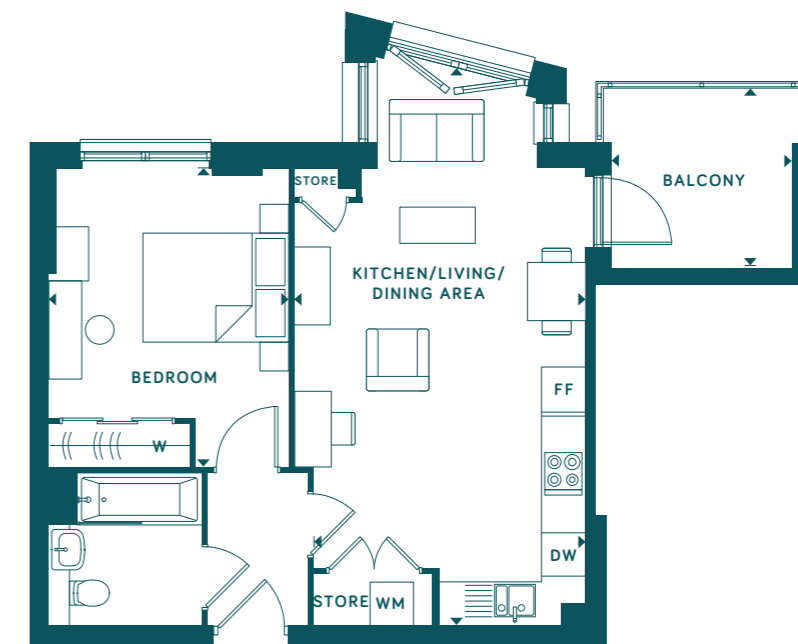
TOTAL INDOOR AREA: 51.3 SQ M 553 SQ FT	
KITCHEN/LIVING/DINING AREA	7.59m x 3.99m / 24'11" x 13'1"
BEDROOM	4.05m x 3.19m / 13'4" x 10'6"
TERRACE	7.55m x 1.86m / 24'9" x 6'1"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

Floorplans shown are indicative only. Balcony and terrace sizes are approximate and may vary, while locations may differ from those illustrated. Dimensions given throughout are approximate. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

Type 19

ONE BEDROOM APARTMENT
PLOTS C1 / 3 C2 / 3



PLOT C1 / 3 TOTAL INDOOR AREA: 49.6 SQ M 534 SQ FT	
KITCHEN/LIVING/DINING AREA	7.42m x 4.02m / 24'4" x 13'2"
BEDROOM	4.11m x 3.30m / 13'6" x 10'10"
BALCONY	2.48m x 2.45m / 8'2" x 8'0"

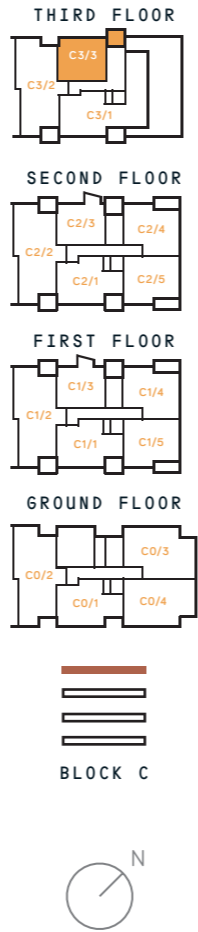
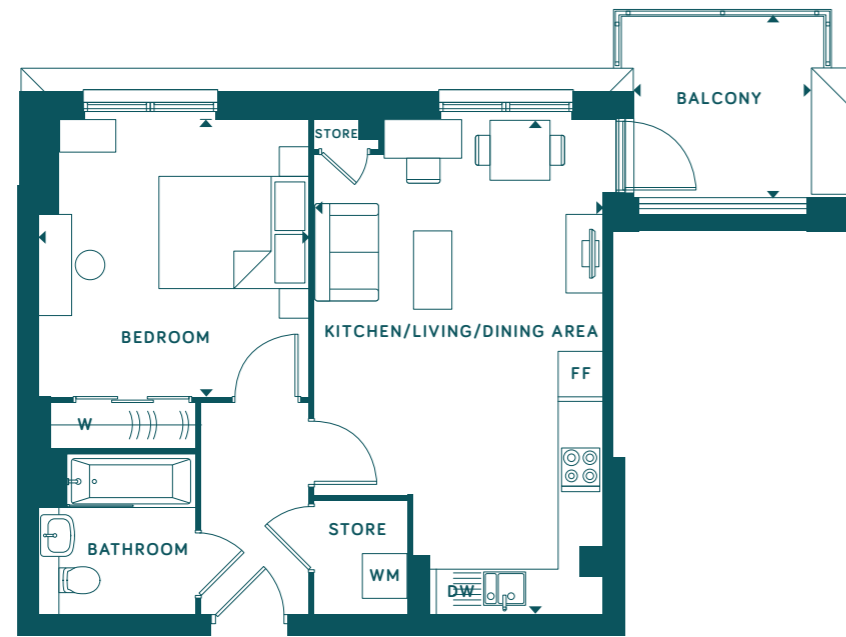
KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

PLOT C2 / 3 TOTAL INDOOR AREA: 49.6 SQ M 534 SQ FT	
KITCHEN/LIVING/DINING AREA	7.65m x 4.02m / 25'1" x 13'2"
BEDROOM	4.11m x 3.30m / 13'6" x 10'10"
BALCONY	2.48m x 2.45m / 8'2" x 8'0"

Floorplans shown are indicative only. Balcony and terrace sizes are approximate and may vary, while locations may differ from those illustrated. Dimensions given throughout are approximate. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

Type 26

ONE BEDROOM APARTMENT
PLOT C3 / 3



TOTAL INDOOR AREA: 49.6 SQ M 534 SQ FT	
KITCHEN/LIVING/DINING AREA	6.60m x 3.86m / 21'8" x 12'8"
BEDROOM	3.69m x 3.61m / 12'1" x 11'10"
BALCONY	2.48m x 2.45m / 8'2" x 8'0"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

