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0300 555 2171

ONE AND TWO BEDROOM SHARED OWNERSHIP
APARTMENTS IN THE HEART OF ILFORD

#Ilford Works

Welcome to Ilford Works

Take your step onto the property ladder at Ilford Works. An impressive development of one and two bedroom homes available via Shared Ownership.

Centrally located with great transport links and amenities, these contemporary open plan homes offer everything you could wish for including a low deposit.





Picture yourself

Imagine buying a stylish new apartment in a buzzing part of London just minutes from the City and West End. The new Ilford Works development is perfectly located to match your contemporary lifestyle with the extensive Exchange Shopping Centre, a cinema and theatre all within easy walking distance. In addition fast convenient travel links from Ilford Station are less than 5 minutes walk from Ilford Works and the lovely Valentines Park is only 0.6 miles away when you need a little greenery.

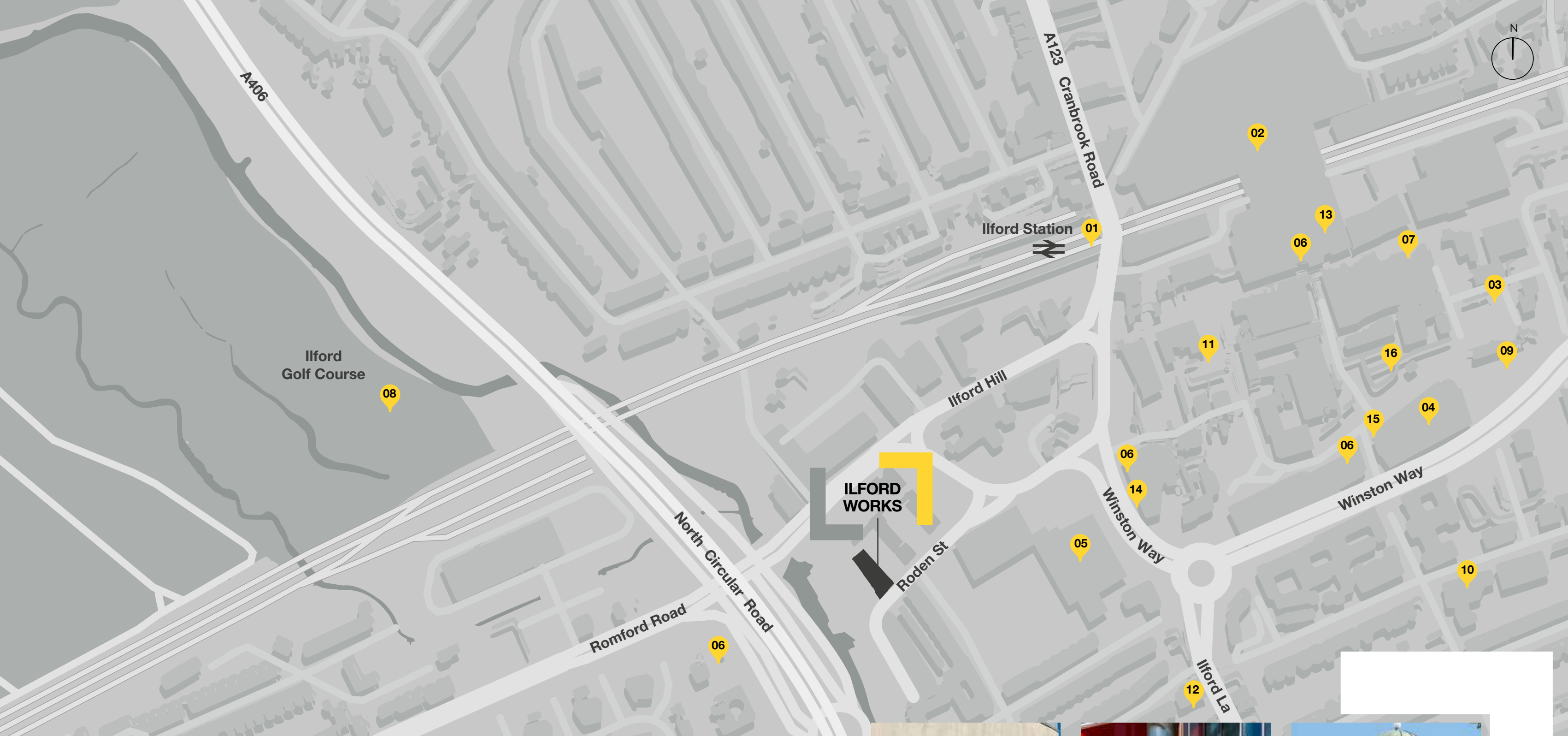
Apartments are beautifully designed with fully fitted kitchen, generously proportioned, open plan living areas and an eye-catching bathroom. This is the perfect opportunity to get onto the housing ladder and own a new home you can be proud of.



