

EIGHT LEA FIVE BRIDGE NINE ROAD

A collection of 10 apartments for shared
ownership in Walthamstow, E17

A COLLECTION OF 10 APARTMENTS INCLUDING ONE, TWO OR THREE BEDROOM HOMES

Available with shared ownership at 859
Lea Bridge Road in Walthamstow, E17.

Choosing your new home at 859 Lea Bridge Road won't be so easy with all apartments featuring light and airy living spaces, modern finishes and functional appliances, such as brilliant white bathrooms, built in wardrobes and Zanussi kitchen appliances. Whilst each apartment has its own unique layout, every apartment has a spacious balcony, some with views stretching towards the City of London.

Located close to Wood Street and Walthamstow High Street, be in the midst of the thriving creative communities of east London and only 20 minutes from the bustling streets of the City, ideal for both fast weekday commutes and leisurely weekends.

EIGHT FIVE NINE LEA BRIDGE ROAD

A WARM WELCOME TO WOOD STREET

Wood Street is a 10 minute walk* away with a small run of independent shops, cafes, pubs and restaurants. The station is on the Chingford branch of the Overground line, with commutes to Liverpool Street Station and the City at under 20 minutes. On your way to work try Rebel Coffee on Wood Street for a coffee and a pastry, taking notice of the old sign still hanging above the shop, an ode to the previous owner's local legacy.

Wood Street features many other independent businesses with Wood Street Market at it's centre. The indoor market's 30 businesses sell a variety of records, vintage finds, antiques and more and houses one



