



THE
ARTS

APARTMENTS

**THE ARTS APARTMENTS
ARE A COLLECTION OF SIX
EXCEPTIONALLY STYLISH,
URBAN APARTMENTS
BASED IN VIBRANT
WALTHAMSTOW, HEART
OF THE THRIVING
CULTURAL SCENE IN E17**





Controlled
ZONE HS



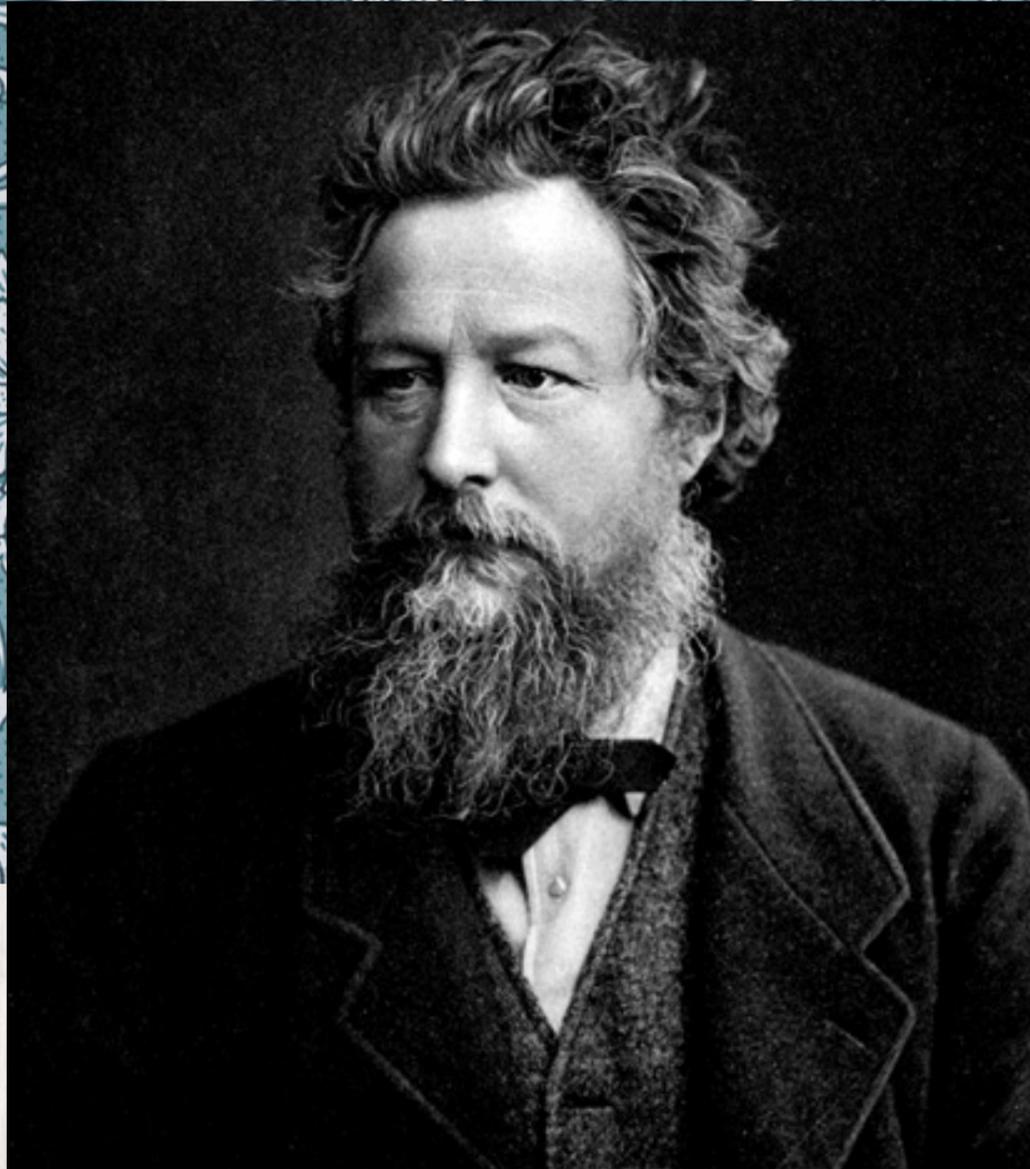
Mon - Sat
8am - 6.30pm

THE PLACE TO BE

Walthamstow is an evolving young suburb, offering residents an attractive mix of pavement cafes and fine dining in Walthamstow Village. The longest street market in Europe, a neon treasure trove, repurposed art deco cinema, a brewery and its own annual festival. Encompassing the most green space north of the river, the borough of Waltham Forest is also home to Walthamstow Wetlands,

