



# FILM SQUARE

**Walthamstow E17**



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





# 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.



Nearby Walthamstow Village is known for its picturesque streets, independent shops and cafés. Orford Road, at its 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.



Every Space



Turkish restaurant in Walthamstow



Walthamstow Market



Town Hall and fountains at Fellowship Square

## Picture Perfect

Walthamstow is an innovative hub of creativity and culture, and at its 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



**WILD CARD BREWERY  
BARREL STORE**  
RETAIL and MANUFACTURE of  
BARREL-AGED BEER  
UNIT 7, RAVENSWOOD IND.

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.

# 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.

Film Square



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.

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



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.

## 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)

Walthamstow Central	<b>2 mins</b>
St James Street	<b>4 mins</b>
Hackney Downs/ Hackney Central	<b>11 mins</b>
Highbury & Islington via Walthamstow Central	<b>14 mins</b>
Liverpool Street	<b>20 mins</b>
Stratford via Hackney Downs	<b>26 mins</b>
Camden Road via Hackney Downs	<b>31 mins</b>



**Underground**  
From Walthamstow Central Station,  
(1.2 miles)

Seven Sisters	<b>7 mins</b>
Finsbury Park	<b>10 mins</b>
Highbury & Islington	<b>13 mins</b>
King's Cross & St Pancras International	<b>15 mins</b>
Oxford Circus	<b>20 mins</b>
Victoria	<b>24 mins</b>
Vauxhall	<b>28 mins</b>



**On foot**  
From  
Film Square

Wood Street Indoor Market	<b>0.2 miles</b>
Wood Street Station	<b>0.2 miles</b>
Orford Road	<b>0.6 miles</b>
Walthamstow Central Station	<b>0.7 mile</b>
William Morris Gallery & Lloyd Park	<b>0.9 miles</b>
Walthamstow Market	<b>1 mile</b>
Hollow Ponds	<b>1 miles</b>



**By Bike**  
From  
Film Square

St. James Street Station	<b>1.4 miles</b>
Walthamstow Wetlands	<b>2 miles</b>
Lea Valley Park	<b>2 miles</b>
Leyton High Road	<b>2.1 miles</b>
Highams Park Lake	<b>2.7 miles</b>
Westfield Stratford City	<b>4.1 miles</b>
Fairlop Waters Country Park	<b>5.8 miles</b>

Travel times: [www.tfl.gov.uk](http://www.tfl.gov.uk), [www.google.co.uk/maps](http://www.google.co.uk/maps)

# Setting the scene

at Film Square



## 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

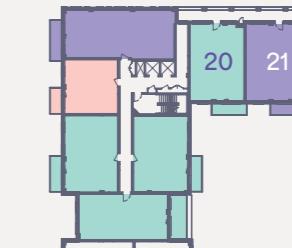
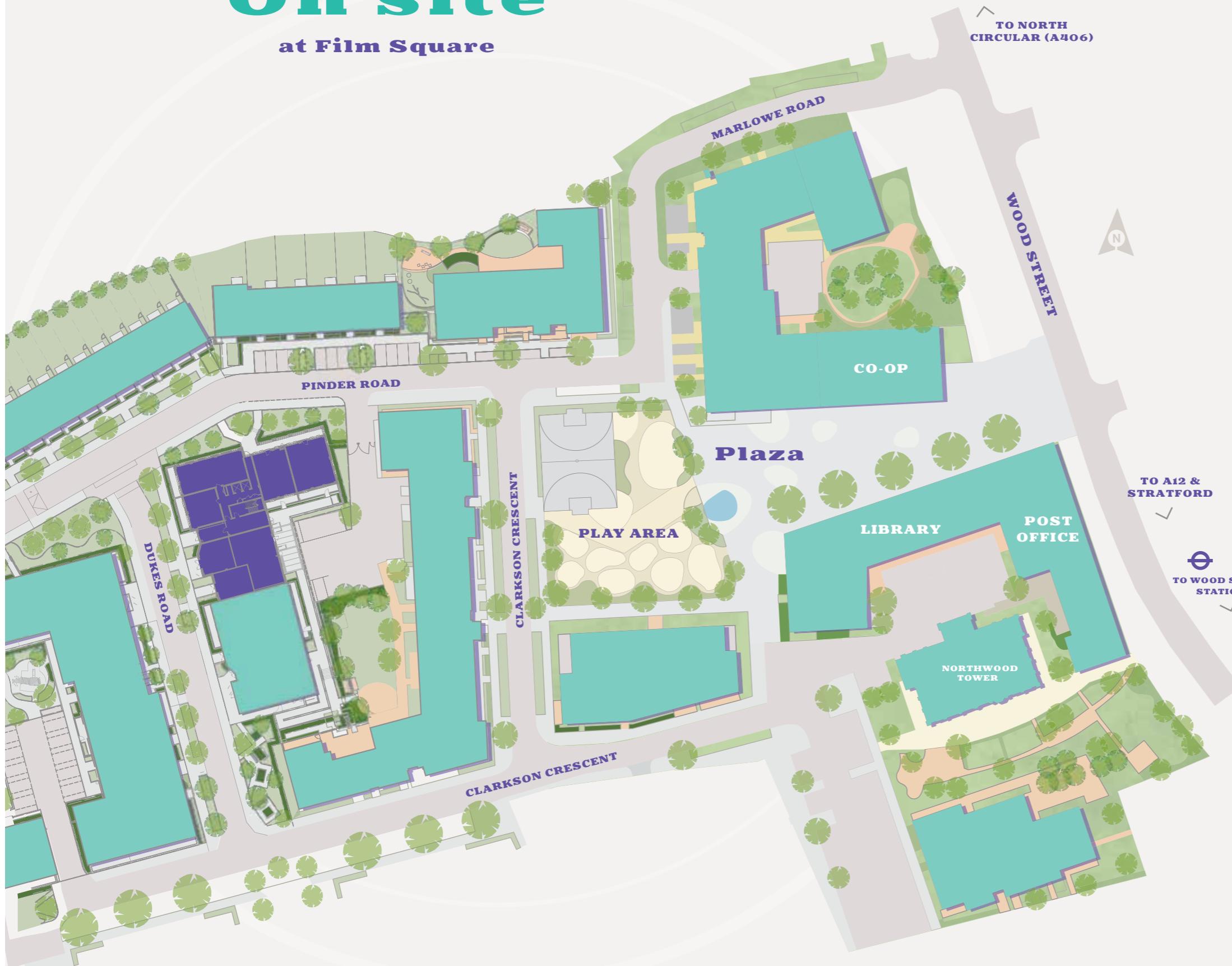
- 10 years NHBC warranty

