

The logo for EVA APARTMENTS is positioned in the upper right quadrant. It features the word 'EVA' in a large, bold, red, sans-serif font. Below it, the word 'APARTMENTS' is written in a smaller, white, all-caps, sans-serif font. The background of the entire page is a dark red color with a repeating pattern of light red, interlocking geometric shapes that resemble a maze or a complex grid.

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EVA-APARTMENTS.CO.UK

Nine beautifully appointed apartments,  
designed with space and style in mind



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## **EVA APARTMENTS**

665 LEYTON HIGH ROAD, LONDON E10 6RA

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**EVA**

[EVA-APARTMENTS.CO.UK](http://EVA-APARTMENTS.CO.UK)



## LOCATION

THE MIGRATION EAST CONTINUES TO GATHER PACE, AND THE OUTSTANDING RATIO OF COST TO "LIVEABILITY" NOT FOUND ELSEWHERE MAKES THIS AREA A SHINING LIGHT IN THE CAPITAL.

The dynamism of the City, Canary Wharf and Stratford continues to ripple out to Leyton and create transformational levels of change in quality of life and investment potential.

Being so close to both Leyton Midland Road Overground and Leytonstone Underground stations, and with Crossrail arriving at Stratford station in 2018, Eva Apartments will afford residents one of the most well-connected locations in the capital.

## LEYTON

Post the 2012 Olympics, Leyton has become a hub of young professionals and families. The high road has now been transformed into one of London's best looking high streets, with a plethora of one-off shops and cafes for the discerning customer. Visit the Hornbeam Cafe for the best East London has to offer in organic treats, or sample the local delights at Deeny's Cafe (below middle) and Darkhorse Restaurant (below left). If you're an early riser, you can pick up a locally roasted coffee from We Are Here, London's coolest coffee cart (left). Delicatessen Palmeira is a fantastic Portugese lunch spot, and the Shish Mahal is widely regarded as the best indian eatery in East London. And if you're looking for something to do after lunch why not visit the home of Leyton Orient, the second oldest football club in the UK.



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## LOCATION



### STRATFORD

Westfield Stratford is a major force in London retailing and leisure. With a multitude of recreational venues, over 300 shops and 80 places to eat little more than five minutes away on the train from Eva Apartments, you'll be able to literally "shop 'til you drop."

Billions of pounds of investment have made this one of Europe's largest retail environments and its million visitors per week have turned neighbouring areas into desirable London residential hotspots.



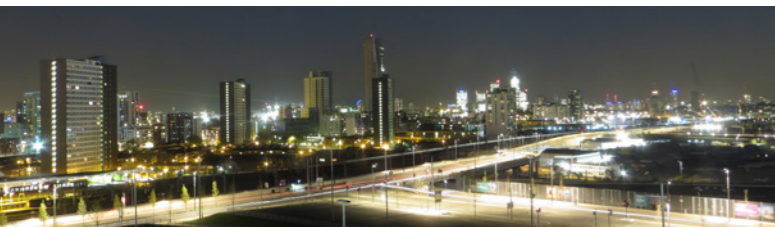
### HACKNEY WICK

In the recent past several sites in Hackney Wick have undergone regeneration and the proximity of the Olympic Park has massively enhanced the locality's appeal. Numerous artists and designers have set up studios here - and in neighbouring Fish Island - mainly in old warehouses and disused industrial premises. In 2012 Hackney Wick became home to The White Building, a canal-side centre for art, technology and sustainability. Hackney Wick really is the destination to see some of the finest art and design London has to offer.

Moreover, the area is home to Hackney WickEd, a dynamic force for promoting local culture - dedicated to providing a platform for artists to showcase their work alongside established and international names.

### CULTURE

Close by Canary Wharf and Stratford both boast a cultural pedigree with art installations by celebrated artists and gallery spaces. The East End itself oozes cool and is firmly established as London's new creative hub. Culture and The Arts in all its forms find outlets in every guise, with the emphasis on being inclusive to all and breaking down traditional barriers.