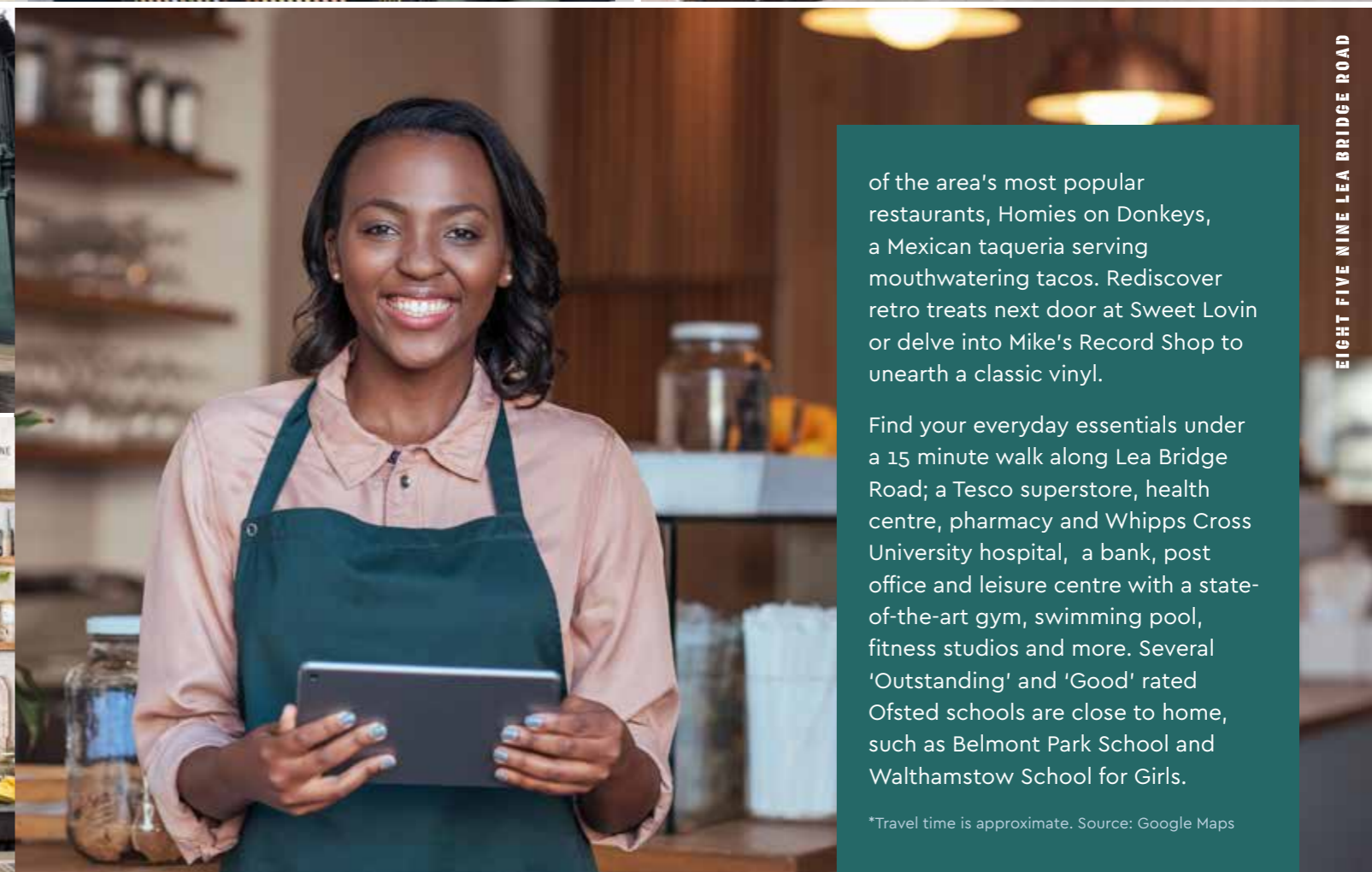
4



EIGHT FIVE NINE LEA BRIDGE ROAD



3



of the area's most popular restaurants, Homies on Donkeys, a Mexican taqueria serving mouthwatering tacos. Rediscover retro treats next door at Sweet Lovin or delve into Mike's Record Shop to unearth a classic vinyl.

Find your everyday essentials under a 15 minute walk along Lea Bridge Road; a Tesco superstore, health centre, pharmacy and Whipps Cross University hospital, a bank, post office and leisure centre with a state-of-the-art gym, swimming pool, fitness studios and more. Several 'Outstanding' and 'Good' rated