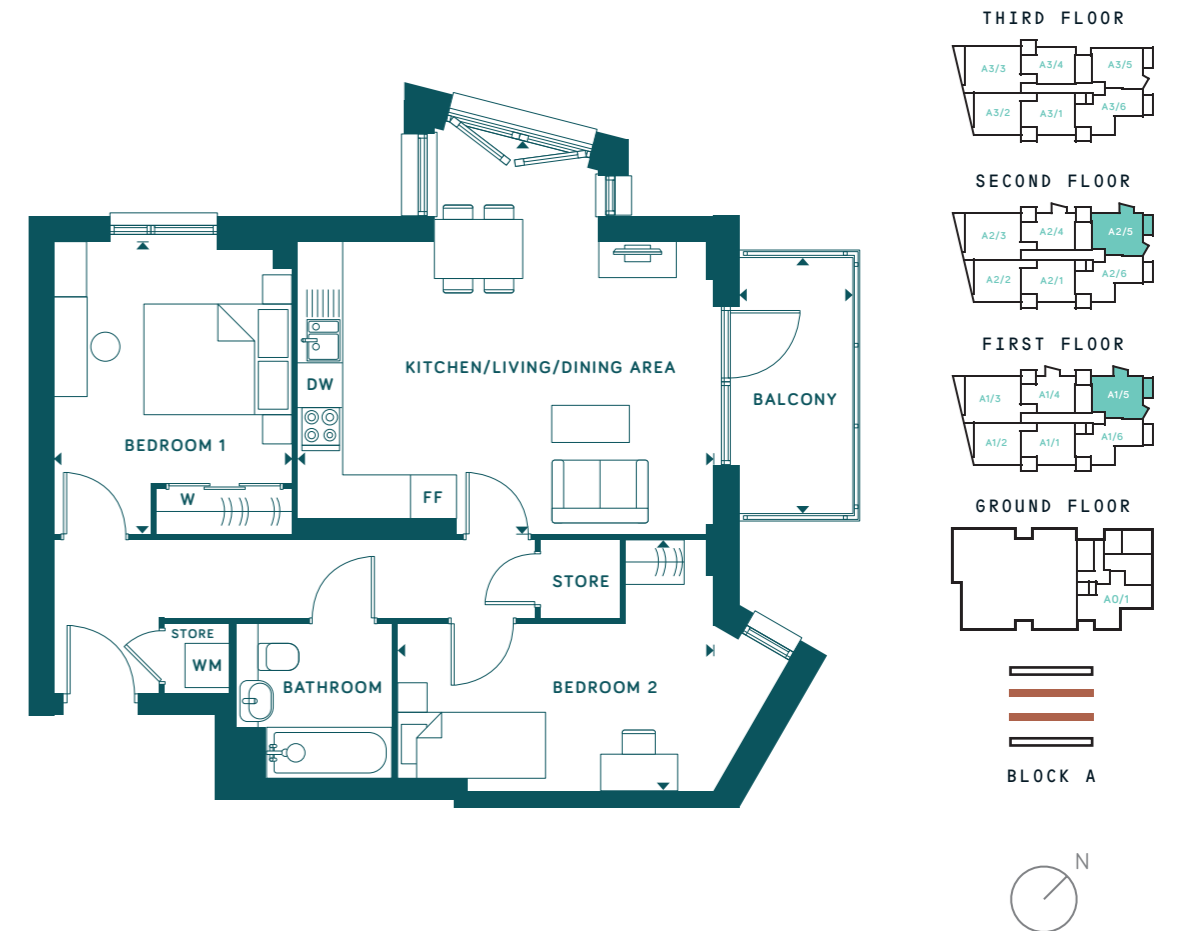


Two bedroom apartments



Images are indicative only.

Type 4 TWO BEDROOM APARTMENT PLOTS A1 / 5 A2 / 5



PLOT A1 / 5 TOTAL INDOOR AREA: 66.6 SQ M 717 SQ FT	
KITCHEN/LIVING/DINING AREA	5.63m x 5.13m / 18'6" x 16'10"
BEDROOM 1	3.95m x 3.24m / 13'0" x 10'8"
BEDROOM 2	4.29m x 2.26m / 14'1" x 7'5"
BALCONY	3.53m x 1.55m / 11'7" x 5'1"

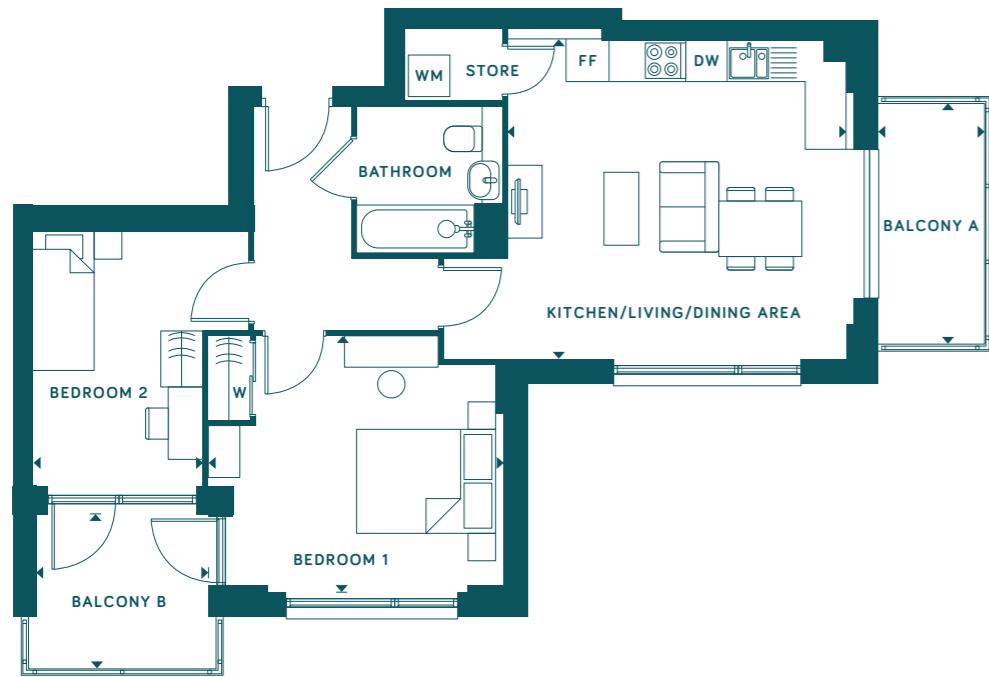
PLOT A2 / 5 TOTAL INDOOR AREA: 66.5 SQ M 717 SQ FT	
KITCHEN/LIVING/DINING AREA	5.63m x 5.32m / 18'6" x 17'6"
BEDROOM 1	3.95m x 3.24m / 13'0" x 10'8"
BEDROOM 2	4.29m x 2.26m / 14'1" x 7'5"
BALCONY	3.53m x 1.55m / 11'7" x 5'1"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Floorplans shown are indicative only. Balcony and terrace sizes are approximate and may vary, while locations may differ from those illustrated. Dimensions given throughout are approximate. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