# On site

at Film Square

TO NORTH  
CIRCULAR (A406)

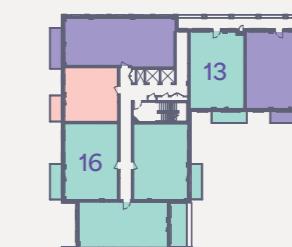
**FILM  
SQUARE**  
Walthamstow E17



Third Floor



Fifth Floor



Second Floor



Fourth Floor



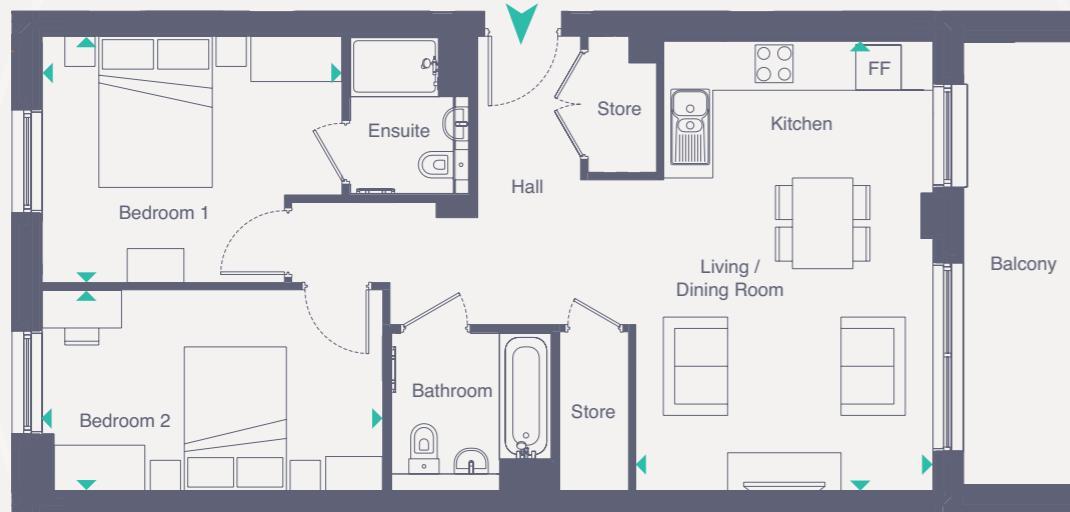
First Floor

## Key

- One Bedroom Apartment (All Reserved)
- Two Bedroom Apartment
- Three Bedroom Apartment