Ofsted schools are close to home, such as Belmont Park School and Walthamstow School for Girls.

*Travel time is approximate. Source: Google Maps

EIGHT FIVE NINE LEA BRIDGE ROAD

AWARD-WINNING WALTHAMSTOW

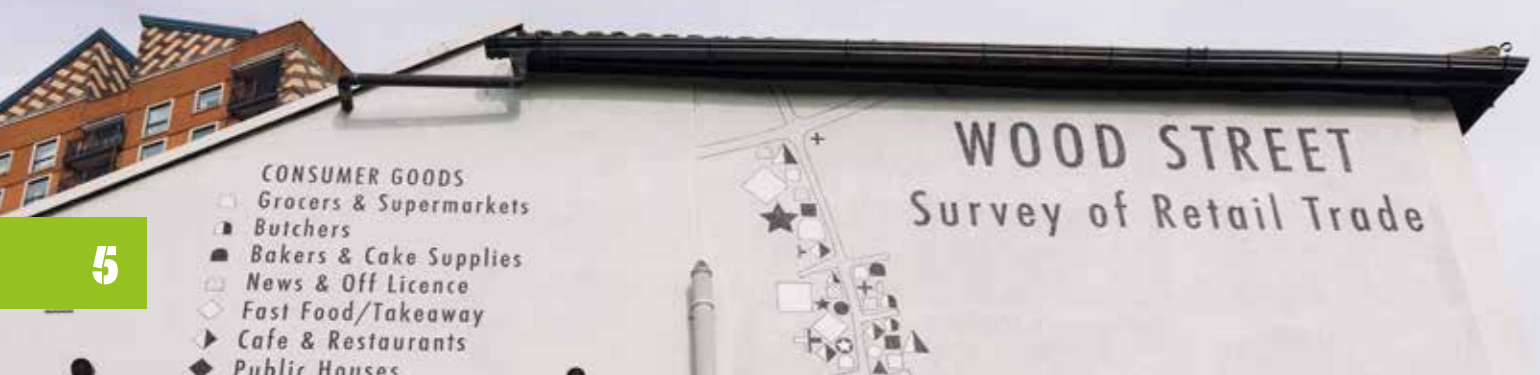
Never feel far from east London's cultural centre which has spread further east over recent years, with creatives and local businesses moving to Waltham Forest, the first London Borough of Culture in 2019. Expect to see investment in local creative projects, communities and venues across the borough in 2019. Moving to 859 could not have come at a better time.