an unparalleled urban nature reserve teeming with wildlife and picturesque views, Walthamstow Marshes and plentiful parks and playgrounds. Warm, welcoming and soaked in community spirit, this emergent area truly offers the best of East End living.





**“THE TRUE SECRET OF HAPPINESS
LIES IN TAKING A GENUINE INTEREST
IN ALL THE DETAILS OF DAILY LIFE”**

- William Morris

WILLIAM MORRIS AND THE ARTS & CRAFTS MOVEMENT

William Morris is best known as a major contributor to the Arts and Crafts movement in the late 19th century, but he was also a writer, artist, conservationist and politically active socialist who spent much of his life fighting the consensus. Morris carved a place for fine craft in society, championing the principle of handmade production and ultimately changing the way in which interior decoration was used in the home.

Situated just a stone's throw away, The William Morris Gallery is a Grade II listed Georgian house built in the 1740s where Morris himself lived from the age of 14-22 and began writing some of his earliest poetry. Set in the stunning gardens of Lloyd Park – where flowers that he favoured for his motifs have been planted – the gallery is devoted to his life, work and influence. Morris's revival of the textile arts, from tapestry dyeing to wallpapers, fabrics and furniture, had an everlasting impact on interior design, and it is this pioneering, creative spirit that the Arts Apartments embodies.



**“WHEN
LOVE AND
SKILL WORK
TOGETHER...
EXPECT A
MASTERPIECE”**

WELL CONNECTED

With the Victoria line on your doorstep, Oxford Circus can be reached in 20 minutes, Brixton in 30 minutes and the Eurostar at St Pancras is a mere 15 minutes away.