## TRANSPORT

### CROSSRAIL

Scheduled for staged completion during 2018, Crossrail will offer direct fast routes to Heathrow, Liverpool Street, Tottenham Court Road, Bond Street and Paddington. The opening of the line will dramatically enhance commuting time from the locale.

A recent property feasibility study states that property near Crossrail stations could enjoy price increases of up to 25% simply based on their proximity to the new stations. The study states:

**CROSSRAIL IS MORE THAN A NEW RAIL LINK, IT WILL BE A CATALYST FOR REGENERATION IN KEY LOCATIONS AND A DRIVER OF LONDON'S CONTINUED GROWTH, IN PARTICULAR FROM A PROPERTY PERSPECTIVE.**



FROM LEYTONSTONE  
TUBE STATION

WESTFIELD  
8 MINS

THE CITY  
18 MINS

OXFORD CIRCUS  
23 MINS

NOTTING HILL  
41 MINS



FROM WALTHAMSTOW  
CENTRAL STATION

HIGHBURY & ISLINGTON  
12 MINS

KING'S CROSS  
14 MINS

THE CITY  
19 MINS

VICTORIA  
26 MINS



FROM STRATFORD  
TUBE STATION

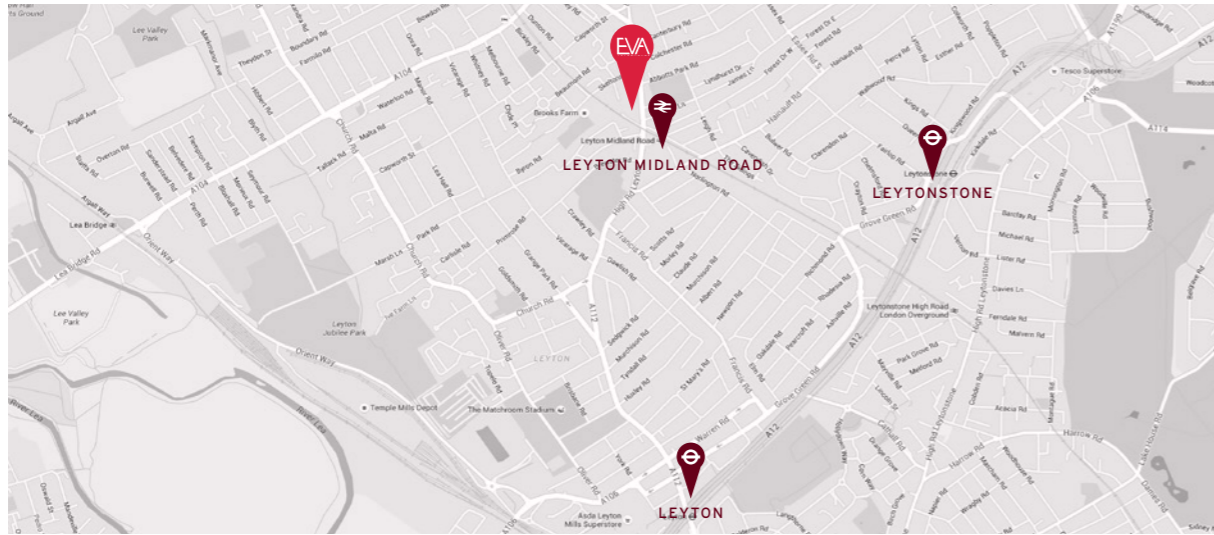
LIVERPOOL STREET  
12 MINS

CANARY WHARF  
9 MINS

HOLBORN  
17 MINS

HEATHROW AIRPORT  
68 MINS

# TRANSPORT



## LEYTONSTONE TUBE

Leytonstone station is just a brief fifteen minute walk from Eva apartments, providing access to the central line and speedy connections to the rest of the capital

## WALTHAMSTOW CENTRAL

Walthamstow Central is approximately twenty minutes walk from Eva apartments, providing direct access to the Victoria Line and overground services to The City.