Local transport is also having a makeover in the borough. Make the most of the new cycle network just outside your door, making travelling in the borough faster, safer and healthier. With ample cycle storage at 859 you'll have no trouble making the most of the cycle-friendly routes!

Walthamstow High Street is a 13 minute bus journey from 859 Lea Bridge Road, home to Europe's longest outdoor market. The traditional east end market is at the heart of this diverse town centre surrounded by an eclectic mix of shops, leisure and entertainment including The Mall shopping centre and the Empire cinema.



Travel times are approximate. Source: tfl.gov.uk and Google Maps



A CONTEMPORARY INTERIOR SPECIFICATION

KITCHEN

- Contemporary style fitted cabinets with soft closure, finished in Studio White
- Midnight Granite worktops and upstands to match
- Integrated Zanussi appliances:
 - Multi-function electric fan oven
 - Hob
 - Extractor hood
 - Washer/dryer
 - 1 1/2 bowl stainless steel sink with drainer
- Space for dishwasher
- Chrome finished level mixer tap
- Low energy lighting
- Slip-resistant ceramic floor tiles
- Stainless steel splashback to hob

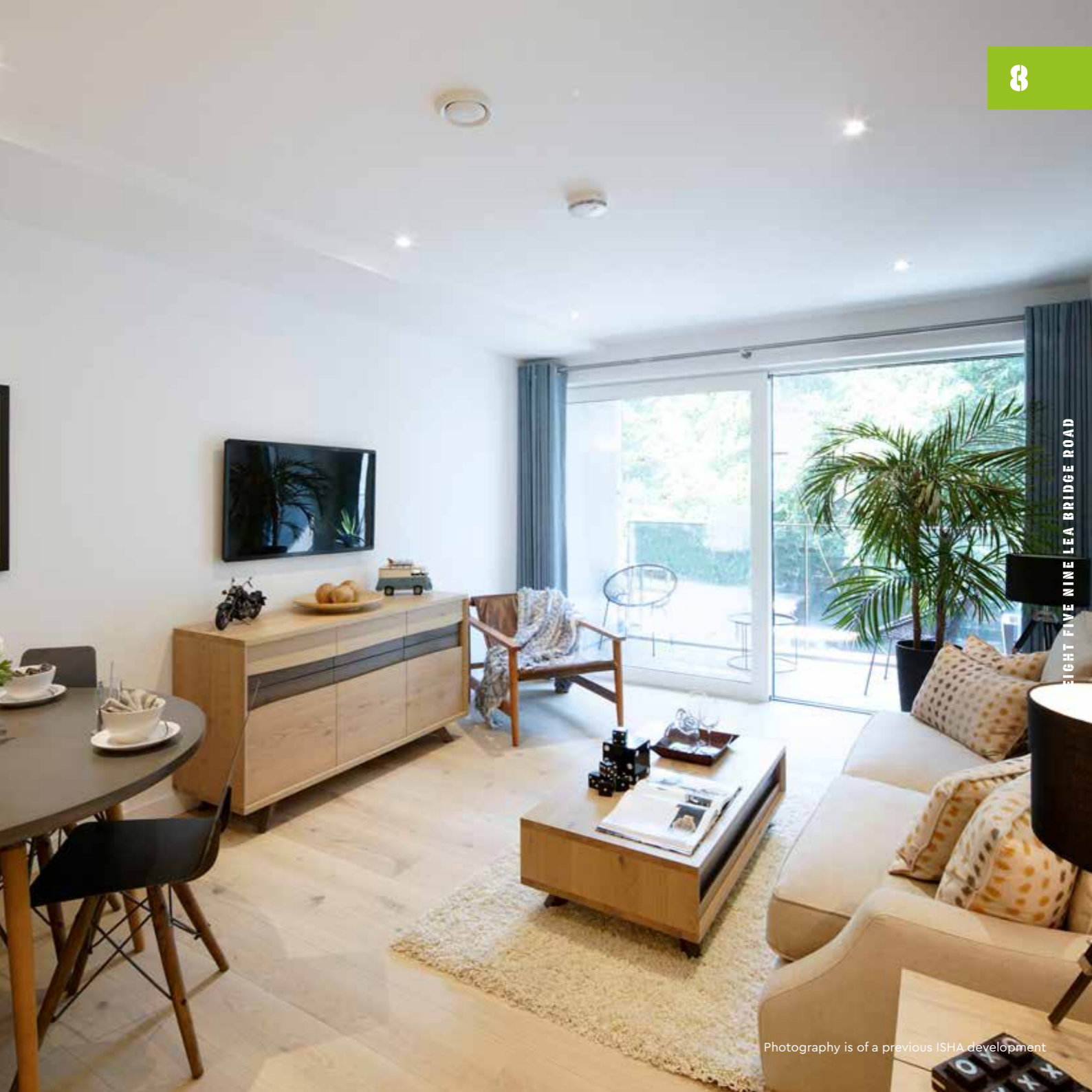
BATHROOM

- Contemporary style brilliant white sanitary ware including steel bath, wash basin and close-coupled WC
- Chrome finished thermostatic shower
- Toughened glass shower screen to showers and baths

- Chrome-finished towel rail
- Ceramic wall tiles in Dark Grey
- Full width feature mirrors over basins with shaver light
- Ceramic floor tiles