FROM WALTHAMSTOW STATION

11 MINS	14 MINS	18 MINS	19 MINS
HIGHBURY & ISLINGTON	KINGS CROSS ST PANC	OXFORD CIRCUS	LIVERPOOL ST



ON FOOT

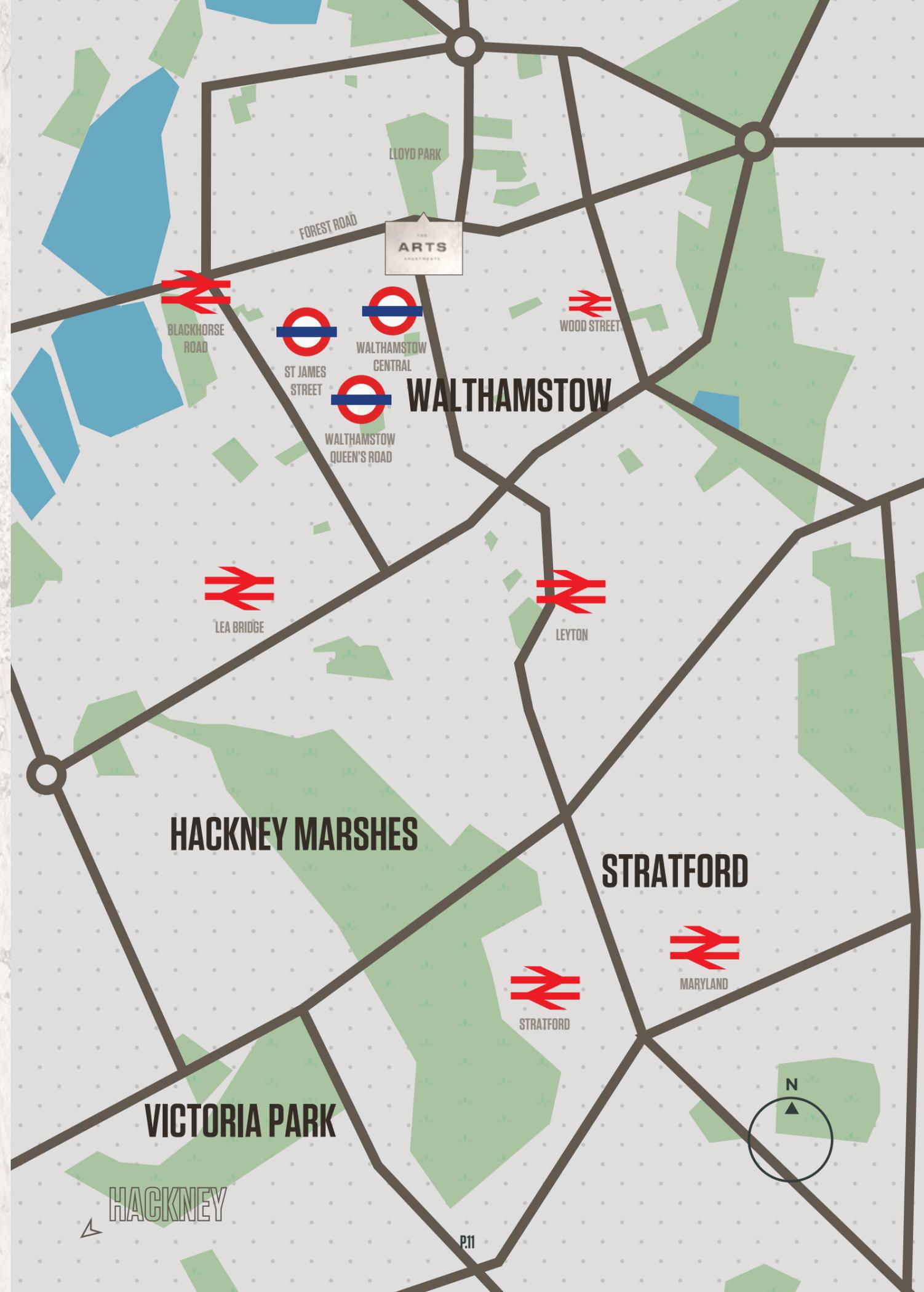
4 MINS	5 MINS	9 MINS	12 MINS
BUHLER & CO	YARD SALE PIZZA	WALTHAMSTOW FARMERS MARKET	GODS OWN JUNKYARD



BY BICYCLE

4 MINS	6 MINS	6 MINS	6 MINS
EAT 17	WALTHAMSTOW VILLAGE	WALTHAMSTOW CENTRAL STATION	WALTHAMSTOW QUEENS ROAD STATION

*All train related times are from Walthamstow Central Station
Times are taken from Google Maps

