

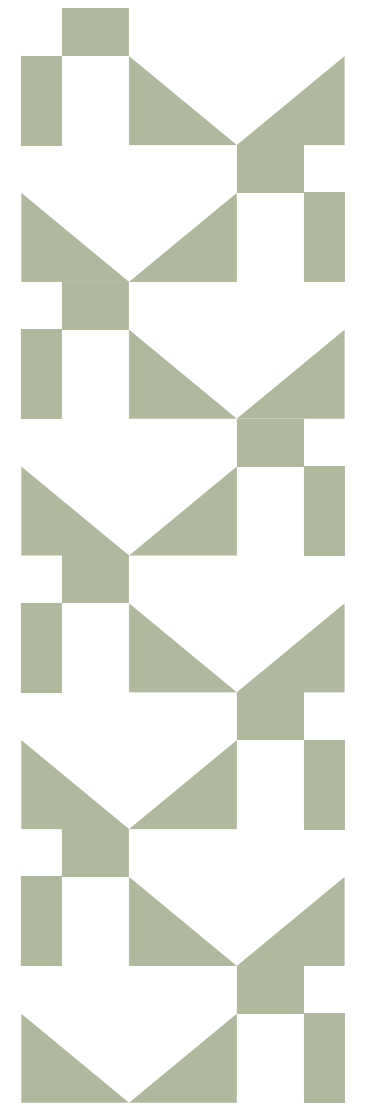


RADLETT
MEWS

Radlett Close, Forest Gate, E7 9JF



Five beautifully crafted three bed houses, plus two duplex apartments and two one bed apartments.



CGIs are illustrative and may be subject to changes.



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The houses and duplexes benefit from parking and all units have the advantage of private outside space.



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INTERIORS

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Situated in the unique and diverse Forest Gate, Radlett Mews is a stunning mix of new apartments and houses finished to a high specification.

You are close to a myriad of exciting independent businesses and some of London's finest green spaces.



An obsession with quality can be seen and felt in every last detail.



Bright, light, open spaces. The neutral colour palettes and large windows work together to flood living spaces with natural light.

Refined aesthetic, clean lines, and minimal fuss; creating the ideal living experience.



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Sourced from specialist suppliers across Europe, materials have been carefully selected to carry a sense of luxury right through from the overall design to the choice of colours and fittings – quality without compromise.



TRAVEL

Forest Gate station is just a 12-minute walk away, while frequent buses are available to take you to nearby Stratford for the Central Line, Jubilee Line, Overground and TfL Rail.

With the arrival of the Elizabeth Line in early 2022, Forest Gate offers fantastic travel connections across the City and beyond.



Travel times

ON FOOT

- Sainsbury's local
4 minutes
- West Ham Park
8 minutes
- Forest Lane Park
10 minutes
- Morrisons
12 minutes
- Wanstead Park Overground
15 minutes

BY BICYCLE

- The Wanstead Kitchen Restaurant
6 minutes
- Queen Elizabeth Olympic Park
10 minutes
- Wanstead Flats
10 minutes
- Westfield Stratford City
10 minutes
- Cornerstone Restaurant by Chef Tom Brown
16 minutes

BY BUS, TUBE & RAIL

- Stratford
15 minutes
- London City Airport
33 minutes
- Canary Wharf
34 minutes
- London Bridge Station
37 minutes
- King's Cross St Pancras
38 minutes

AREA GUIDE

From historical galleries and street markets to artisan bread, organic coffee and independent shops and market stalls, Forest Gate has maintained its unique character and communality.



ART & CULTURE

Stratford Meeting House Gallery
6 min cycle

Discover Children's Story Centre
6 min cycle

Unit G Gallery
15 min cycle

RETAIL & LEISURE

Atherton Leisure Centre
2 min walk

Woodgrange Market – every Saturday
13 min walk

Westfield Stratford City
8 min walk



FOREST LANE PARK

Just a 10 minute stroll around the block. Your local park features a lake, walking paths and wildflowers, plus fitness equipment and a playground.



WOODGRANGE MARKET PLACE

Local community market selling fresh fruit and veg, an array of international street foods, second-hand books, vintage clothes, jewellery, hand-made crafts and little collectibles.