Type 5

TWO BEDROOM APARTMENT
PLOTS A1 / 6 A2 / 6 A3 / 6

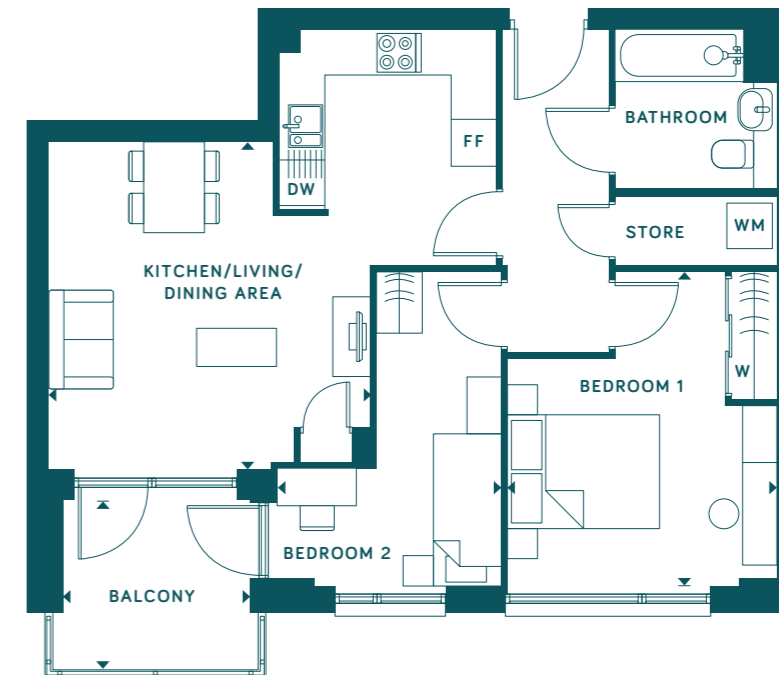


TOTAL INDOOR AREA: 62.7 SQ M 675 SQ FT	
KITCHEN/LIVING/DINING AREA	4.89m x 4.59m / 16'1" x 15'1"
BEDROOM 1	4.25m x 3.69m / 13'11" x 12'1"
BEDROOM 2	3.68m x 2.46m / 12'1" x 8'1"
BALCONY A	3.53m x 1.55m / 11'7" x 5'1"
BALCONY B	2.48m x 2.25m / 8'2" x 7'5"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Type 6

TWO BEDROOM APARTMENT
PLOTS A1 / 1 A2 / 1 A3 / 1



TOTAL INDOOR AREA: 61.3 SQ M 660 SQ FT	
KITCHEN/LIVING/DINING AREA	4.32m x 4.24m / 14'2" x 13'11"
BEDROOM 1	4.14m x 3.55m / 13'7" x 11'8"
BEDROOM 2	4.14m x 2.96m / 13'7" x 9'9"
BALCONY	2.48m x 2.25m / 8'2" x 7'5"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Type 7

TWO BEDROOM APARTMENT
PLOTS A1 / 2 A2 / 2 A3 / 2



TOTAL INDOOR AREA: 63.4 SQ M 682 SQ FT	
KITCHEN/LIVING/DINING AREA	5.01m x 4.76m / 16'5" x 15'8"
BEDROOM 1	3.53m x 3.23m / 11'7" x 10'7"
BEDROOM 2	3.83m x 2.14m / 12'7" x 7'0"
BALCONY	5.60m x 1.31m / 18'4" x 4'4"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Type 9

TWO BEDROOM APARTMENT
PLOT A3 / 5

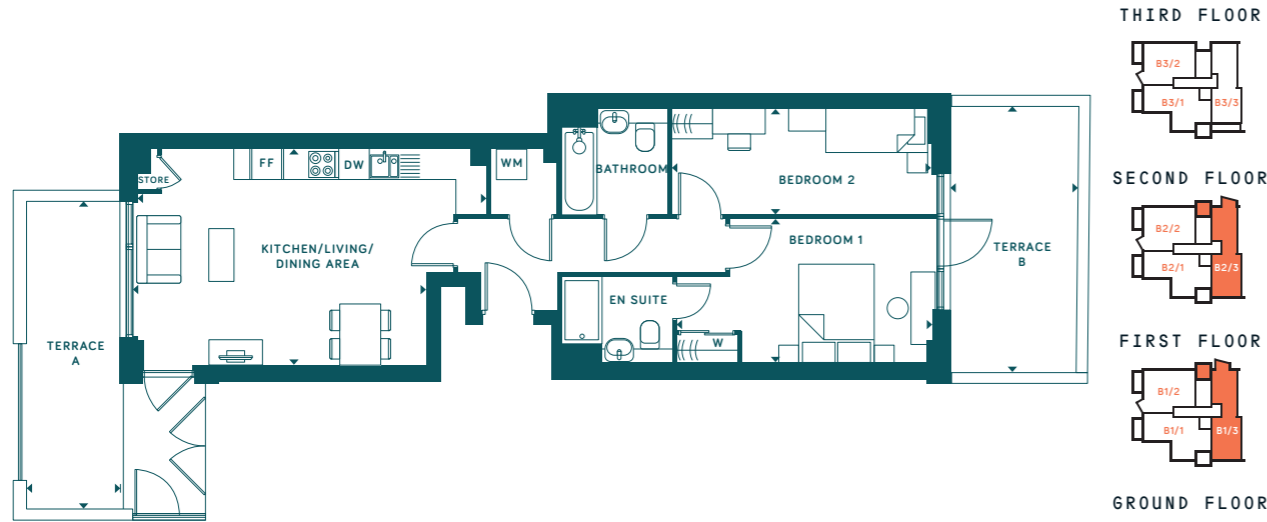


TOTAL INDOOR AREA: 60.2 SQ M 648 SQ FT	
KITCHEN/LIVING/DINING AREA	5.63m x 4.07m / 18'6" x 13'4"
BEDROOM 1	4.29m x 2.93m / 14'1" x 9'7"
BEDROOM 2	3.60m x 3.24m / 11'10" x 10'8"
BALCONY	3.53m x 1.55m / 11'7" x 5'1"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Type 11