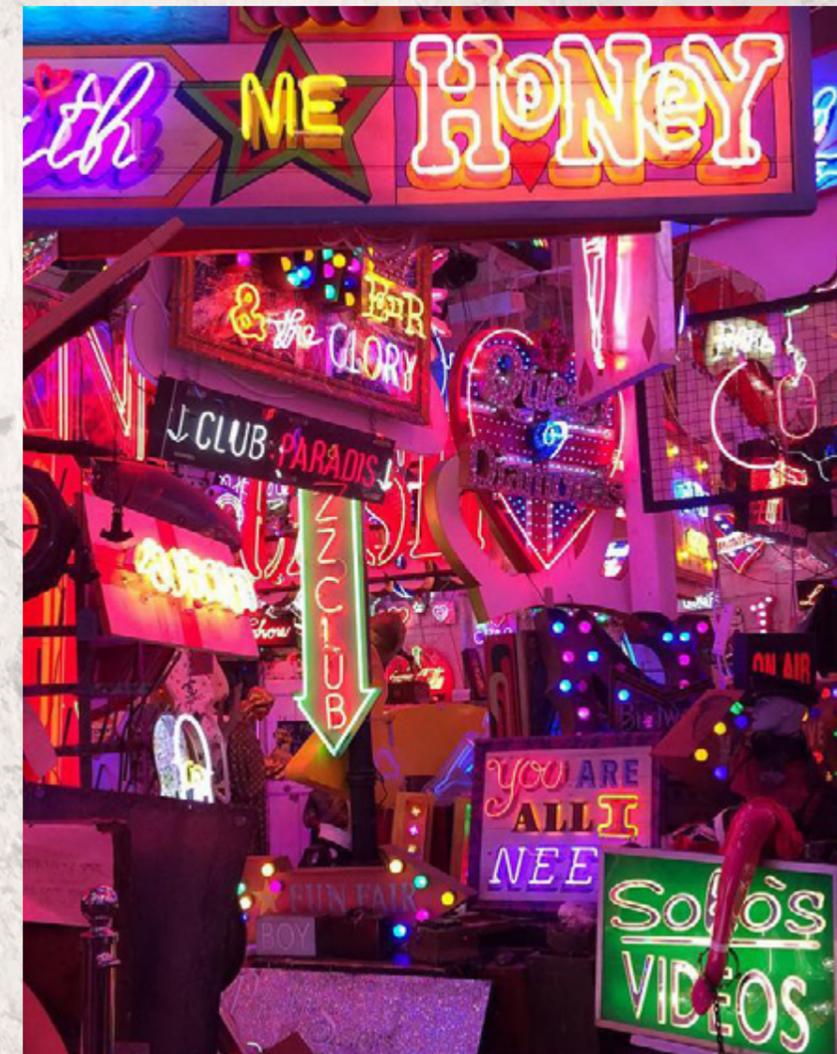
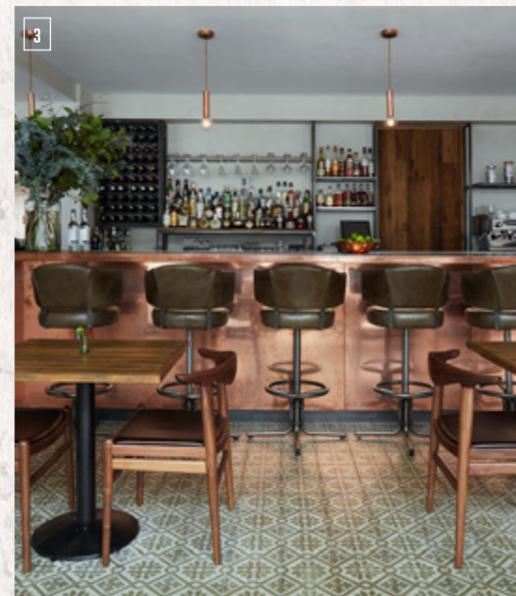


SO MUCH TO DO

Walthamstow, or Awesomestow as the locals call it, is an evolving area that was awarded the status of London Borough of Culture 2019, offering an eclectic mix of destinations to suit any lifestyle.

Young families spill out of pavement cafés in Walthamstow Village; gin-drinking hipsters hang out at Mirth, Marvel and Maud (an art deco cinema repurposed into a bar) savvy shoppers hunt for bargains in Europe's longest street market; foodies get a taste of the best cuisine at Eat17; Instagrammers hunt for likes in the neon treasure trove of God's Own Junkyard.

And they all come together once a year for the annual Walthamstow festival, a celebration of everything the community has to offer, including art workshops, live music, homegrown produce and a lot of cute dogs.



1. **THE VILLAGE** – A refurbished pub with a large, heated beer garden and a classic menu of British favourites

2. **SUPPERCLUB.TUBE** – A supperclub with a difference! Head Chef Beatriz Maldonado Carreño, who bases her delicious 5-course dinner on her Colombian roots, serves her lovely customers each week on a decommissioned 1960s Victoria line train.

3. **EAT 17** – Specialises in honest British fare, with homemade ice creams, sauces and stocks and sells an award-winning bacon jam.





**THE LOCAL AREA
ENCOMPASSES
THE ESSENCE OF
CONTEMPORARY LONDON
LIVING, SEAMLESSLY
BLENDING VIBRANT
CULTURE, RICH
HISTORY AND
DIVERSE ARCHITECTURE.**



*Computer Generated Image for illustrative purposes only.





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THE PROMISE OF THE ARTS APARTMENTS IS OF
A PLACE WHERE YOUR SENSE OF BEING AT HOME
COMES WITH A SENSE OF BEING PART OF ONE OF
LONDON'S MOST EXCITING NEIGHBOURHOODS

*Computer Generated Image for illustrative purposes only.