THE WANSTEAD KITCHEN

They specialise in bringing you food from across the commonwealth of nations – with a focus of South East Asia and Britain.

FOOD & DRINK

Eastern Place
– Chinese
7 min walk

Bronze Royal African
Restaurant
– African
7 min walk

Aromas Tandoori
Restaurant
– Indian
13 min walk

Tromsø Café E7
– Scandinavian
17 min walk

Tracks – grill
19 min walk

The Wanstead Kitchen
20 min walk



The local cuisine caters to all tastes, from cosy cafés and sophisticated pizzerias to Asian banquets and hearty grills.

Forest Gate’s specialty stores provide an expansive offering of international wines and artisanal cheeses, perfect for entertaining guests.

For those looking for a workout, pilates, gyms and swimming pools are all nearby.



TROMSØ CAFÉ E7

A Scandinavian café in the Forest Gate arches. Selling baked goods, cakes, lunch and specialty coffee.

Forest Gate and neighbouring Wanstead offer landscape meadows, glorious greenery and parcels of open space. Whether its canals, rivers or wildlife, take a break from the urban sprawl and luxuriate in the tranquillity of nature whenever the mood takes you.



QUEEN ELIZABETH OLYMPIC PARK

Forest Gate is set up for students of any age. Primary and secondary schools in the area have been declared 'outstanding' by Ofsted, including Shaftsbury Primary School and Forest Gate Community School (secondary).

Forest Gate has a strong sense of family and community with great schools and a myriad of activities to keep everyone occupied all year round.



PARKS & LEISURE

- West Ham Park
8 min walk
- Forest Lane Park
10 min walk
- Stratford Park
18 min walk
- Wanstead Flats
20 min walk
- Queen Elizabeth Olympic Park
27 min walk



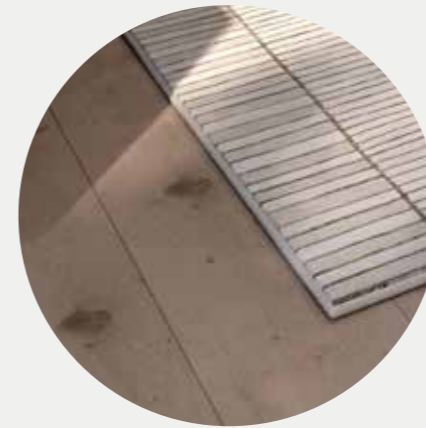
WANSTEAD FLATS

SCHOOLS

- Forest Gate Community School (secondary)
- outstanding by Ofsted
4 min drive, 11 min walk
- St Angela's Ursuline Rc (girls secondary)
- outstanding by Ofsted
5 min drive, 14 min walk
- St Bonaventure's Catholic (boys secondary)
- outstanding by Ofsted
5 min drive, 14 min walk
- London Academy of Excellence (sixth form)
- outstanding by Ofsted
6 min drive, 18 min walk
- Shaftsbury Primary School
- outstanding by Ofsted
7 min drive, 20 mins bus, 26 min walk



SPECIFICATIONS



General

- Engineered light oak coloured wood flooring
- Matt black sockets and switches
- Underfloor heating throughout
- LED downlights throughout
- Pendant light outlets either side of the master bedroom
- Individual boilers in each house/flat
- Connection points ready for Sky Q/satellite/ BT/terrestrial TV and radio in living rooms and master bedrooms
- Video door entry system to all flats
- Flats have a ground floor bike store
- Washer/dryers either integrated in the kitchen or freestanding in storage cupboards

Kitchens

- Light grey shaker style floor units with matt black handles
- Dark grey shaker style handleless wall units
- Fully integrated bosch fridge/freezer, oven, hob, and dishwashers
- Stainless steel basin
- Matt black tap

Shower rooms

- Grey wood effect floor tiles
- Matt grey wall tiles
- Matt grey basin on white shelf
- Matt black brass ware
- Wall hung WC
- Matt black towel rail
- Wall hung mirror with matt black frame
- Shower tray with glazed door

Bathrooms

- Matt grey floor and wall tiles
- Light and dark grey gloss herringbone feature wall tiles
- Matt grey basin on white shelf
- Matt black brass ware
- Wall hung WC
- Matt black towel rail
- Recessed mirrored cabinet
- Bath with glazed bath screen