## Two Bedroom Apartments

PLOT 32



PLOT 32 - FOURTH FLOOR

Total area (NIA) 70.5 SQ M 759 SQ FT

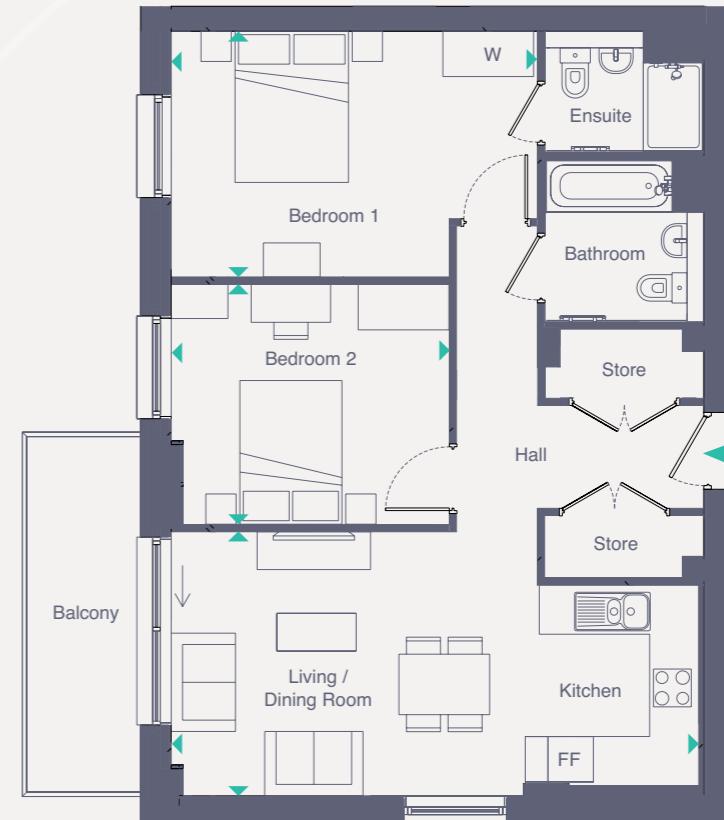
	Length	Width	Length	Width
Living / Dining / Kitchen	5.94m x 3.93m		19' 6" x 12' 11"	
Bedroom 1	3.26m x 3.20m		10' 8" x 10' 6"	
Bedroom 2	4.50m x 2.65m		14' 9" x 8' 8"	

Key: FF Fridge /Freezer W Wardrobe



## Two Bedroom Apartments

PLOTS 9, 16, & 30



ONLY PLOTS 42 & 46 HAS THIS WINDOW

PLOT 9 - FIRST FLOOR  
PLOT 16 - SECOND FLOOR  
PLOT 30 - FOURTH FLOOR

Total area (NIA) 71.0 SQ M 764 SQ FT

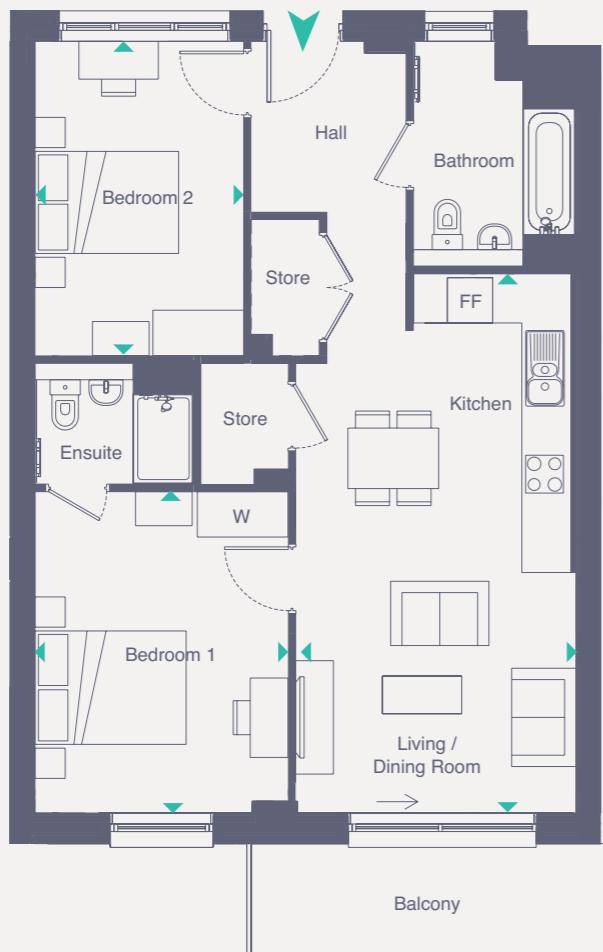
	Length	Width	Length	Width
Living / Dining / Kitchen	6.98m x 3.49m		22' 11" x 11' 5"	
Bedroom 1	4.84m x 3.25m		15' 11" x 10' 8"	
Bedroom 2	3.68m x 3.17m		12' 1" x 10' 5"	

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

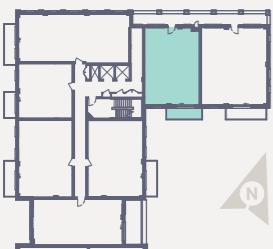
PLOT 27 - FOURTH FLOOR

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 21 & 28



PLOT 21 - THIRD FLOOR

PLOT 28 - FOURTH 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



# 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, Regenta, 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.





**0344 800 1639**

**FilmSquare.co.uk**



**REGENTA**



FILM SQUARE / E17