Snap it up!

Ilford Film is an iconic name in photography and their famous old factory was once located just down the road from your new apartment. The actual site of your new apartment was home to a music company.

Today, the area is thriving more than ever. A massive new development is bringing new homes, pedestrianised shopping areas, cycle lanes and green spaces to the area. The arrival of Crossrail is another great boost to Ilford with additional investment and business interest creating more opportunities in the area.



Ilford

- | | | | |
|------------------------------|-----------------------------|----------------------|--|
| 01. Ilford Station | 05. Sainsbury's Supermarket | 09. Redbridge Museum | 13. Lidl |
| 02. Exchange Shopping Centre | 06. Gym | 10. Ilford Mosque | 14. JRC Global Buffet |
| 03. Kennth More Theatre | 07. Redbridge Town Hall | 11. Faroz Restaurant | 15. Nando's Restaurant |
| 04. Cineworld Cinema | 08. Ilford Golf Course | 12. Taj Grill | 16. Mercato Ilford street food market* |

* Due autumn/winter 2019





Ilford in focus

From your front door, it's just a short walk to Ilford's Exchange shopping centre with a wide variety of popular shops. The local Sainsburys is even nearer. There are bars, pubs and clubs within walking distance too, together with a multi-screen cinema and the Kenneth More theatre.



Whether you're after something sweet or spicy, the latest in Asian fusion foods or a really good burger, you'll be spoilt for choice. This is a part of London that takes food seriously.

Once complete, Mercato Ilford's street food market is set to add to

the variety on offer with proposed seating for up to 600 people on the ground floor and a sustainable farm on the roof which will produce vegetables and herbs without soil, using hydroponic technology.

Ilford isn't just about urban living, there are wonderful green pockets

such as Valentines Park, Ilford Golf Course, Wanstead Flats and a little further away near Barkingside is Fairlop Waters. Its facilities include two golf courses, a driving range, wind-surfing, sailing, two fishing lakes, a radio-controlled car track, a bar and a fabulous Indian restaurant.



The wider view

Stratford is just down the road from Ilford, with its wonderful legacy from the 2012 games, including the magnificent Westfield shopping centre. Many of the sports facilities are now open to the public and the main stadium is home to West Ham United Football Club.

To the South there's Canary Wharf, London City Airport, the Excel Centre and the O2 Arena, with the riverside pubs of Greenwich beyond.

Or head West and you'll soon find yourself in the heart of London. Living at Ilford Works you have all the galleries, theatres, restaurants and music venues of this great city at your disposal.