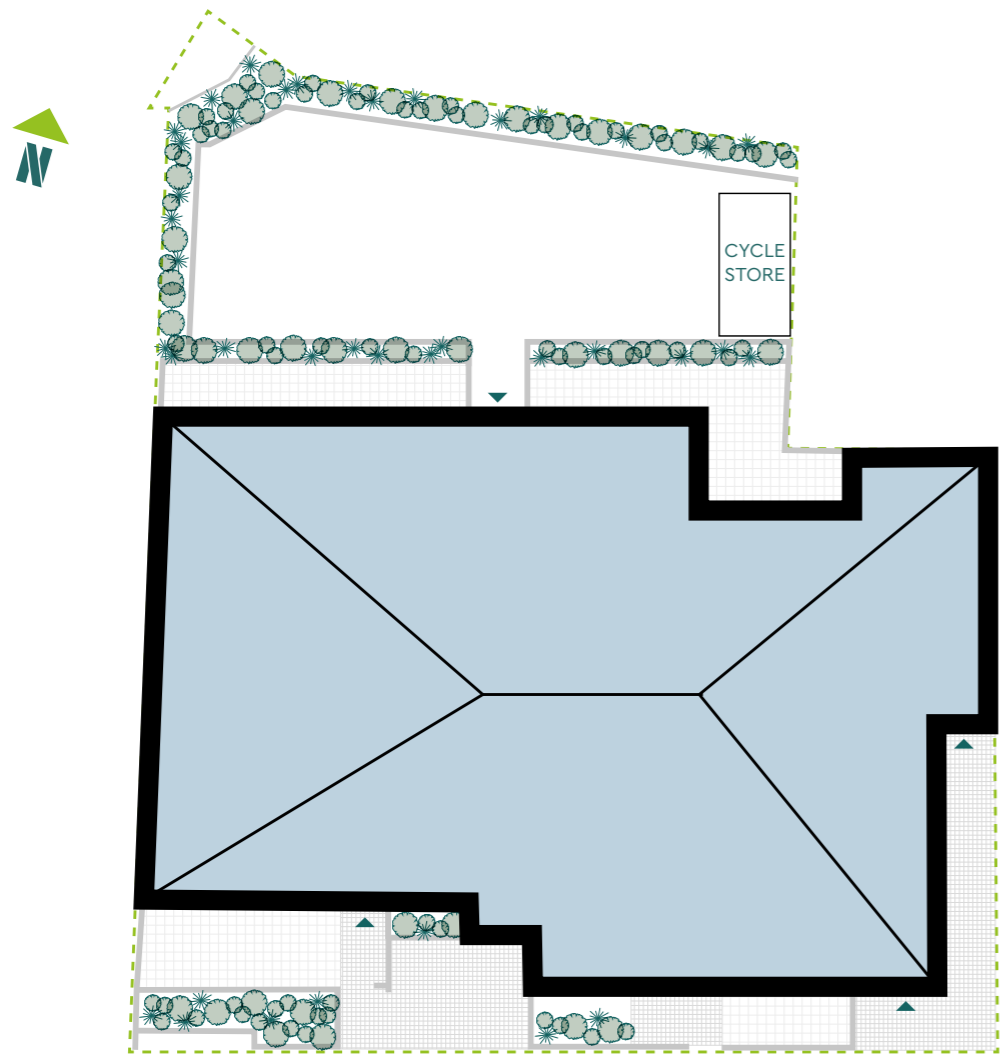
GENERAL

- Engineered wood flooring to kitchen, living/dining room and hallways
- Wool mix fitted carpet to bedrooms
- Some apartments feature fitted wardrobes with automatic light, three shelves and chrome hanging rails
- Recessed downlights to bathrooms and kitchens
- Dimmer switches to living rooms and bedrooms
- Balconies to every apartment
- Some apartments feature great views over The City
- Indoor bike store



SITE PLAN

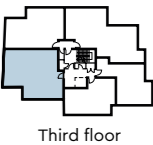
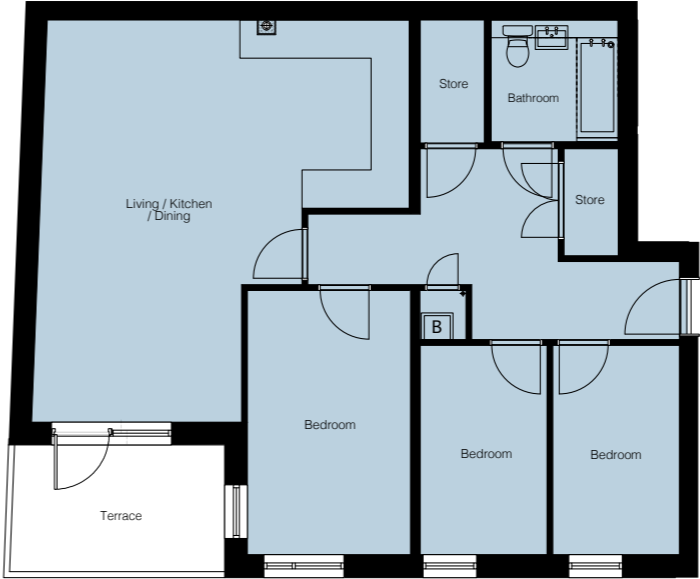
EIGHT FIVE NINE LEA BRIDGE ROAD



