



**2** THE LOCATION

**6** LOCAL AMENITIES

**14** TRAVEL

**20** SPECIFICATION

# THE PERFECT BLEND

## ◆ AUTHENTICALLY ALTERNATIVE LIVING

Essex Brewery provides alternative city living within one of London's most exciting and buzzing boroughs, Waltham Forest. The area offers a rich cultural tapestry and a neighbourly community feel, where food from all four corners of the world is washed down with centuries of brewery tradition.

Ideally located and well connected, Essex Brewery is just a two minute

walk to St James Street station or eight minutes to Walthamstow Central; unlocking the sights, sounds and delights of central London in a short and direct journey.

With diverse local amenities and less than a 20 minute commute to central London, this mix of 1 & 2 bedroom apartments offers the perfect city home for young couples and modern professionals alike.

# CRAFTED FOR YOU

A collection of 1 & 2 bedroom apartments, located in vibrant and eclectic Walthamstow, less than 20 minutes from central London.



Computer Generated Image

# BARR- EL LOAD

## SHOPPING & ENTERTAINMENT

As one of London's blossoming up-and-coming areas, Walthamstow is increasingly becoming home to young couples and city-living professionals; with a thriving high street and independant offerings to match.

For sociable drinks or a catch-up with friends, try Hoe Street's selection of modern bars, traditional pubs, contemporary cafes and wide-ranging restaurants. Perhaps the most interesting of which is the converted cinema turned event space, bar and restaurant - Mirth, Marvel and Maud. Built in the 1930s, the former Granada Cinema has stayed true to its roots, showing films in its cinema room; along with hosting live music, comedy, theatre and spoken word performances.

While such entertainment offerings provide an alternative to your usual shopping street; you'll still find all the household names and retailers you've come to expect inside The Mall and on Walthamstow High Street. Throw in Europe's longest outdoor market along the same stretch and you'll find one of London's most diverse and comprehensive retail offerings just a few minutes walk away.

The leafy and suburban Walthamstow Village lies slightly further east, but still within walking distance. Home to a number of independant bars, restaurants and traditional village-like enterprises; the area offers a healthy community spirit within a green and enriching pocket of north east London.





## CENTRAL PARADE

Head to Central Parade to find Walthamstow's creative and independant hub, with a variety of retail outlets and studio space, as well as its very own artisan bakery-cafe - TODAY Bread - where lovingly-made loaves are baked with a genuine sense of pride and community. This, plus other curated spaces and organic eateries provide unique, hand-picked produce, all with a mindful approach and positive ethos.



# GET ON TRACK

## EXERCISE & GREEN SPACES

With such a tempting and diverse eating and drinking offering, it's inevitable you'll be keeping an eye on your waistline from time to time. Fear not, near Essex Brewery you'll find a wealth of exercise and sporting activities available; starting just across the road at Dench Fitness Gym. The gym has recently come under new management and is now open 24/7, allowing you to get in shape or keep fit around your work or social commitments.

Just over a five minute walk away you'll also find Walthamstow Leisure Centre, home to a state-of-the-art gym, a wide selection of fitness classes and a variety of ball and racket sports facilities.

Also close by is the Douglas Eyre Sports Centre; one of London's largest playing field spaces, comprising 33 acres of grass, various sizes of football pitches, a cricket pitch and a grass athletics track. The centre is also the main base for the London FA's coach education programme, as well as being used extensively by local clubs and schools.

For more relaxing and leisurely pursuits, Lee Valley Park plus its accompanying reservoirs provide nature watching and fishing opportunities; along with cycling and walking routes within a wildlife filled landscape. The River Lea meanders through the valley, with waterside pathways and cycle routes also along its banks.







# GET CONNECTED

## BY RAIL

No matter where you live in London, transport is key. And with St James Street Overground just a two minute walk from your doorstep, Essex Brewery is ideally located to get you on the move and exploring one of the world's greatest cities. From the Overground, trains run to Liverpool Street every 15 minutes in a journey time of little over the same stopping at Clapton, Hackney Downs and Bethnal Green.