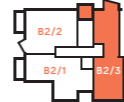
TWO BEDROOM APARTMENT
PLOTS B0 / 3 B1 / 3 B2 / 3



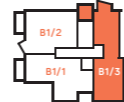
THIRD FLOOR



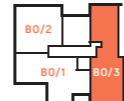
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BLOCK B



PLOT B0 / 3 TOTAL INDOOR AREA: 69.9 SQ M 753 SQ FT	
KITCHEN/LIVING/DINING AREA	5.80m x 4.27m / 19'1" x 14'0"
BEDROOM 1	4.01m x 2.89m / 13'2" x 9'6"
BEDROOM 2	5.15m x 2.10m / 16'11" x 6'11"
TERRACE A	6.08m x 1.86m / 20'0" x 6'1"
TERRACE B	5.25m x 2.52m / 17'3" x 8'2"

PLOT B1 / 3 TOTAL INDOOR AREA: 70.4 SQ M 758 SQ FT	
KITCHEN/LIVING/DINING AREA	6.88m x 4.27m / 22'7" x 14'0"
BEDROOM 1	4.01m x 2.89m / 13'2" x 9'6"
BEDROOM 2	5.15m x 2.10m / 16'11" x 6'11"
BALCONY	2.51m x 2.48m / 8'3" x 8'2"

PLOT B2 / 3 TOTAL INDOOR AREA: 70.4 SQ M 758 SQ FT	
KITCHEN/LIVING/DINING AREA	8.27m x 4.27m / 27'2" x 14'0"
BEDROOM 1	4.01m x 2.89m / 13'2" x 9'6"
BEDROOM 2	5.15m x 2.10m / 16'11" x 6'11"
BALCONY	2.51m x 2.48m / 8'3" x 8'2"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

Type 15

TWO BEDROOM APARTMENT
PLOTS C1 / 1 C2 / 1



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BLOCK C



TOTAL INDOOR AREA: 60.3 SQ M 649 SQ FT	
KITCHEN/LIVING/DINING AREA	4.48m x 3.68m / 14'8" x 12'1"
BEDROOM 1	4.26m x 3.20m / 14'0" x 10'6"
BEDROOM 2	3.28m x 2.97m / 10'9" x 9'9"
BALCONY	2.48m x 2.25m / 8'2" x 7'5"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

Type 16

TWO BEDROOM APARTMENT
PLOTS B0 / 1 B1 / 1 B2 / 1 B3 / 1



PLOT B0 / 1 TOTAL INDOOR AREA: 64.6 SQ M 695 SQ FT	
KITCHEN/LIVING/DINING AREA	6.24m x 4.69m / 20'6" x 15'5"
BEDROOM 1	4.00m x 3.94m / 14'3" x 12'11"
BEDROOM 2	3.79m x 2.36m / 12'5" x 7'9"
TERRACE A	3.83m x 3.40m / 12'7" x 11'2"
TERRACE B	10.92m x 2.45m / 35'10" x 8'1"

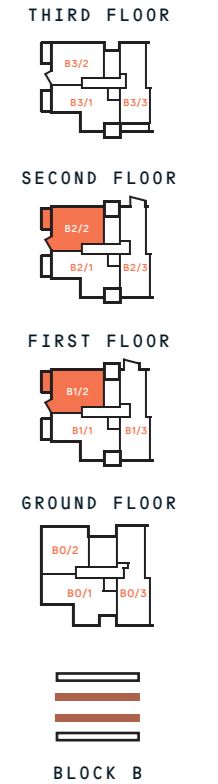
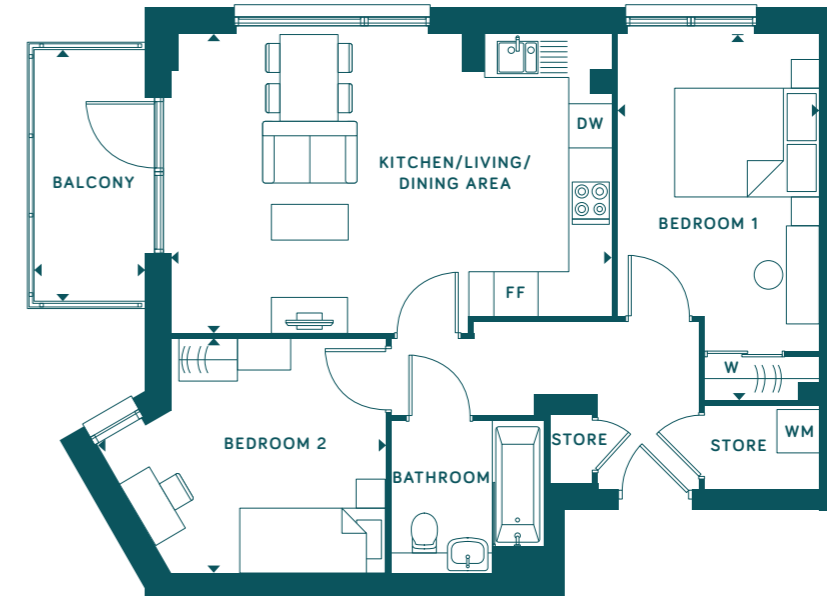
PLOT B1 / 1 & B2 / 1 TOTAL INDOOR AREA: 64.6 SQ M 695 SQ FT	
KITCHEN/LIVING/DINING AREA	6.24m x 4.69m / 20'6" x 15'5"
BEDROOM 1	4.00m x 3.94m / 14'3" x 12'11"
BEDROOM 2	3.79m x 2.36m / 12'5" x 7'9"
BALCONY A	3.53m x 1.55m / 11'7" x 5'1"
BALCONY B	2.49m x 2.25m / 8'2" x 7'5"