Paint finishes

- Walls and ceilings in white emulsion

Internal doors

- Dark grey doors with matt black ironmongery

External spaces

- Grey external floor tiles on all balconies
- Wall lights in balconies and gardens

Additional specification for houses 1-5

- Matt black hot water tap and an integrated wine cooler in the kitchens
- Electric car charging points in the garages
- Separate utility rooms with integrated washer/dryers

BUILDING STANDARD AND WARRANTY

- ICW 10 years home warranty

Specifications may vary during build and according to availability. All details contained within the 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 floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.



Houses 1 - 4

110 SQM / 1,185 SQFT

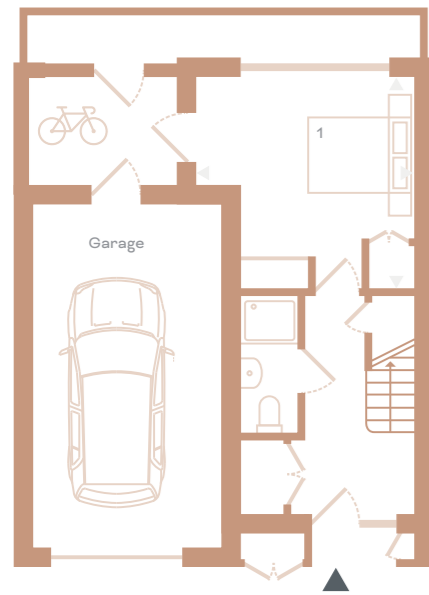
3 Bedrooms
3 Bathrooms
2 Terraces

Ground, First & Second Floor

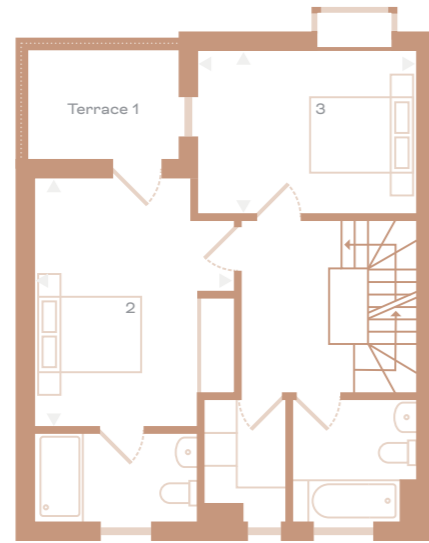


Lounge/Kitchen/Dining	8.5 x 3.9 m
Bedroom 1	3.8 x 3.9 m
Bedroom 2	4.4 x 3.6 m
Bedroom 3	3.9 x 2.9 m
Terrace 1	5.4 sqm
Terrace 2	16.3 sqm