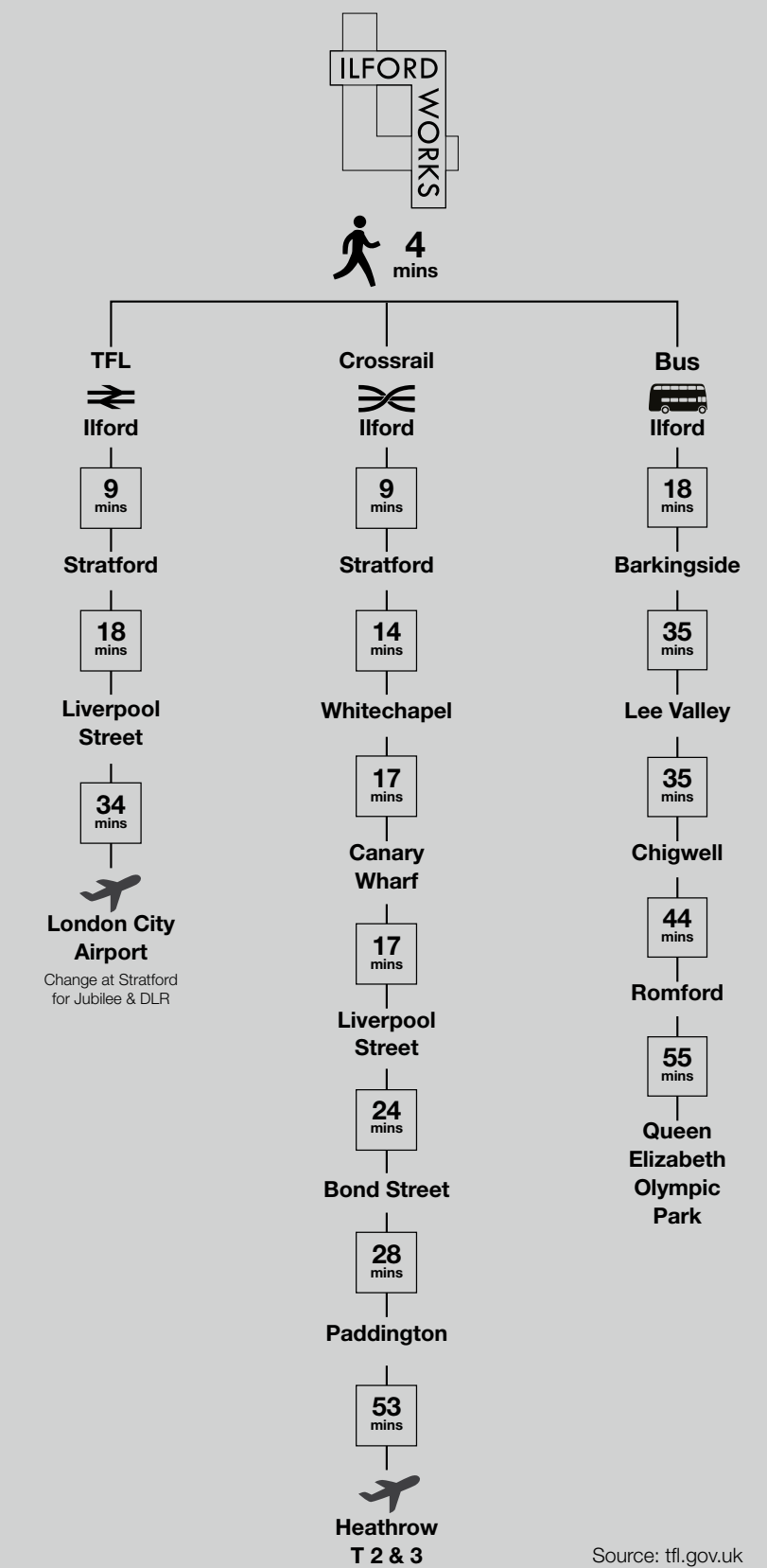


Zoom
about

Ilford rail station is close by with its regular services into Liverpool Street and there are excellent local bus services too. But most importantly, Crossrail changes everything.

Crossrail is your smooth, easy link to Canary Wharf and the City. It will whisk you to the West End in minutes and even open up access to the towns of the Thames Valley and Heathrow Airport.

For road journeys, the North Circular is handy, linking you up with the M1, M11, M2 and M20. There is also a growing network of cycle lanes. From Ilford you are always well connected.





Style that puts
you in the picture



Take a
closer
look



KITCHEN

- Contemporary gloss white or grey kitchen with chrome handles and underunit lighting
- Laminate wood effect worktop with matching upstand
- Stainless steel sink with chrome mixer tap
- Ceramic hob and splashback
- Integrated cooker hood
- Electric fan oven
- Integrated fridge/freezer
- Integrated dishwasher

BATHROOM

- Contemporary white sanitaryware with pedestal basin, toilet and bath with glass shower screen
- Thermostatic bath/ shower valve with bath spout, adjustable head and separate shower
- Monoblock chrome mixer tap to basin
- Large format wall tiling

ENSUITE

- Contemporary white sanitaryware with pedestal basin and toilet
- Concealed Thermostatic shower valve with adjustable shower head
- Chrome mixer tap to basin
- Glass shower enclosure with low profile shower tray and chrome frame
- Large format wall tiling

FLOORING

- Amtico Spacia flooring to hall, kitchen, living room
- Wool twist carpet to bedrooms
- Ceramic floor tiles to bathrooms and ensuite ¹

HEATING & ELECTRICAL

- Heating via radiators
- Heating and hot water supplied from centralised boiler system
- Chrome heated towel rail to bathroom and ensuite
- Recessed LED downlights to hall, kitchen, lounge/dining room, bathroom and ensuite
- Pendant light fittings to bedrooms
- White sockets and switches throughout ²
- Shaver socket to bathroom and ensuite
- Satellite TV, telephone points to lounge and master bedroom with Sky Q facility ³
- Light to balconies
- Smoke detectors