PLOT B3 / 1 TOTAL INDOOR AREA: 64.6 SQ M 695 SQ FT	
KITCHEN/LIVING/DINING AREA	6.24m x 4.69m / 20'6" x 15'5"
BEDROOM 1	4.00m x 3.94m / 14'3" x 12'11"
BEDROOM 2	3.79m x 2.36m / 12'5" x 7'9"
BALCONY A	3.53m x 1.55m / 11'7" x 5'1"
BALCONY B	2.49m x 2.25m / 8'2" x 7'5"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Type 17

TWO BEDROOM APARTMENT
Plots B1 / 2 B2 / 2



TOTAL INDOOR AREA: 63.1 SQ M 679 SQ FT	
KITCHEN/LIVING/DINING AREA	6.08m x 4.12m / 20'0" x 13'6"
BEDROOM 1	5.06m x 2.79m / 16'7" x 9'2"
BEDROOM 2	3.98m x 3.24m / 13'1" x 10'8"
BALCONY	3.53m x 1.50m / 11'7" x 4'11"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Type 20

TWO BEDROOM APARTMENT
PLOTS C1 / 4 C2 / 4

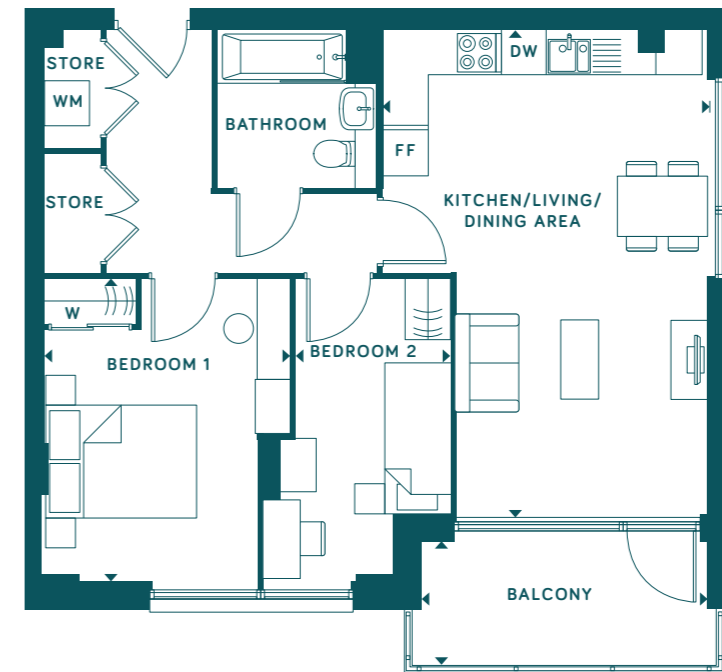


TOTAL INDOOR AREA: 62.2 SQ M 670 SQ FT	
KITCHEN/LIVING/DINING AREA	7.28m x 3.56m / 23'11" x 11'8"
BEDROOM 1	4.42m x 3.05m / 14'6" x 10'0"
BEDROOM 2	4.42m x 2.30m / 14'6" x 7'7"
BALCONY	3.83m x 1.68m / 12'7" x 5'6"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Type 21

TWO BEDROOM APARTMENT
PLOTS C1 / 5 C2 / 5

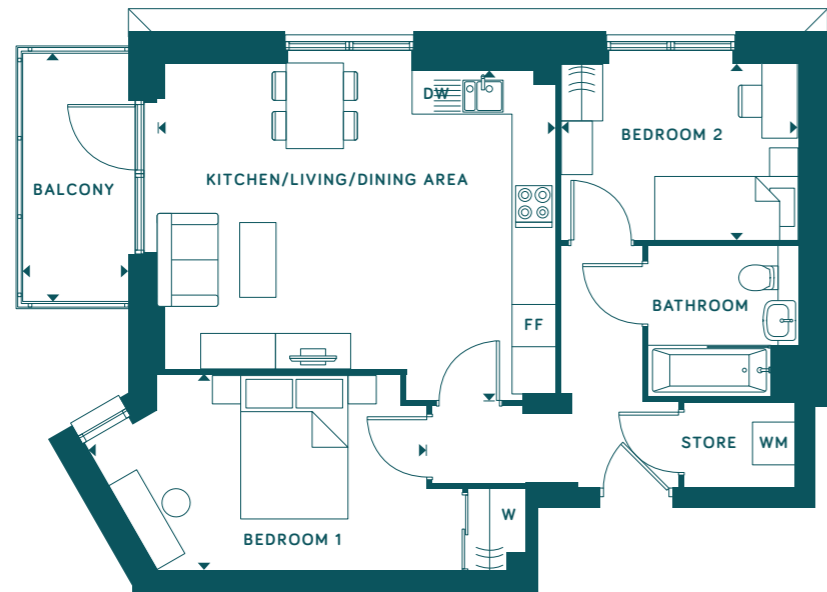


TOTAL INDOOR AREA: 61.0 SQ M 657 SQ FT	
KITCHEN/LIVING/DINING AREA	6.54m x 4.30m / 21'6" x 14'1"
BEDROOM 1	4.02m x 3.20m / 13'2" x 10'6"
BEDROOM 2	4.02m x 2.48m / 13'2" x 8'2"
BALCONY	3.83m x 1.67m / 12'7" x 5'6"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Type 24

TWO BEDROOM APARTMENT
PLOT B3 / 2



THIRD FLOOR



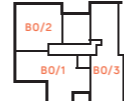
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BLOCK B