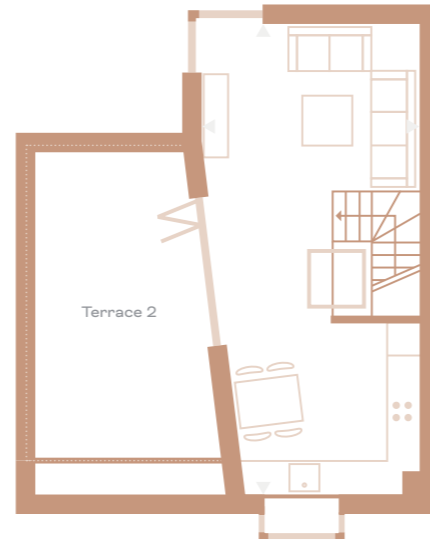
Total	110 sqm
	1,185 sqft



Ground Floor



First Floor



Second Floor

House 5

110 SQM / 1,185 SQFT

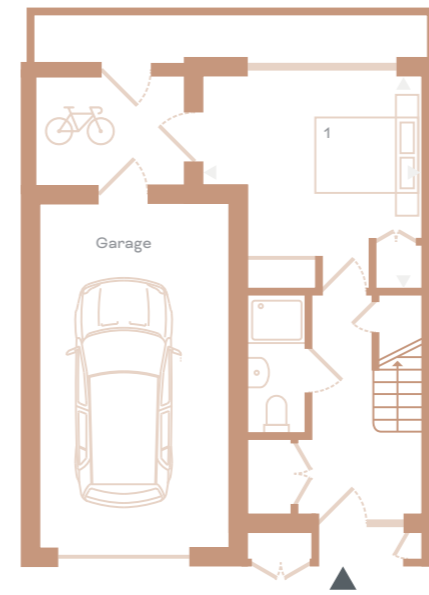
3 Bedrooms
3 Bathrooms
2 Terraces

Ground, First & Second Floor

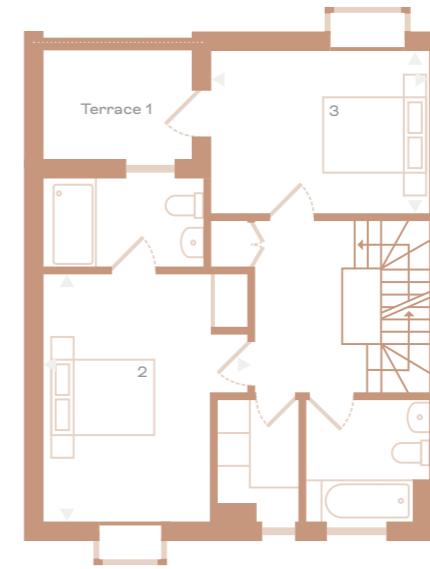


Lounge/Kitchen/Dining	8.5 x 3.9 m
Bedroom 1	3.8 x 3.9 m
Bedroom 2	4.4 x 3.6 m
Bedroom 3	3.9 x 2.9 m
Terrace 1	5.4 sqm
Terrace 2	16.3 sqm

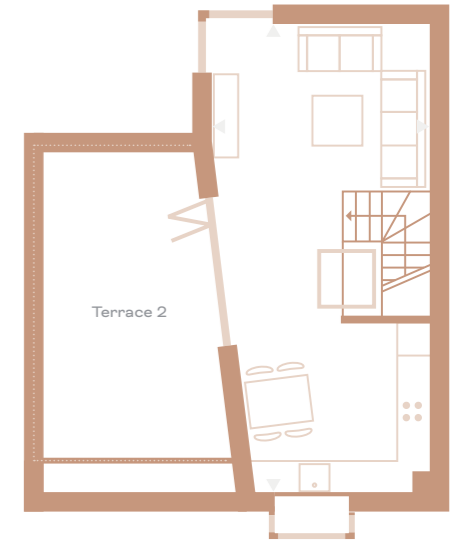
Total	110 sqm
	1,185 sqft



Ground Floor



First Floor



Second Floor

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Flat 6

39.1 SQM / 421 SQFT

1 Bedroom
1 Bathroom
1 Terrace

Ground Floor



Lounge/Kitchen/Dining	4.3 x 4.7 m
Bedroom 1	3.8 x 2.8 m
Terrace	22 sqm
Total	39.1 sqm
	421 sqft

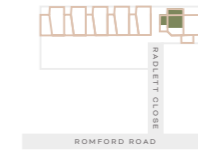


Flat 7

79 SQM / 846 SQFT

2 Bedrooms
2 Bathrooms
1 Terrace

Ground, First & Second Floor



Lounge/Kitchen/Dining	8.3 x 4.3 m
Bedroom 1	4.8 x 3.2 m
Bedroom 2	3.7 x 4.3 m
Terrace	12 sqm
Total	79 sqm
	846 sqft