GENERAL

- UPVC double glazed window with dark grey finish internally
- White painted entrance door with viewer and multipoint locking
- Internal walls and woodwork painted white
- White painted internal doors with brushed chrome lever on rose brassware
- Fitted wardrobe with sliding doors to bedroom 1
- Balconies to all apartments
- Freestanding washer/dryer in hall cupboard

COMMUNAL AREAS

- Lift to all floors
- Communal post boxes
- Tiling to lobby floors and carpet to stairs and corridors
- Video entry system
- Cycle store
- Landscaped communal courtyard
- A management company will be appointed to maintain communal areas, a service charge will be payable.
- Parking is available to selected apartments at additional cost ⁴

WARRANTY

- 12 year NHBC build warranty

¹ Some 1 bedroom apartment have Amtico Spacia flooring to bathrooms
² Some 1 bedroom apartment kitchens have chrome sockets and switches
³ Sky Q facility is subject to purchaser subscription and installation, post occupation.
⁴ Please ask the Sales Team for specific details.
The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.

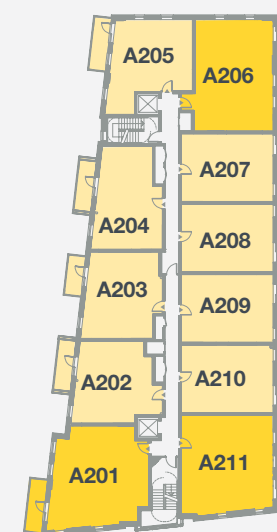


**Live well at
Ilford Works**

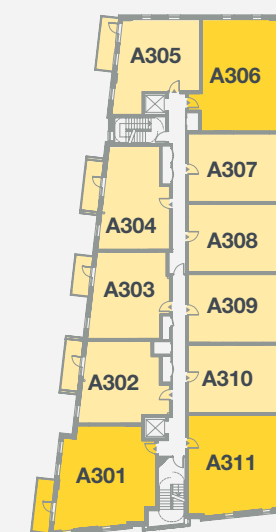
Site plan & plot locators



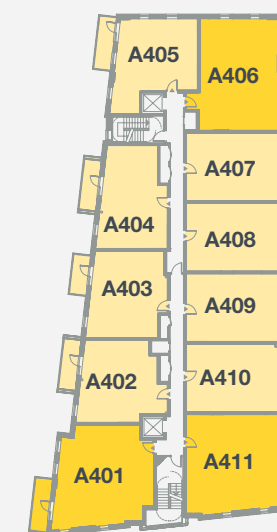
The site plan is illustrating the first floor. Whilst these site plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



2nd floor



3rd floor



4th floor

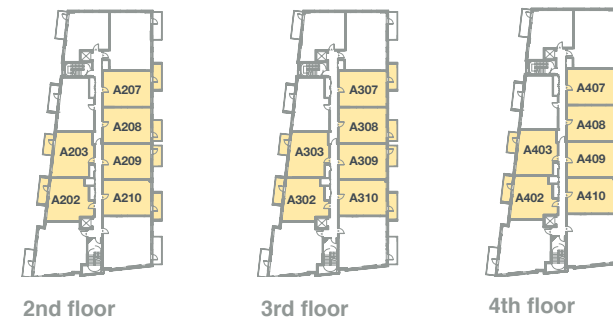
Key

- One Bedroom Apartments (Light Yellow)
- Two Bedroom Apartments (Dark Yellow)



1 bed

Apartment floor plans



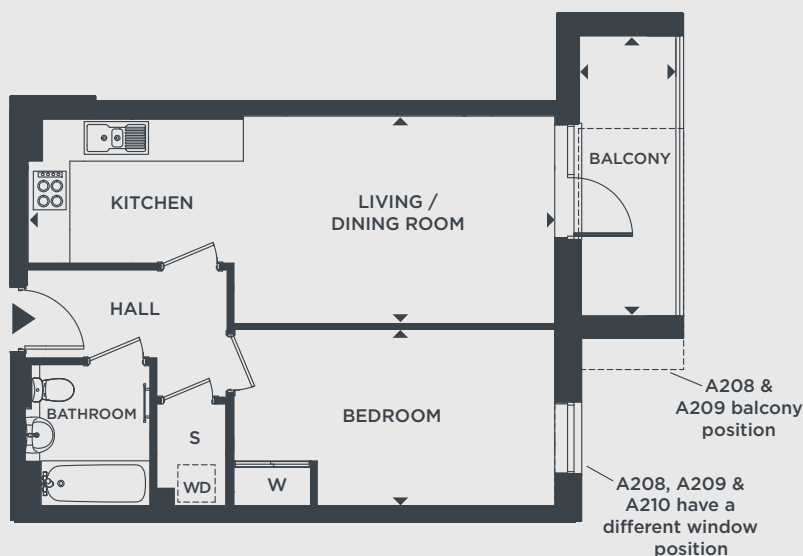
Plots A207, A208*, A209, A210*
A307, A308*, A309, A310*
A407, A408*, A409, A410*