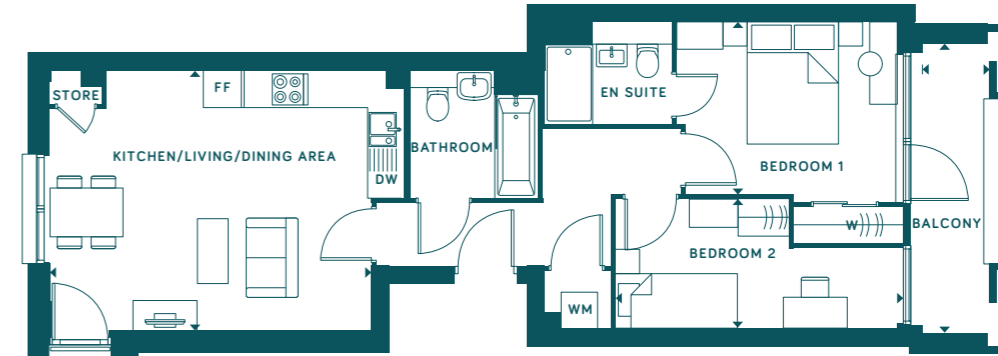


TOTAL INDOOR AREA: 60.0 SQ M 646 SQ FT	
KITCHEN/LIVING/DINING AREA	5.55m x 4.60m / 18'3" x 15'1"
BEDROOM 1	4.72m x 2.75m / 15'6" x 9'0"
BEDROOM 2	3.31m x 2.46m / 10'11" x 8'1"
BALCONY	3.53m x 1.50m / 11'7" x 4'11"

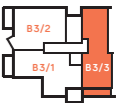
KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Type 25

TWO BEDROOM APARTMENT
PLOTS B3 / 3



THIRD FLOOR



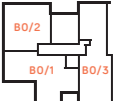
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BLOCK B



TOTAL INDOOR AREA: 61.3 SQ M 660 SQ FT	
KITCHEN/LIVING/DINING AREA	5.82m x 4.27m / 19'1" x 14'0"
BEDROOM 1	3.7m x 2.83m / 12'3" x 9'4"
BEDROOM 2	4.72m x 2.12m / 15'6" x 6'11"
BALCONY	4.75m x 1.11m / 15'7" x 3'5"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE

Three bedroom apartments



Computer generated images are indicative only and can be subject to change.

Type 2

THREE BEDROOM APARTMENT
PLOTS A1 / 3 A2 / 3 A3 / 3



TOTAL INDOOR AREA: 82 SQ M 883 SQ FT	
KITCHEN/LIVING/DINING AREA	5.17m x 5.07m / 17'7" x 16'8"
BEDROOM 1	4.19m x 2.80m / 13'9" x 9'2"
BEDROOM 2	4.64m x 2.37m / 16'3" x 7'9"
BEDROOM 3	4.04m x 2.02m / 13'3" x 6'8"
BALCONY	6.66m x 1.82m / 21'10" x 6'0"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

Floorplans shown are indicative only. Balcony and terrace sizes are approximate and may vary, while locations may differ from those illustrated. Dimensions given throughout are approximate. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

Type 18

THREE BEDROOM APARTMENT
PLOTS C1 / 2 C2 / 2



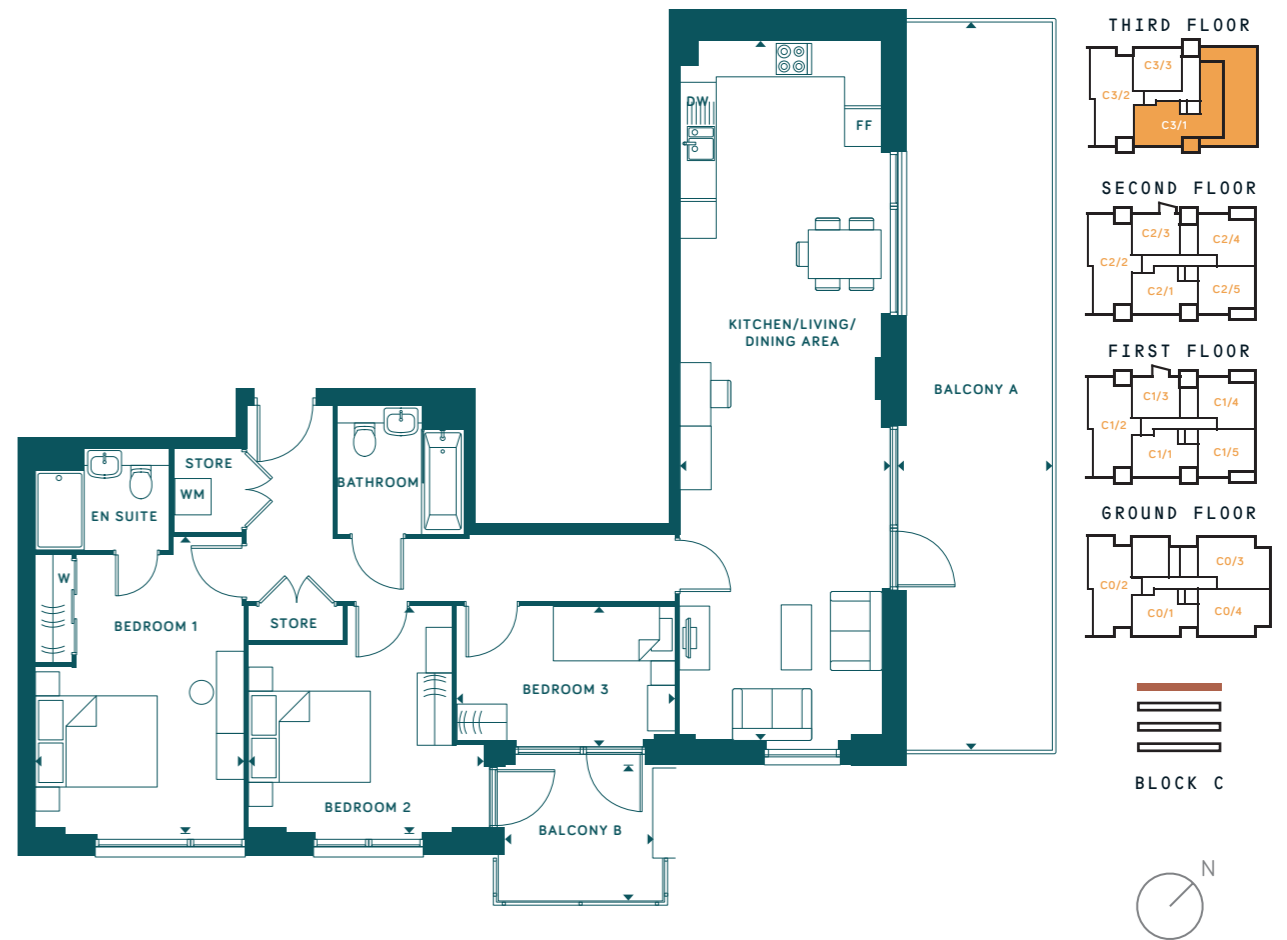
PLOT C1 / 2 TOTAL INDOOR AREA: 95.0 SQ M 1023 SQ FT	
KITCHEN/LIVING/DINING AREA	7.54m x 4.80m / 24'9" x 15'9"
BEDROOM 1	4.60m x 3.38m / 15'1" x 11'1"
BEDROOM 2	4.33m x 3.20m / 14'2" x 10'6"
BEDROOM 3	3.37m x 2.58m / 11'1" x 8'6"
BALCONY A	2.45m x 2.28m / 8'2" x 7'6"
BALCONY B	2.46m x 2.25m / 8'2" x 7'5"