In just over a 10 minute walk you can reach Walthamstow Central, with direct access to the Victoria line taking you to shopping heaven on Oxford Circus in 20 minutes, and King Cross transport hub in even less. For travel further afield, jump aboard a Eurostar from St Pancras or a nationwide service from one of Kings Cross, Euston or Liverpool Street.

Travel times taken from [www.tfl.gov.uk](http://www.tfl.gov.uk)



# HOP ON BOARD

# THE AREA

## BUSES, ROADS AND AIRPORTS

As well as being home to an overground station, localised buses run from St James Street - getting you around Walthamstow, north to Chingford, south to Stratford and west to Wood Green from just around the corner.

With such an array of public transport options, you'll rarely have to get behind the wheel. If you do, the North Circular is just two miles away, taking you around London and through its outer suburbs. For travel into London, the A10 can also be accessed close by, taking you south to the

heart of the capital and north to Hertfordshire and beyond. The A12 can be joined around three miles away, taking you east to Essex and further afield.

For flights to Europe and the rest of the world, you're spoilt for choice with London's five international airports, as well as London Southend slightly further away. At less than 10 miles away London City Airport is the closest, with both Stansted and Heathrow around 30 miles by road (or an hour by tube).



# THE AREA

## SHOPPING

- 1 The Mall Shopping Centre
- 2 Tesco Express
- 3 Asda
- 4 Sainsbury's
- 5 Walthamstow Market

## ARTS & ENTERTAINMENT

- 5 God's Own Junk Yard
- 6 Emma Scott Art Gallery
- 7 William Morris Gallery
- 8 Body Art Tattoo Studio
- 9 The Mill Community Centre
- 10 Empire Cinemas

## SPORTS & LEISURE

- 11 Flex Gym
- 12 Walthamstow Leisure Centre
- 13 East London Boxing Club
- 14 The Gym Group
- 15 Douglas Eyre Sports Centre

## BARs & RESTAURANTS

- 16 Mirth, Marvel and Maud
- 17 Georgios Bar and Grill

- 18 Turtle Bay Bar & Restaurant
- 19 The Bell
- 20 Yum Yum Restaurant
- 21 Nando's & Pizza Express
- 22 Ye Olde Rose & Crown pub