Total Area:
50.0 sq m 538 sq ft

Kitchen / Living / Dining Room
8.19m X 3.21m
26' 11" X 10' 7"

Bedroom
4.99m X 2.75m
16' 5" X 9' 0"

Balcony
4.35m X 1.5m
14' 3" X 4' 11"



Plots A202, A302, A402,

Total Area:
50.5 sq m 543 sq ft

Kitchen / Living / Dining Room
6.87m X 3.84m
22' 6" X 12' 7"

Bedroom
3.62m X 3.27m
11' 11" X 10' 9"

Balcony
3.53m X 1.51m
11' 7" X 5' 0"



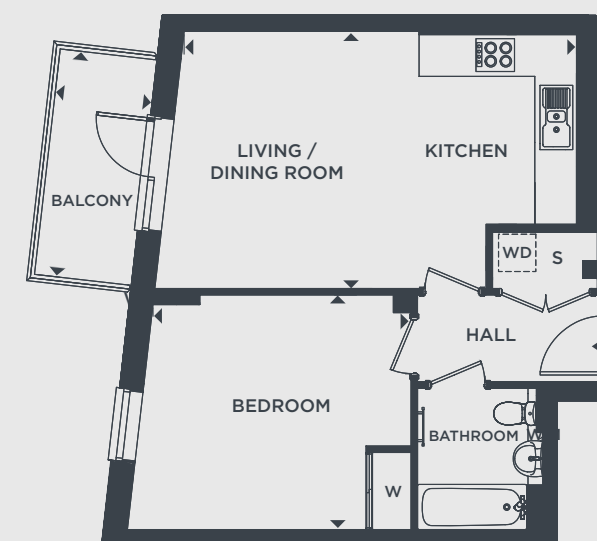
Plots A203, A303, A403

Total Area:
50.5 sq m 543 sq ft

Kitchen / Living / Dining Room
6.10m X 4.00m
20' 0" X 13' 1"

Bedroom
4.02m X 3.65m
13' 2" X 12' 0"

Balcony
3.53m X 1.51m
11' 7" X 5' 0"



Key
WD Washer Dryer W Wardrobe S Store

* Denotes handed plots to the plan drawn

Key
WD Washer Dryer W Wardrobe S Store

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Total areas stated exclude external space.

1 bed

Apartment floor plans



2nd floor



3rd floor



4th floor

Plots A204, A304, A404

Total Area:

51 sq m 549 sq ft

Kitchen / Living / Dining Room

5.76m X 4.51m

18' 11" X 14' 10"

Bedroom

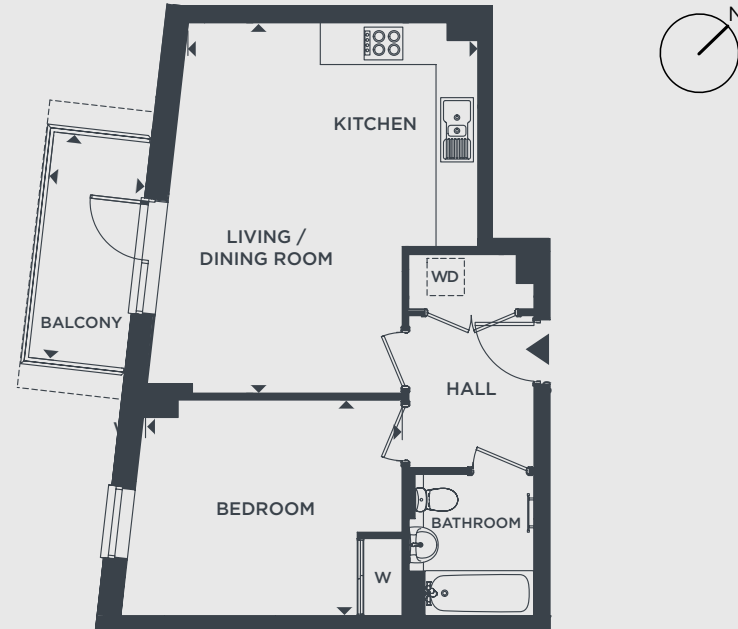
3.99m X 3.36m

13' 1" X 11' 0"