PLOT C2 / 2 TOTAL INDOOR AREA: 95.2 SQ M 1025 SQ FT	
KITCHEN/LIVING/DINING AREA	7.54m x 4.80m / 24'9" x 15'9"
BEDROOM 1	4.71m x 3.83m / 15'5" x 12'7"
BEDROOM 2	4.95m x 2.93m / 16'3" x 9'7"
BEDROOM 3	3.51m x 2.58m / 11'6" x 8'6"
BALCONY A	2.48m x 2.28m / 8'2" x 7'6"
BALCONY B	2.48m x 2.23m / 8'2" x 7'4"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

Type 27

THREE BEDROOM APARTMENT
PLOT C3 / 1

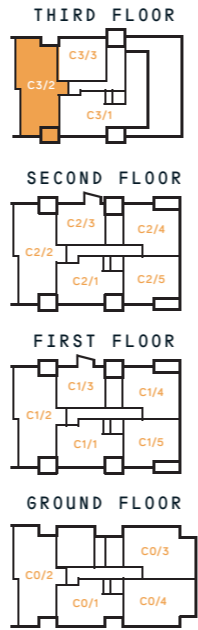
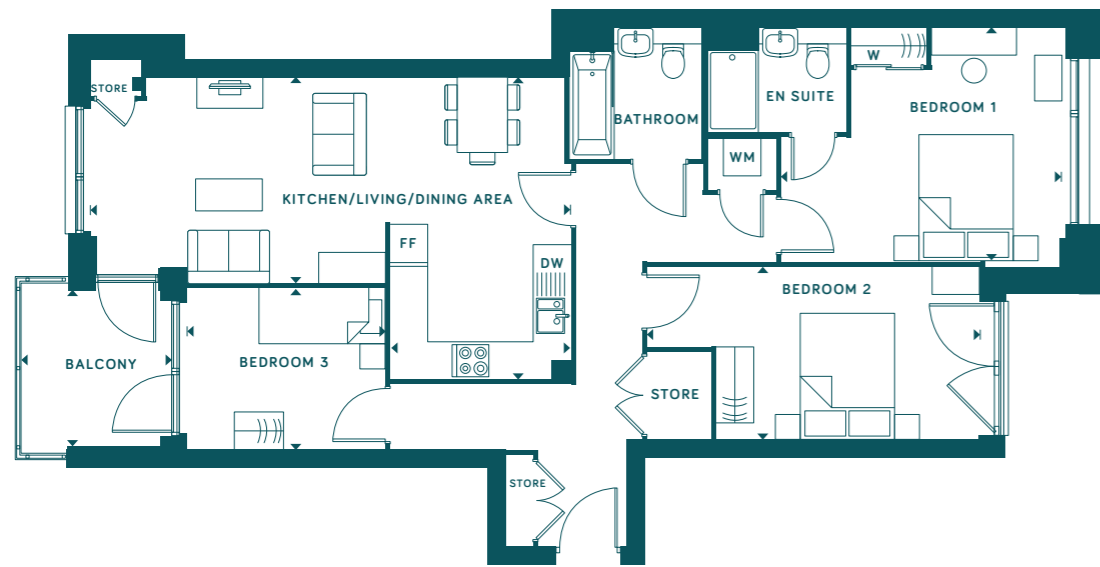


TOTAL INDOOR AREA: 98.5 SQ M 1060 SQ FT	
KITCHEN/LIVING/DINING AREA	11.52m x 3.47m / 37'10" x 11'5"
BEDROOM 1	4.88m x 3.44m / 16'0" x 11'3"
BEDROOM 2	3.86m x 3.73m / 12'8" x 12'3"
BEDROOM 3	3.58m x 2.31m / 11'9" x 7'7"
BALCONY A	11.98m x 2.38m / 39'3" x 7'10"
BALCONY B	2.48m x 2.25m / 8'2" x 7'5"

KEY: B — BOILER / CYL — CYLINDER / F/F — FRIDGE FREEZER / S — STORE / W — WARDROBE

Type 28

THREE BEDROOM APARTMENT
PLOT C3 / 2



TOTAL INDOOR AREA: 92.3 SQ M 994 SQ FT	
KITCHEN/DINING AREA	4.80m x 2.87m / 15'9" x 9'5"
LIVING ROOM	4.69m x 3.27m / 15'5" x 10'9"
BEDROOM 1	4.46m x 3.73m / 14'8" x 12'3"
BEDROOM 2	4.20m x 2.75m / 13'9" x 9'1"
BEDROOM 3	3.15m x 2.58m / 10'4" x 8'6"
BALCONY	2.49m x 2.23m / 8'12" x 7'4"

KEY: B – BOILER / CYL – CYLINDER / F/F – FRIDGE FREEZER / S – STORE / W – WARDROBE



Computer generated images are indicative only and can be subject to change.

All you need to know about Shared Ownership*

You can purchase a home at Arcadia View if you do not own a property and have a household income of less than £90,000 per annum[†].