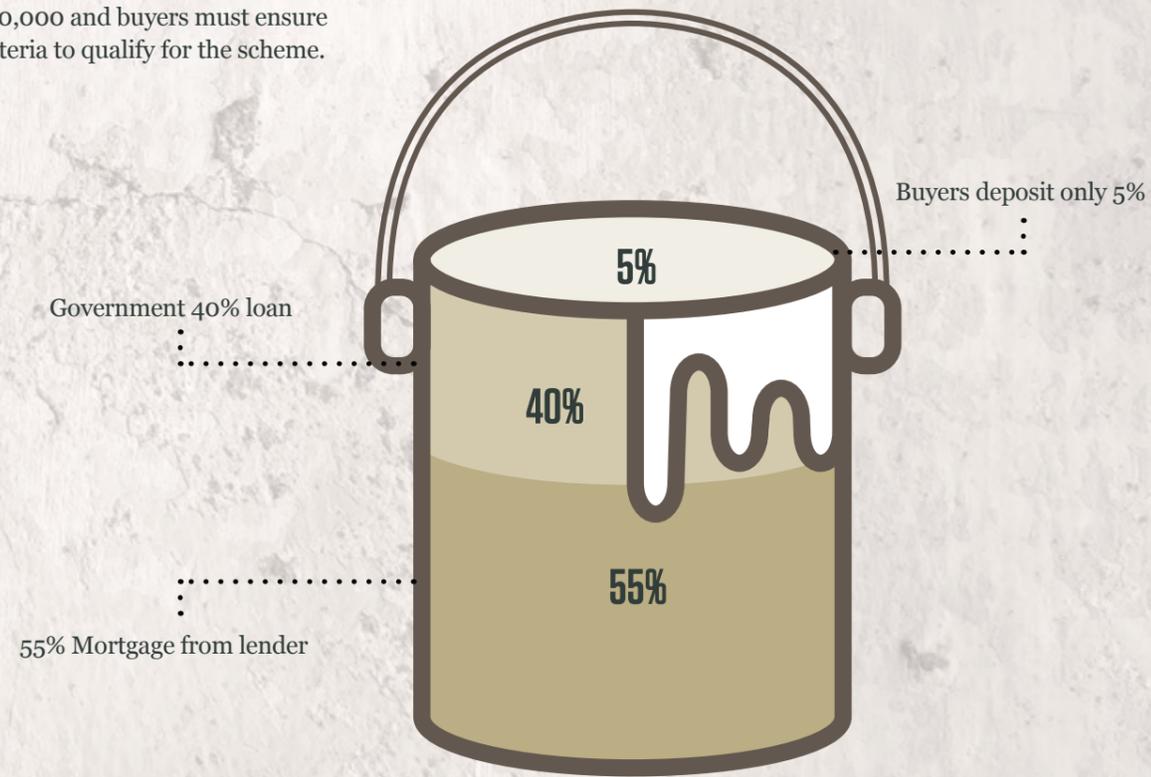
NOTABLE DESIGN FEATURES IN THE BATHROOMS INCLUDE THE PRISTINE TILING AND WALL MOUNTED CHROME TAPS AND MIXERS



*Computer Generated Image for illustrative purposes only.

HELP TO BUY OWN YOUR OWN HOME IN LONDON

The London Help to Buy scheme is the government backed scheme which helps you to buy a new home with as little as 5% deposit. Whether you're a first-time buyer or you are a current home owner looking to move up the ladder, Help to Buy can assist you. The Help to Buy scheme is known as an equity loan which is available to buyers in London, England & Wales. The London scheme is available on units priced up to £600,000 and buyers must ensure they meet the criteria to qualify for the scheme.