## EDUCATION

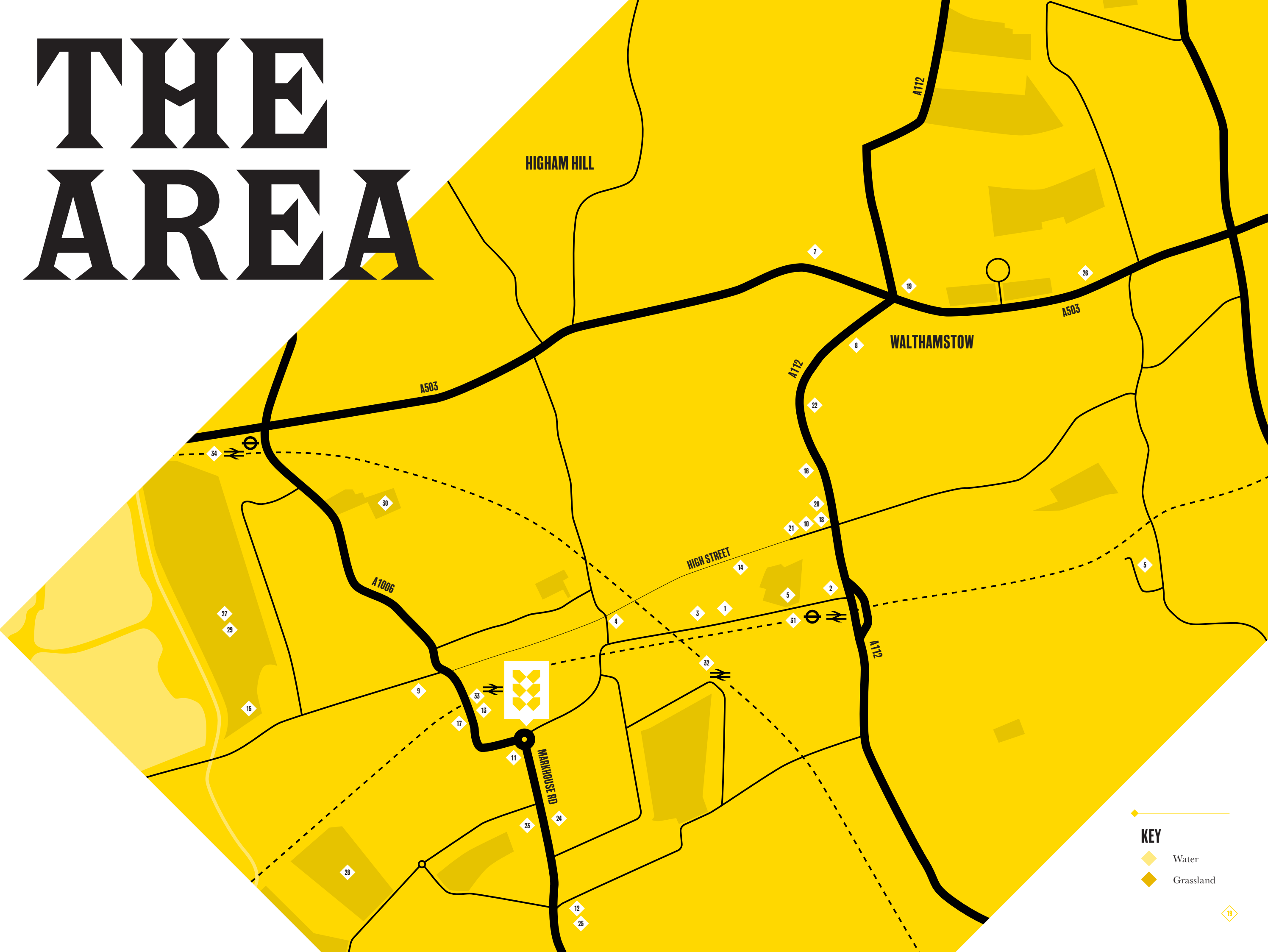
- 23 Low Hall Nursery School
- 24 South Grove Primary School
- 25 Kelmscott Secondary School
- 26 Waltham Forest College

## PARKS & OPEN SPACES

- 27 Douglas Eyre Playing Fields
- 28 St James Park
- 29 Lee Valley Park
- 30 Stoneydown Park

## TRANSPORT

- 31 Walthamstow Central Bus, Underground and Overground
- 32 Queens Road Overground
- 33 St James Street Overground
- 34 Blackhorse Road Underground and Overground



## KEY

- Water
- Grassland



# TOP SPEC

## LOUNGE

- Engineered wood flooring to open plan lounge/kitchens

## KITCHEN

- Howdens Greenwich fitted kitchens
- Integrated Zanussi oven, hob and extractor fan
- Integrated Zanussi fridge freezer
- Integrated Zanussi dishwasher
- Engineered wood flooring to open plan lounge/kitchens

## BEDROOM

- Kendall twist smoke carpet

## BATHROOM

- Ensuite to most two bedroom apartments
- White bathroom suites
- Full width wall mirror
- Part tiled walls
- Engineered wood flooring

## GENERAL

- Balcony/terrace to all homes
- Concierge service
- Zanussi washer dryer in storage cupboard
- Secure entry phone system

## YOUR INVITATION

To find out more about these homes,  
and to book an appointment, please  
get in touch with our sales team.

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## DISCLAIMER

All information in this document is correct at time of publication (November 2018). Dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts.

We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds.

All services and facilities may not be available on completion of the property. Should you have any queries please direct them through your legal representative.

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