Balcony

3.53m X 1.51m

11' 7" X 5' 0"



Plots A205, A305, A405

Total Area:

51 sq m 549 sq ft

Kitchen / Living / Dining Room

8.34m X 3.78m

27' 5" X 12' 5"

Bedroom

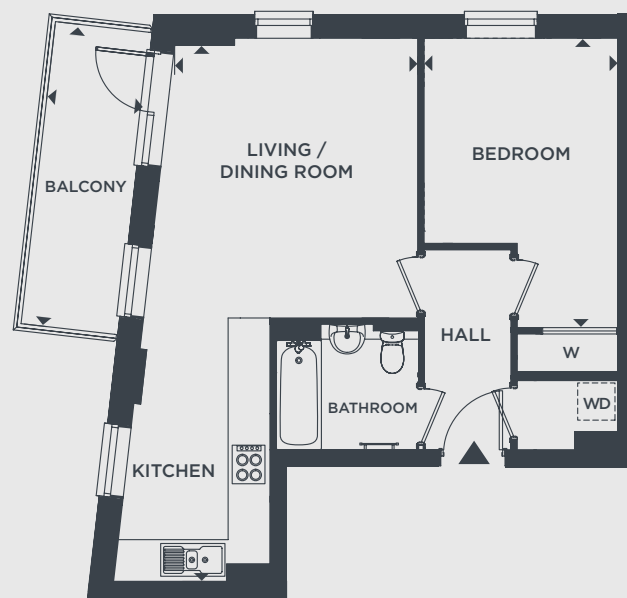
4.50m X 3.04m

14' 9" X 10' 0"

Balcony

4.73m X 1.51m

15' 6" X 5' 0"

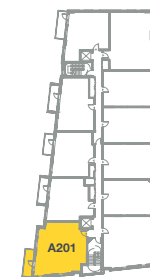


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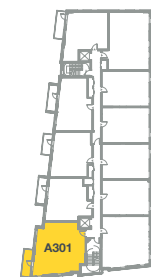
WD Washer Dryer W Wardrobe S Store

2 bed

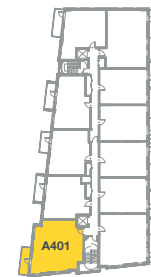
Apartment floor plans



2nd floor



3rd floor



4th floor

Plots A201, A301, A401

Total Area:

72.5 sq m 780 sq ft

Kitchen / Living / Dining Room

7.89m X 3.41m

25' 11" X 11' 2"

Bedroom 1

5.60m X 2.75m

18' 5" X 9' 0"

Bedroom 2

4.29m X 2.75m

14' 1" X 9' 0"

Balcony

4.73m X 1.51m

15' 6" X 5' 0"



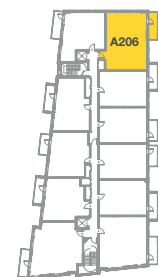
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WD Washer Dryer W Wardrobe S Store

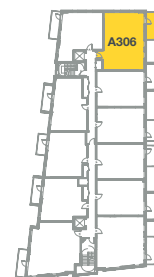
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2 bed

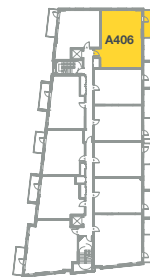
Apartment floor plans



2nd floor



3rd floor



4th floor



Plots A206, A306, A406,

Total Area:

71.5 sq m 769 sq ft

Kitchen / Living / Dining Room

6.95m X 3.20m
22' 10" X 10' 6"

Bedroom 1

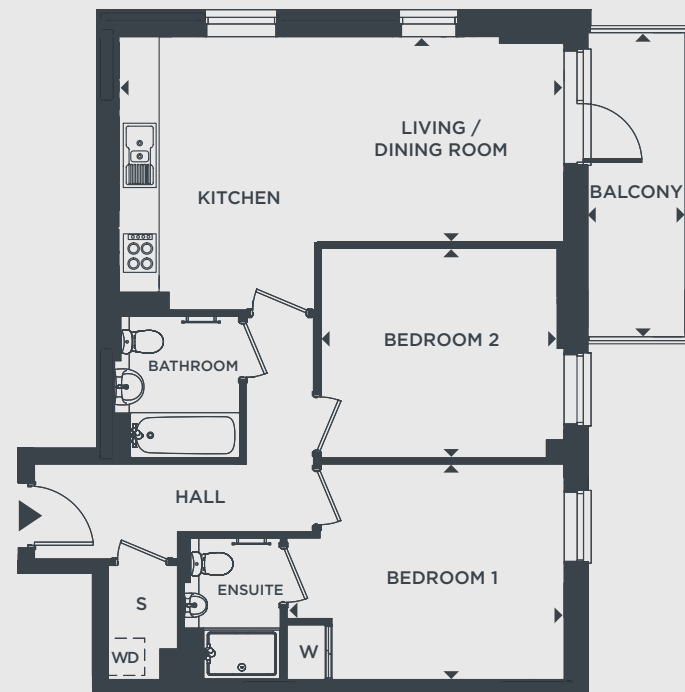
4.32m X 3.35
14' 2" X 11' 0"