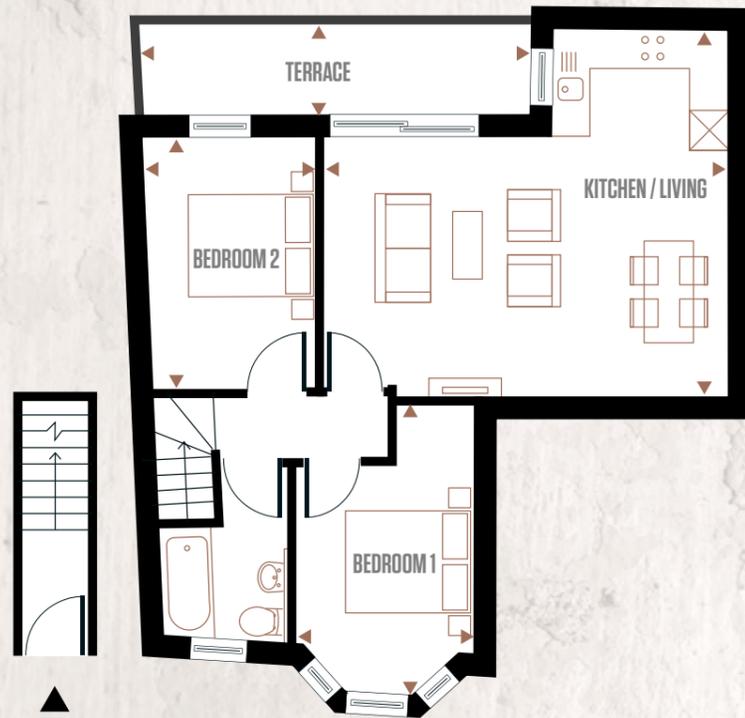


FLOORPLANS

All measurements are created for marketing purposes; these are approximate and may change during construction. Plans are drawn to scale at a design phase and may vary during build.