## STRATFORD TUBE

Eva is just a short bus rise from Stratford International station and the Jubilee and central lines, DLR and overground for excellent access to all areas of the city. Stratford is also soon to be home to a new crossrail stop.

## LEYTON MIDLAND ROAD OVERGROUND

Conveniently located on the doorstep of Eva Apartments, Leyton Midland Road Overground will take you directly to Barking station, or across to north west London and the green spaces of Hampstead Heath

## BY ROAD AND TAXI

With major roads A12 and A13 (East India Dock Road) both close by, Eva apartments is also superbly placed to access the motoway network including the M11 for Stansted Airport or the M25.

## BY BUS

There are many bus stops surrounding Eva Apartments. The routes include the 69, 97, W16 and N26 for 24 hour services.

# APARTMENT

All measurements are approximate. Plans are drawn to scale at a design phase and may vary during build.

3 BED

FIRST FLOOR  
DUPLEX

92.5 SQM (996 SQFT)

# 1

## APARTMENT 1

## DUPLEX

## TOTAL AREA

92.5 sqm (996 sqft)

## KITCHEN/LIVING/DINING

8.85m x 4.45m

## BEDROOM 1

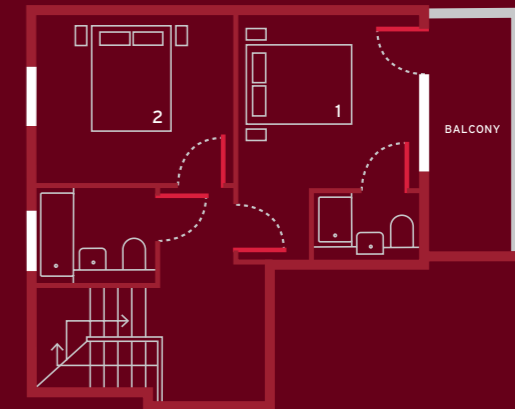
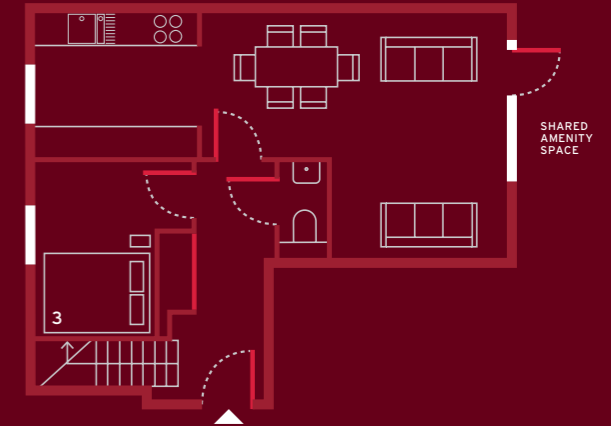
3.35m x 3.10m

## BEDROOM 2

3.70m x 2.98m

## BEDROOM 3

3.25m x 2.83m



# APARTMENT

# 2

2 BED

FIRST FLOOR

69.0 SQM (743 SQFT)

APARTMENT 2

FIRST FLOOR

TOTAL AREA

69.0 sqm (743 sqft)

KITCHEN/LIVING/DINING

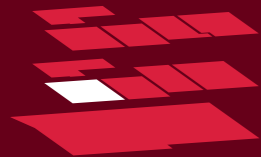
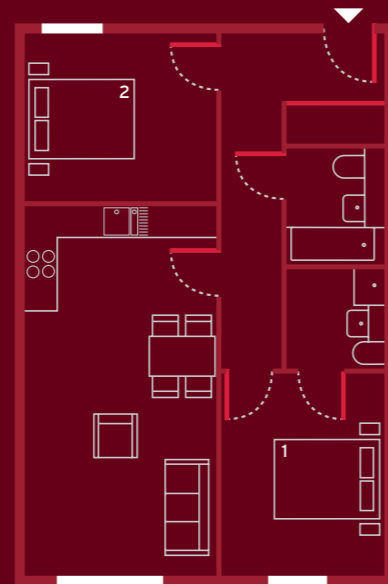
6.95m x 3.51m