Bedroom 2

3.69m X 3.25m
12' 1" X 10' 8"

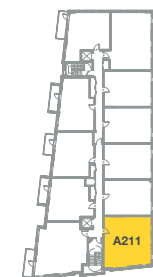
Balcony

4.73m X 1.51m
15' 6" X 5' 0"

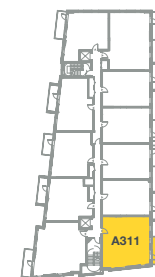


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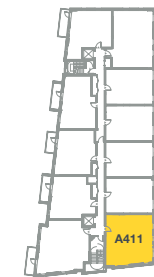
WD Washer Dryer W Wardrobe S Store



2nd floor



3rd floor



4th floor



Plots A211, A311, A411

Total Area:

71.5 sq m 769 sq ft

Kitchen / Living / Dining Room

8.19m X 2.82m
26' 11" X 9' 3"

Bedroom 1

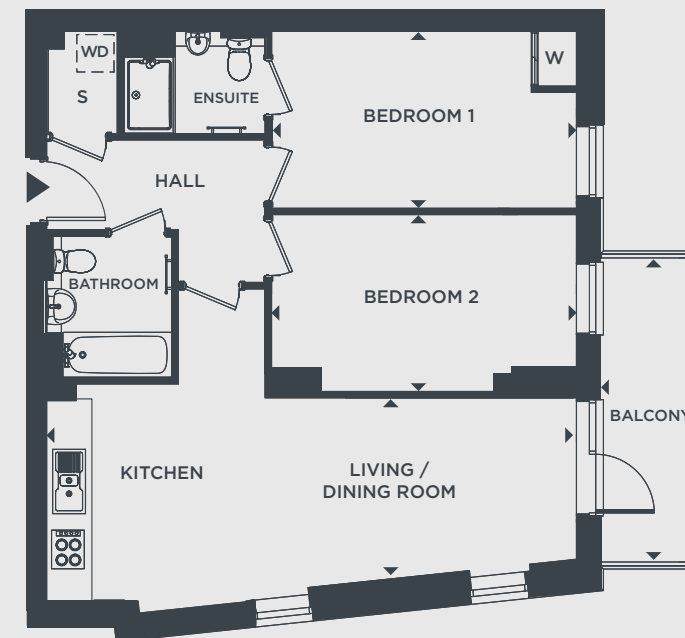
4.74m X 2.75m
15' 7" X 9' 0"

Bedroom 2

4.74m X 2.75m
15' 7" X 9' 0"

Balcony

4.73m X 1.51m
15' 6" X 5' 0"



Key

WD Washer Dryer W Wardrobe S Store

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What is Shared Ownership

You buy a percentage of a home, and pay rent on the rest. This means a smaller deposit, a smaller mortgage, and quicker steps on the ladder. We own some of the property, but it's still yours. You're living there, you can make it your own, and you decide when to sell. You can even buy more shares, to eventually own the lot.

YOU COULD BUY A HOME AT ILFORD WORKS THROUGH SHARED OWNERSHIP IF:

- Your household earns £90,000 a year or less
- You are a first-time buyer, you used to own a home but can't afford to buy one now or are an existing shared owner looking to move.

To purchase a home you'll need to take out a mortgage to pay for your share of the home's purchase price, or fund this through your savings, typically you'll need minimum 5% deposit of the value of the share you purchase. A rent of 2.75% is payable monthly on the unowned share. Shared Ownership properties are leasehold.