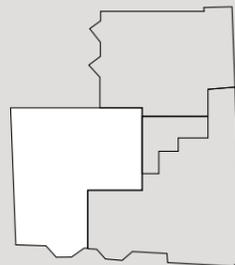
APARTMENT ONE

TWO BEDROOMS / ONE BATHROOM
FIRST FLOOR



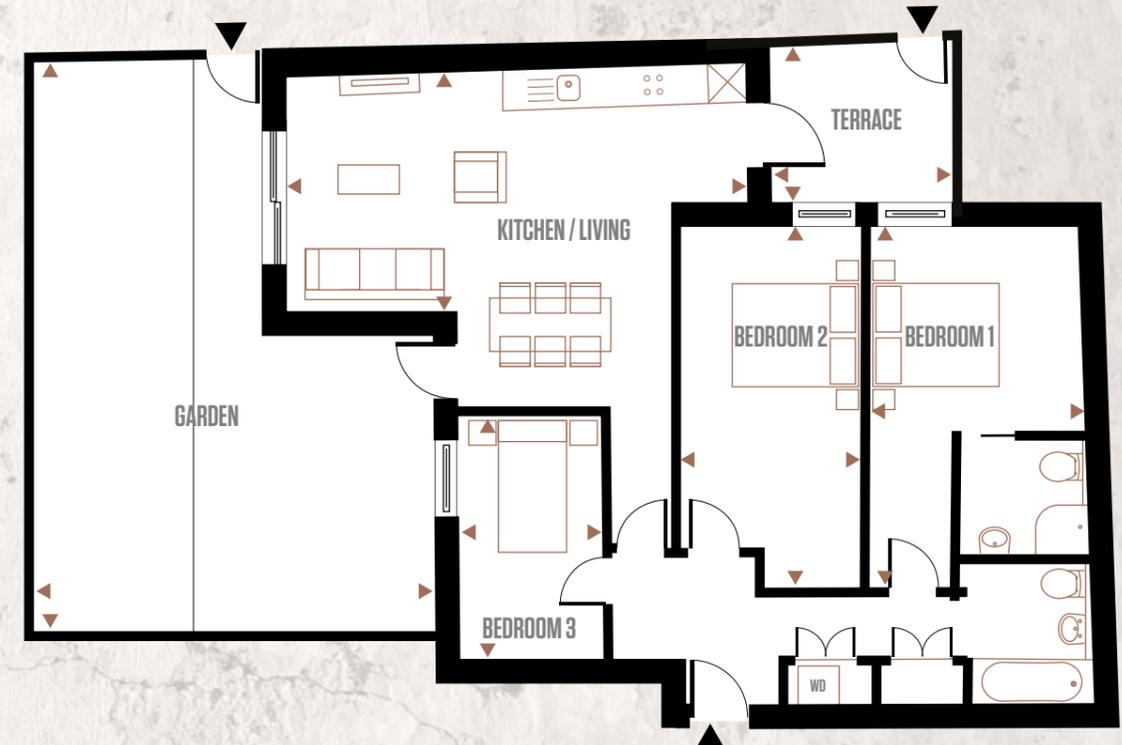
60m², 646 ft²

Living/ Kitchen	6.2m x 5.6m
Terrace	6.0m x 1.5m
Bedroom 1	2.7m x 4.6m
Bedroom 2	2.6m x 3.9m



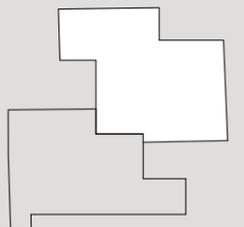
APARTMENT TWO

THREE BEDROOMS / TWO BATHROOMS
GROUND FLOOR



81 m², 872 ft²

Living/ Kitchen	6.9m x 5.0m
Bedroom 1	3.2m x 5.3m
Bedroom 2	2.6m x 5.3m
Bedroom 3	2.0m x 3.6m
Terrace	2.5m x 2.3m
Garden	7.1m x 6.2m

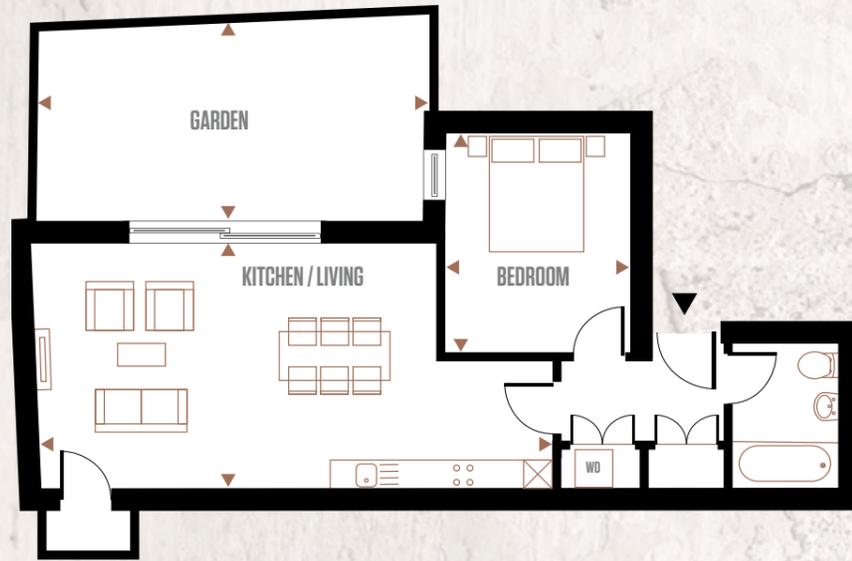


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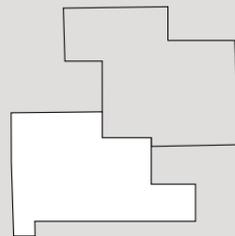
APARTMENT THREE

ONE BEDROOM / ONE BATHROOM
GROUND FLOOR



52m², 560 ft²

Living/ Kitchen	8.7m x 4.0m
Bedroom	3.0m x 3.5m
Garden	6.3m x 3.7m



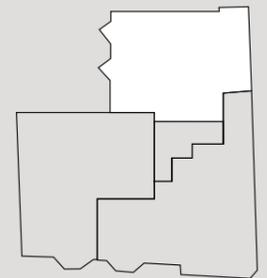
APARTMENT FOUR

ONE BEDROOM / ONE BATHROOM
FIRST FLOOR



50m², 538 ft²

Living/ Kitchen	7.2m x 4.5m
Terrace	1.6m x 5.7m
Bedroom	3.2m x 4.3m



FLOORPLANS

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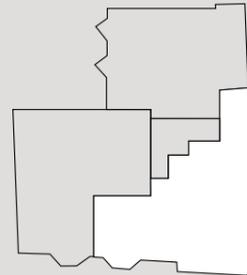
APARTMENT FIVE