You start by buying a share of the property (usually between 25% and 75%) and pay a subsidised rent to us on the rest. This helps reduce the amount of deposit you need (so you can save for it faster) and makes the monthly mortgage repayments more manageable.

The great thing about Shared Ownership is that, at any time in the future, you can buy additional shares in your home until you own all of it – we call this 'Staircasing'. As you purchase more shares,

the rent reduces, and when you own 100% of the property, you will not need to pay rent at all.

To begin the process, you will need to have a financial assessment to establish your affordability, have a deposit ready plus some further monies available to pay for legal and conveyance costs. Once we know how much you can afford and that you're approved for a mortgage, you can reserve a home with just a £500 reservation fee which goes towards the cost of the apartment.



Pay rent on the remaining share

-- 75%

-- 50%

-- 25%

Buy 25-75% of a property

About us

At Southern Housing, we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

Within our Southern Housing New Homes team, we provide homes to suit first time buyers, families and those looking for a bigger home through Shared Ownership, London Living Rent and Open Market Sale.

Get in touch and we'll guide you every step of the way, so that you can relax and look forward to finding the home you've always dreamed of, in the area you want to live in.



Visit us

Arcadia View, Legrave Street,
Lower Clapton, E5 9QX



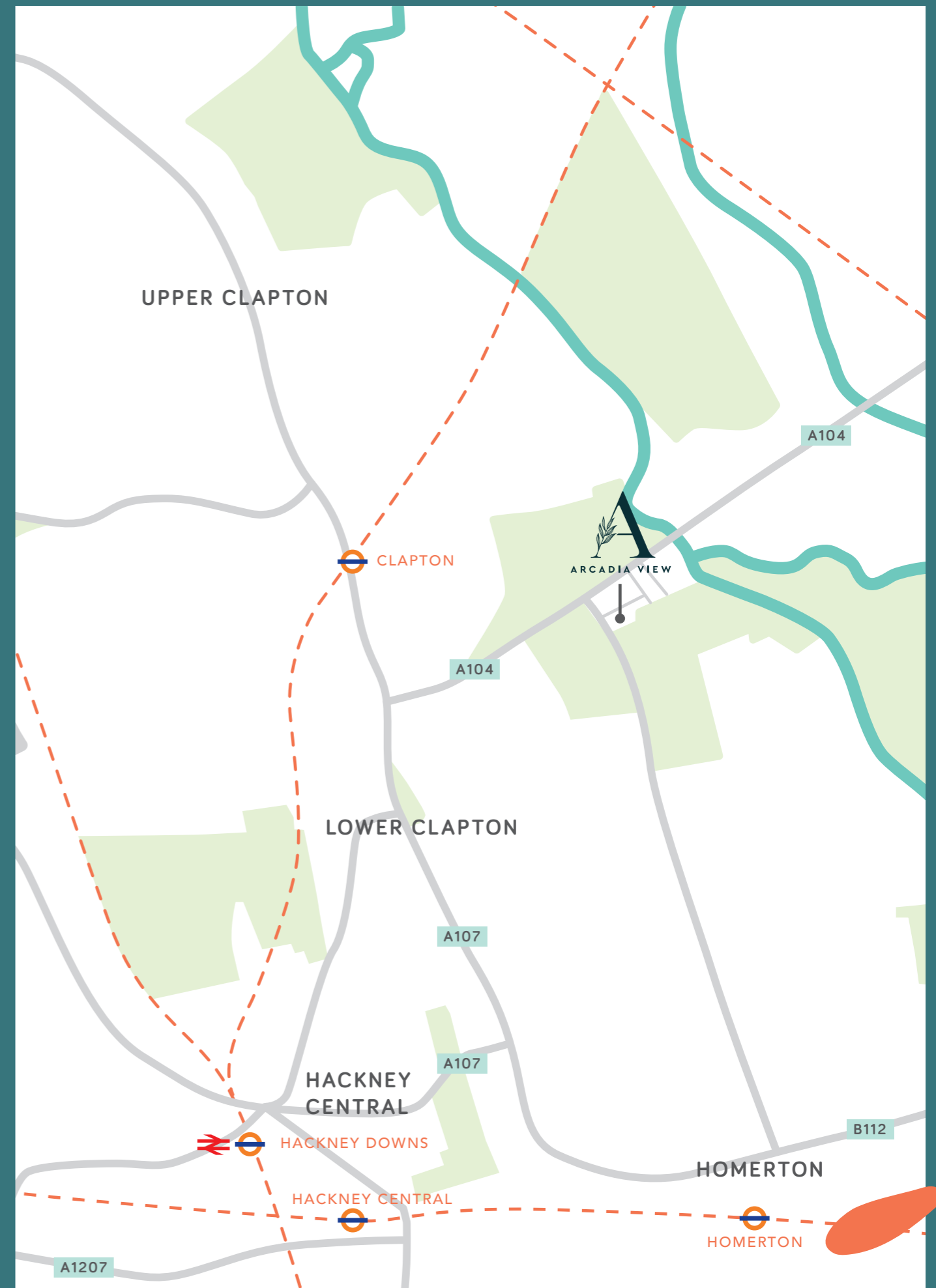
Directions:

Driving From the M25

At junction 27, use the left two lanes to exit towards London (NE)
Merge onto M11
At junction 4, use the right lane to take the A406 (S)/A406 (W) exit to N.Circular
Use the left two lanes to take the A104 exit towards Leytonstone
At the roundabout, take the first exit onto Woodford New Road/A104
Turn left onto Hillstowe Street
Turn right onto Legrave Street

By train From London Liverpool Street

Take the London Overground to Clapton rail station
Then walk south on Upper Clapton Road towards Gunton Road
Turn left onto Gunton Road
Turn left onto Casimir Road
Turn left onto Lea Bridge Road
Turn right onto Chatsworth Road
Turn left onto Legrave Street





ARCADIA VIEW

shnewhomes.co.uk/arcadiaview

0300 555 2171

**SOUTHERN
HOUSING**
new homes

Southern Housing terms and conditions apply. Images are for illustrative purposes only. All content within this document is indicative only. Southern Housing reserves the right to make any changes at any time. Please speak to a member of the Sales Team for up-to-date information when reserving your new home. Information is correct at time of going to print.