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Flat 8

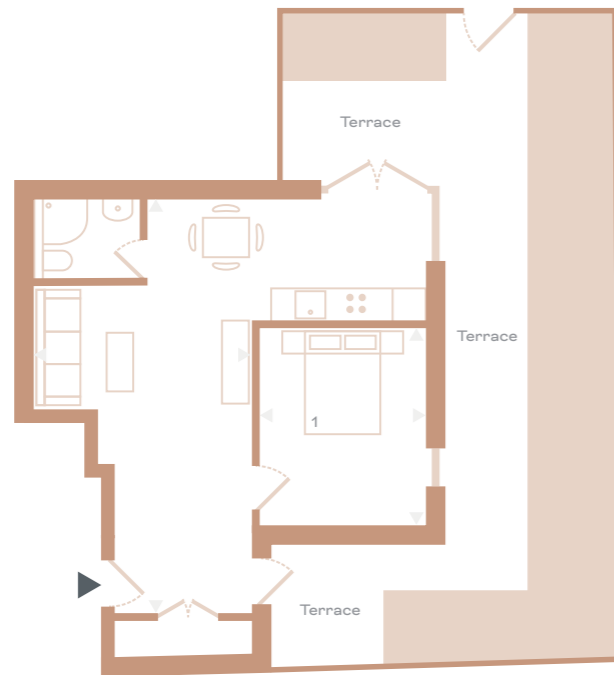
44.8 sqm / 482 sqft

1 Bedroom
1 Bathroom
1 Terrace

Ground Floor



Lounge/Kitchen/Dining	7.5 x 3.8 m
Bedroom 1	3.0 x 3.6 m
Terrace	49.8 sqm
Total	44.8 sqm
	482 sqft



Flat 9

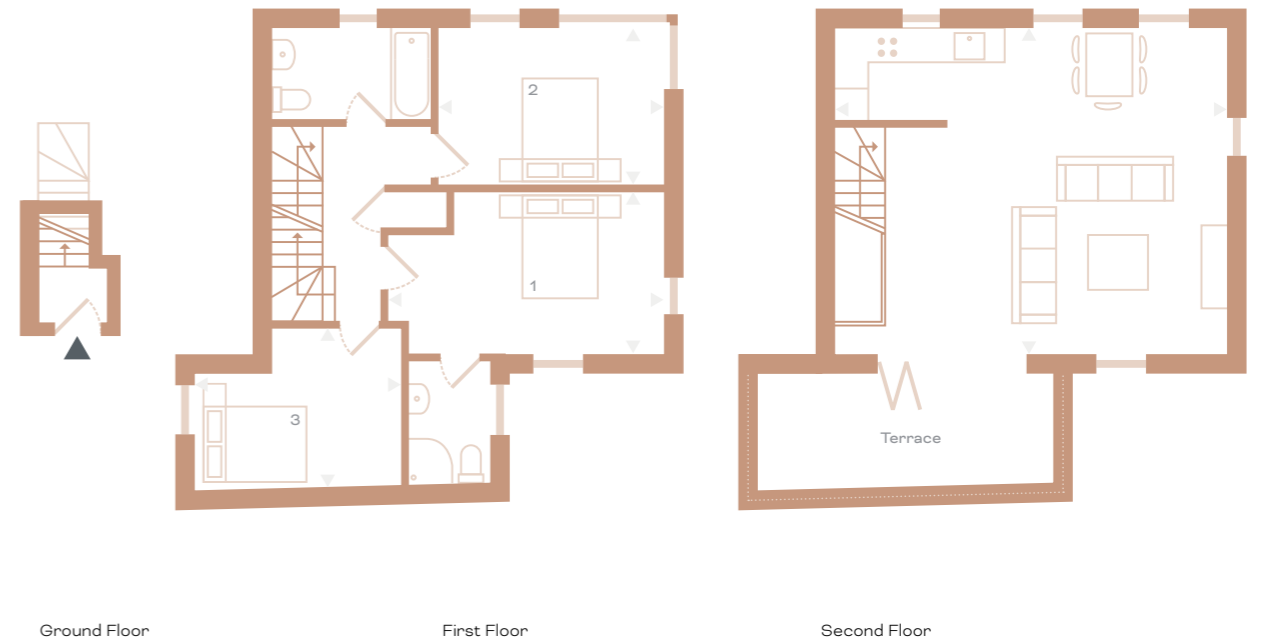
97 sqm / 1,046 sqft

3 Bedrooms
2 Bathrooms
1 Terrace

Ground, First & Second Floor



Lounge/Kitchen/Dining	7.0 x 5.9 m
Bedroom 1	5.0 x 2.9 m
Bedroom 2	2.8 x 4.1 m
Bedroom 3	2.9 x 3.7 m
Terrace	11 sqm
Total	97 sqm
	1,046 sqft



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BUYING WITH US



IPE Developments 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.