TWO BEDROOMS / TWO BATHROOMS
FIRST FLOOR



67m², 721 ft²

Living/ Kitchen	4.1m x 8.8m
Terrace	1.7m x 3.2m
Bedroom 1	3.5m x 3.5m
Bedroom 2	2.6m x 3.1m



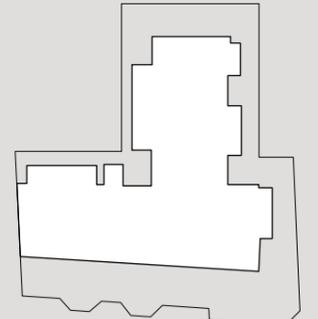
APARTMENT SIX

TWO BEDROOMS / TWO BATHROOMS
SECOND FLOOR



101m², 1087 ft²

Living/ Kitchen	9.0m x 5.4m
Terrace	3.8m x 1.4m
Bedroom 1	5.4m x 3.7m
Bedroom 2	3.8m x 3.2m



SPECIFICATION

KITCHENS

- Wall units in a neutral wooden finish
- Floor units in a matt grey finish
- Smeg built-in oven
- Smeg induction hob
- Smeg built in fridge freezer 70/30
- Smeg integrated dishwasher
- Smeg washer dryer
- Smeg integrated extractor hood
- Blanco supra sink
- Pull out kitchen tap
- Opal quartz super white worktop
- Tiled splashback

BATHROOMS

- Porcelain ash concrete effect tiles
- Wall mounted chrome taps and mixers
- Bath with glazed screen and thermostatic mixer shower
- Mirrored cabinet unit above sink in bathrooms
- Heated chrome towel rail
- Shaver socket

EN SUITES

- Porcelain beige coloured tiles
- Chrome taps and mixers
- Shower enclosure to en-suites
- Heated chrome towel rail
- Shaver socket
- Flush mirror

INTERNAL GENERAL

- Black matt screwless switches and sockets in living, kitchen and bedroom areas
- Black matt door furniture
- Telephone outlet sockets
- Connection points ready for Sky Q/ satellite/ BT/terrestrial TV and radio in living room
- Electric heating
- Radiators in living and bedroom areas
- LED spot lighting underneath top kitchen units

FLOOR FINISHES

- Bathrooms and en suites – porcelain tiles
- Living rooms, kitchens and bedrooms – engineered wood floor

PAINT FINISHES

- Walls –Dulux white matt emulsion
- Ceilings –Dulux white matt emulsion
- Skirting and architraves – white satin

EXTERNAL

- Lighting on balconies
- Outside spaces to apartments: timber decking

MAIN ENTRANCE AND COMMON AREAS

- Lobby entrance durable grey tiles
- Communal lighting with movement sensors
- Stairs and communal corridors - durable dark grey carpet
- Bin storage on ground floor
- Bike storage

SECURITY

- Key pad call point system
- Fire doors
- Fully integrated smoke detectors and fire alarm system to all units

WARRANTY

- ICW 10 years home warranty



ABOUT THE AGENT

Stirling Ackroyd New Homes has incorporated Bridge Estate Agents to continue increasing our market share within Shoreditch and surrounding East London. We have been serving our communities for over three decades and have been an integral part of London's property evolution. The newly combined approach of Stirling Ackroyd Incorporating Bridge only enhances our service proposition, providing buyers with access to additional knowledge and expertise in new homes sales and purchases and developers with access to impressive resources, strategy and management.

STIRLING ACKROYD INCORPORATING BRIDGE

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Specifications may vary during build and according to availability all details contained within this sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions, the builder reserves the right to modify plans, exteriors, specification, and products without notice or obligation. Actual usable floor space may vary from stated floor area. Any CGIs depicted are an artist's concept of the complete building and/or its interiors only. The content contained within these particulars may not be current and can change at any time without notice.



ABOUT THE DEVELOPER

IPE Developments is the dynamic residential development arm of the IPE Group extending from a boutique private equity firm based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 150 apartments per year.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in-depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first-time buyers and buy-to-let investors from the UK and overseas. IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information regarding IPE developments please visit: www.ipe-developments.com



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