BEDROOM 1

3.51m x 3.19m

BEDROOM 2

3.73m x 3.13m



# APARTMENT

# 3

1 BED

FIRST FLOOR

54.0 SQM (581 SQFT)

APARTMENT 3

FIRST FLOOR

TOTAL AREA

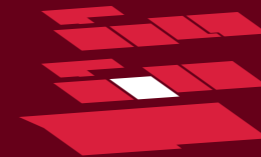
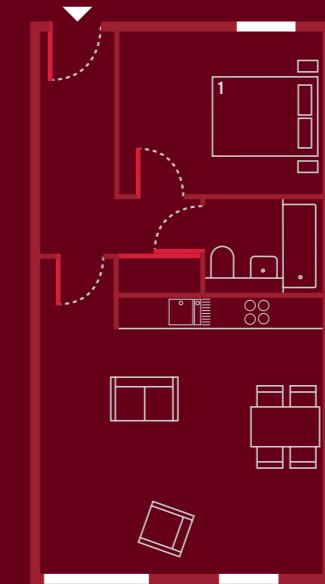
54.0 sqm (581 sqft)

KITCHEN/LIVING/DINING

5.90m x 5.28m

BEDROOM 1

3.79m x 3.08m

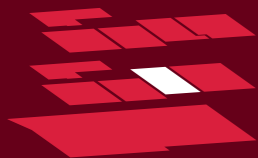


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# APARTMENT

# 4

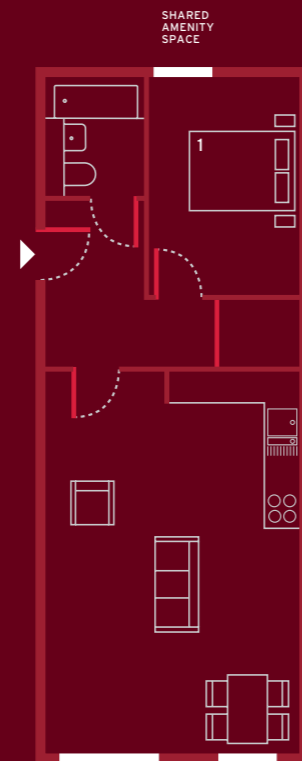
APARTMENT 4  
FIRST FLOOR  
TOTAL AREA  
60.2 sqm (648 sqft)  
KITCHEN/LIVING/DINING  
7.23m x 4.75m  
BEDROOM 1  
4.08m x 2.80m



1 BED

FIRST FLOOR

60.2 SQM (648 SQFT)



# APARTMENT

# 5

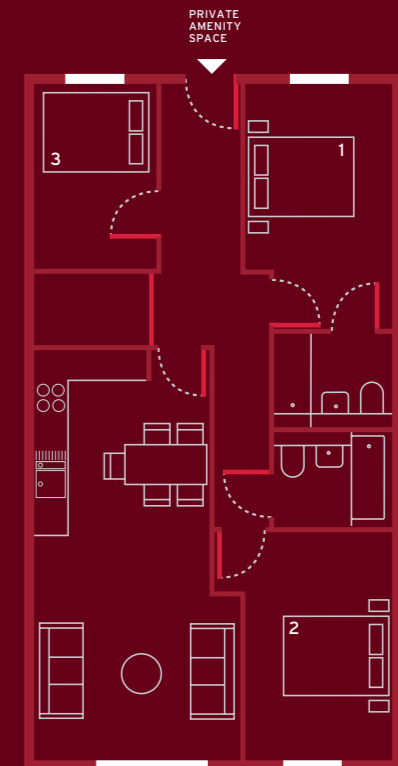
APARTMENT 5  
FIRST FLOOR  
TOTAL AREA  
85.8 sqm (924 sqft)  
KITCHEN/LIVING/DINING  
7.75m x 3.89m  
BEDROOM 1  
4.26m x 3.35m  
BEDROOM 2  
4.60m x 2.73m  
BEDROOM 3  
3.45m x 2.30m