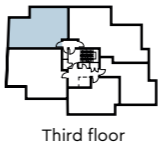
LEA BRIDGE ROAD

7

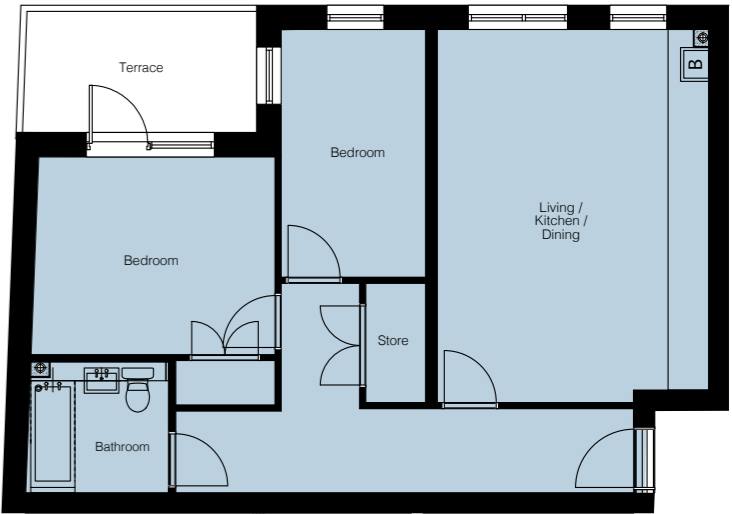
6

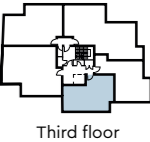


Plot 301
Three bedroom apartment
Total internal area: 87 sqm

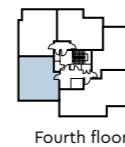
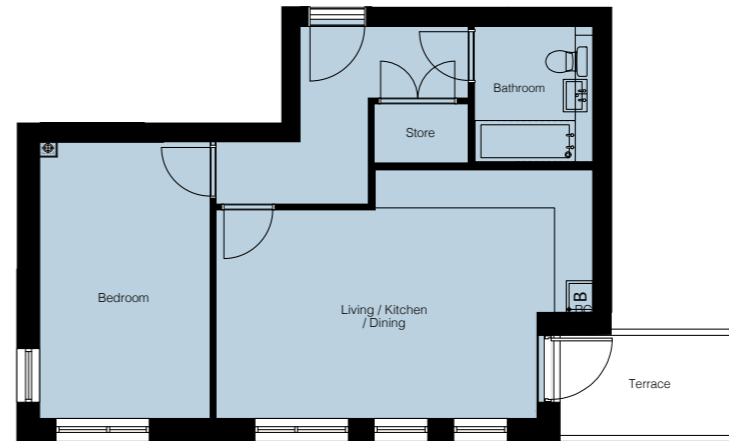


Plot 302
Two bedroom apartment
Total internal area: 68 sqm

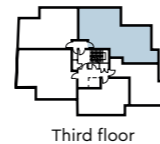
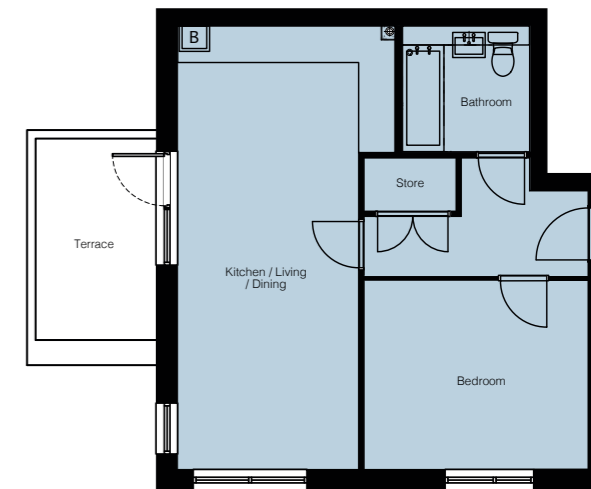




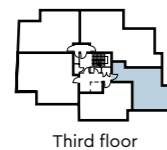
Plot 305
One bedroom apartment
Total internal area: 50.5 sqm



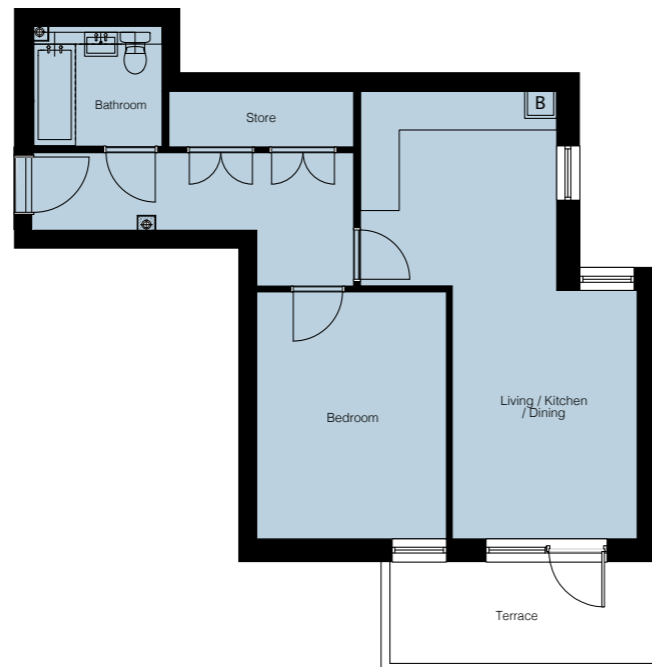
Plot 401
One bedroom apartment
Total internal area: 56 sqm