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 on IPE Developments, please visit: ipe-developments.com



Stirling Ackroyd THE SALES AGENTS

At Stirling Ackroyd, the city is in our DNA. We understand the way London operates and how people buy, sell, rent or let property. As one of the first East London estate agents, we've played a vital role in the residential and commercial development of Central and East London and through this, we have gained an integral understanding of local values and an unparalleled local knowledge of the area.

For enquiries, please contact us on: 020 8016 8609



Petty Son & Prestwich New Homes

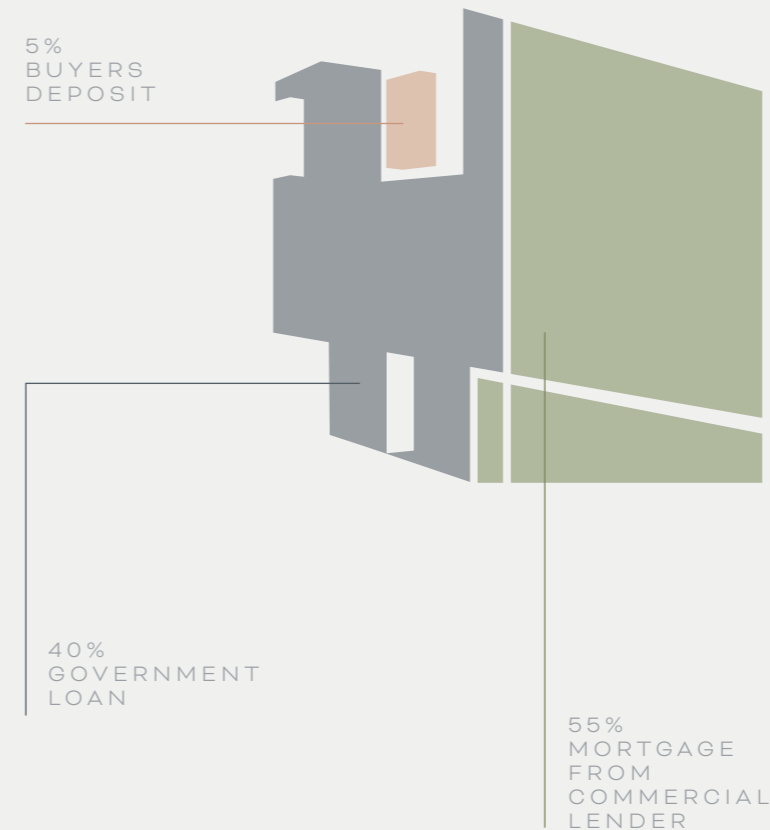
THE SALES AGENTS

Established in 1908, Petty Son & Prestwich New Homesh is a leading estate agent providing a comprehensive service to our customers including sellers, buyers, landlords and tenants within Wanstead, East London and West Essex.

For enquiries, please contact us on: 020 8989 2091



HELP TO BUY



Making use of Help to Buy

Don't miss out on the chance to buy a brand new home using the London Help to Buy scheme. Help to Buy is the government backed scheme which does exactly that, it helps you to buy a new home, whether a first time buyer or 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 as well as the rest of England and Wales.

How does it work?

Help to Buy Equity Loans help homebuyers across England to purchase new-build properties with as little as 5% deposit. In London, the Help to Buy rules slightly differ with the Equity Loan rising from 20% to 40%.

The Help To Buy Scheme is available on units priced up to £600,000 and buyers must contact Help to Buy directly to enquire about eligibility.

ownyourhome.gov.uk



Backed by
HM Government

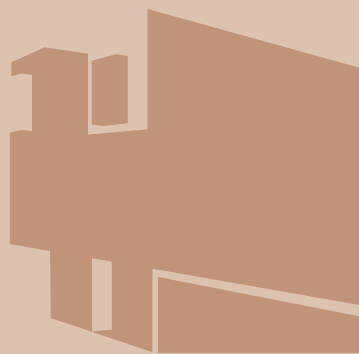
Sales Enquiries



Stirling Ackroyd
newhomes@stirlingackroyd.com
020 8016 8609



Petty Son & Prestwich New Homes
enquiries@pettyson.co.uk
020 8989 2091



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