3 BED

FIRST FLOOR

85.8 SQM (924 SQFT)



All measurements are approximate.  
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# APARTMENT

# 6

1 BED

SECOND FLOOR

62.5 SQM (673 SQFT)

APARTMENT 6

SECOND FLOOR

TOTAL AREA

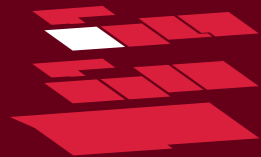
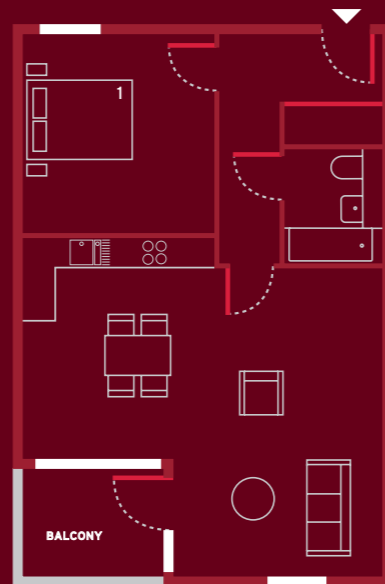
62.5 sqm (673 sqft)

KITCHEN/LIVING/DINING

6.73m × 6.40m

BEDROOM 1

3.70m × 3.60m



# APARTMENT

# 7

1 BED

SECOND FLOOR

48.9 SQM (526 SQFT)

APARTMENT 7

SECOND FLOOR

TOTAL AREA

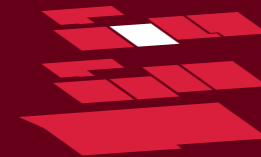
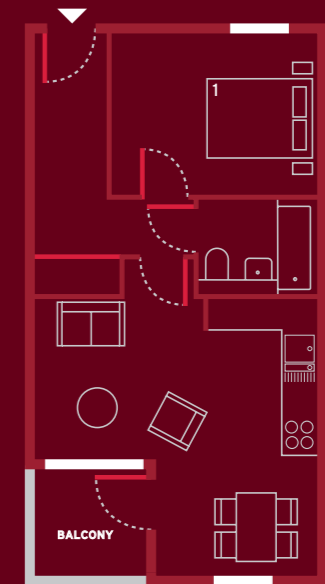
48.9 sqm (526 sqft)

KITCHEN/LIVING/DINING

52.8m × 51.8xm

BEDROOM 1

37.9m × 30.8m



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# APARTMENT

# 8

1 BED

SECOND FLOOR

48.8 SQM (525 SQFT)

APARTMENT 8

SECOND FLOOR

TOTAL AREA

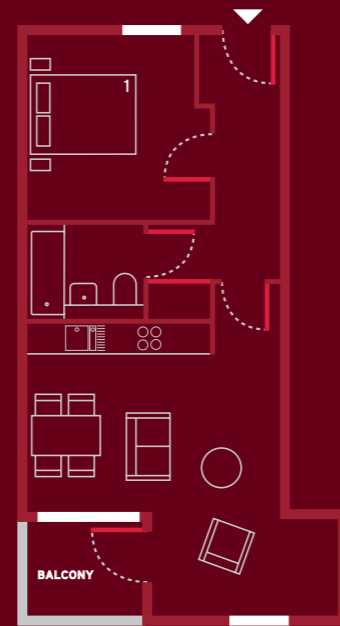
48.8 sqm (525 sqft)