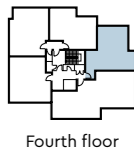


Plot 303
Two bedroom apartment
Total internal area: 94 sqm

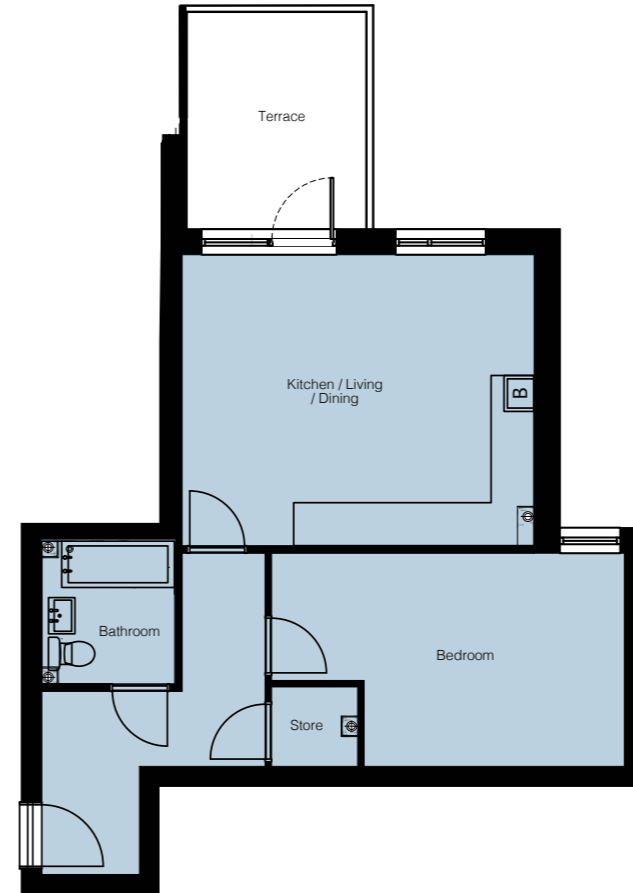


Plot 304
One bedroom apartment
Total internal area: 53.5 sqm

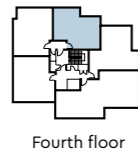




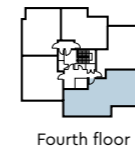
Plot 402
One bedroom apartment
Total internal area: 54 sqm



Plot 404
One bedroom apartment
Total internal area: 54sqm



Plot 403
One bedroom apartment
Total internal area: 50 sqm



Plot 405
Three bedroom apartment
Total internal area: 87.5 sqm





ABOUT ISHA

Islington and Shoreditch Housing Association (ISHA) is a community and neighbourhood based Housing organisation managing and developing quality affordable housing for people in North and East London, especially in Hackney, Islington and Waltham Forest.

We want ISHA to stand out of the crowd as a special housing association, one that consistently provides excellent services, listens and acts upon feedback from our customers, continually improves the efficiency of our services and goes the extra mile to make sure things get done quickly.

For more information

WWW.ISHA.CO.UK | 020 7704 7388
SALES@ISHA.CO.UK

These brief particulars have been prepared and are intended as convenient guide to supplement an inspection or survey and do not form, or form any part of any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the property, and the particulars do not obviate the need for a full structural survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. April 2019.