KITCHEN/LIVING/DINING

55.0m × 58.3m

BEDROOM 1

34.5m × 34.3m



# APARTMENT

# 9

1 BED

SECOND FLOOR

66.5 SQM (716 SQFT)

APARTMENT 9

SECOND FLOOR

TOTAL AREA

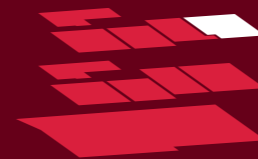
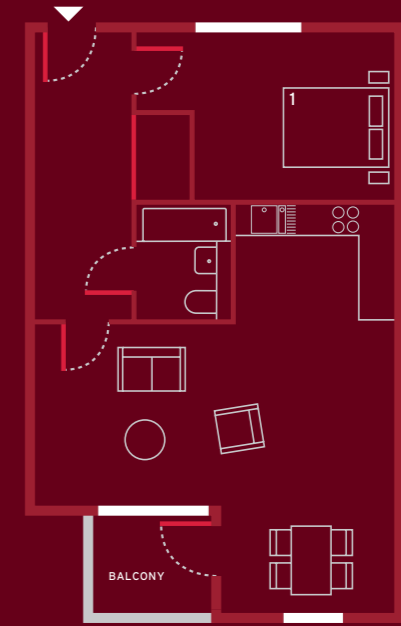
66.5 sqm (716 sqft)

KITCHEN/LIVING/DINING

7.75m × 6.73m

BEDROOM 1

3.73m × 3.10m



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# SPECIFICATIONS

## COMMUNAL AREA

- Dark black floor tile in entrance corridor
- Dark black floor tile staircase and corridor areas

## FLOOR FINISHES

- Living rooms, hallways and kitchens - engineered wood Natural Oak Staten Island
- Bedrooms - Sensation, Ventura opal carpet
- Bathrooms - Dolomite Brown wall and floor tile
- Ensuite - Dolomite Grey wall and floor tile

## BATHROOMS

- Bathroom suites with chrome taps and mixers
- Bath glazed screen and modern mixer shower
- Shower enclosure with glazed screen
- LED illuminated mirrors (in bathrooms and ensuite)
- Flush mirrors in WC
- Heated towel rails

## PAINT FINISHES

- Walls - white matt
- Ceilings - white matt
- Skirting and architraves - white matt

## KITCHENS

- Handleless white gloss unit cabinets
- Work top Quartz Super white
- Soft close drawers and doors
- Bosch DHE645MGB Extractor
- Bosch PIA611B68B Hob
- Bosch HBA13B150B Oven
- Hotpoint BHWM1292 Washer Dryer
- Hotpoint HMCB5050AA F/Freezer
- Hotpoint LTB4B019 Dishwasher

## INTERNAL DOORS

- White internal doors
- Polished chrome handles and door furniture

## INTERNAL GENERAL

- Power sockets polished chrome stainless screw less
- Downlights
- Gas central heating with individual boilers

## SECURITY

- Voice only, door enter

## BUILDING STANDARDS & WARRANTY

- Balconies composite decking
- Railing balustrades
- Communal amenity decking and dark black floor tile
- Under 10 year warranty By CRL



020 7048 0150  
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www.ipe-developments.com

## A BOUTIQUE DEVELOPMENT BY...

IPE Developments was pioneered from our vision for developing high quality sustainable residential developments in London. Our team has identified important attributes within prime locations in London and has acquired, refurbished, expanded, and sold undervalued properties.

What makes IPE Developments unique is the approach that we have to our projects; our real estate experts identify properties and we then use our expertise to scrutinise and recognise key selling points within developments. Thereafter, we carefully construct a financial plan and relate the appropriate finishes to our luxury interior designers.

DESIGN: ENERGYDESIGNSTUDIO.COM