Find out more at www.helptobuy.gov.uk/shared-ownership

Award winning developments

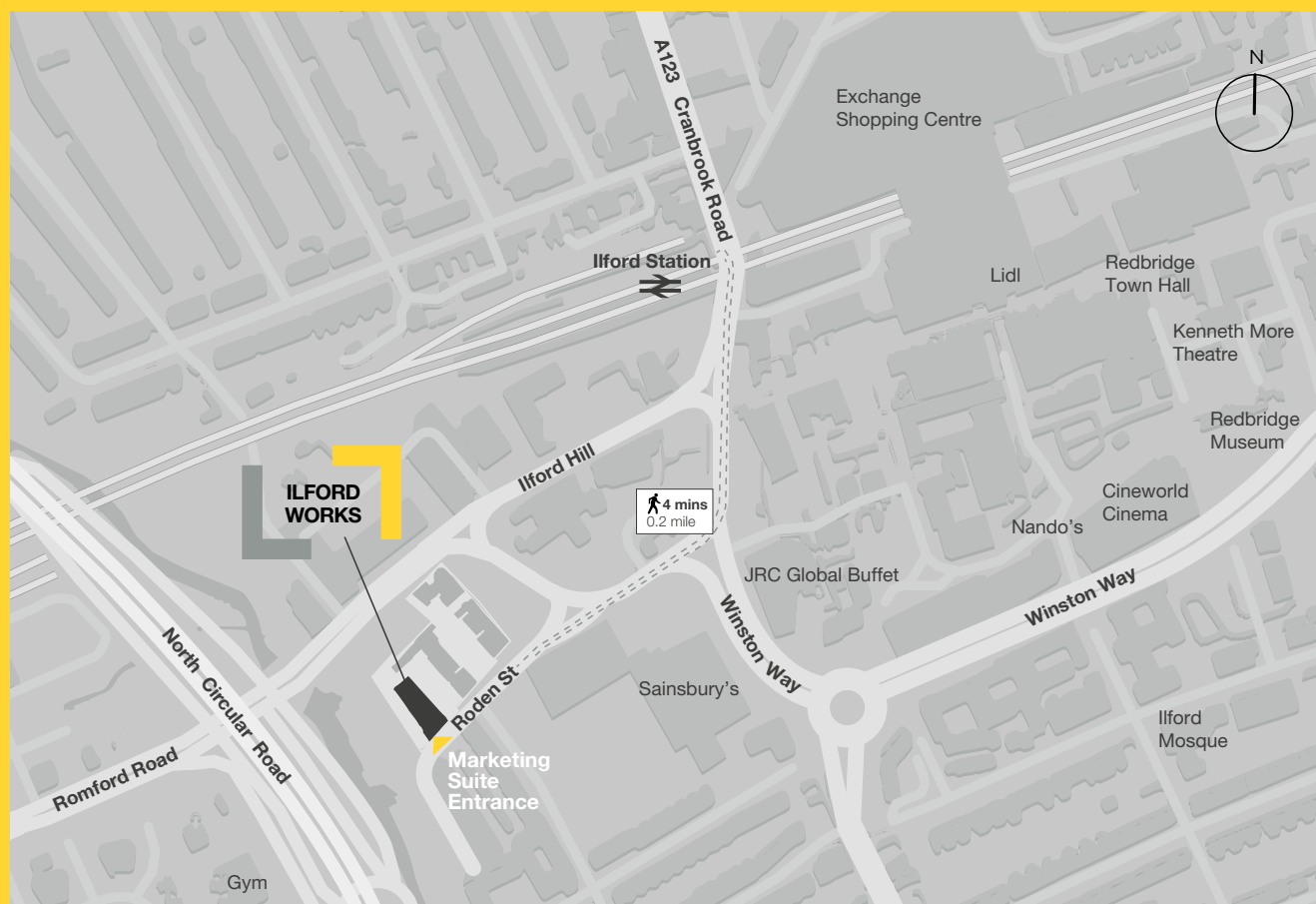
The environments we live in play a large part in shaping who we are. We immerse ourselves in the place we've chosen to live; the building itself and the community we share it with. So it's not surprising that these are the main features we look for when choosing a new home, and it's why Southern Home Ownership plans, develops and builds high quality, desirable homes bringing together people and places to create thriving communities.

As part of Southern Housing Group, one of the oldest and largest Housing Associations in the South East of England, we're proud to reinvest every penny we make in providing quality homes and services for our customers and local communities. Purchasing your new Southern Home

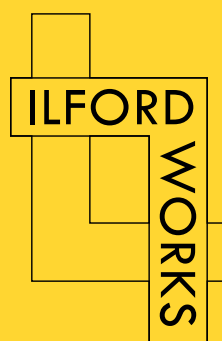
Ownership home also contributes to the regeneration and development of homes and communities for others. We're recognised as a leader in providing premium homes that shape the way people want to live. So we don't just build better buildings – we build better living.

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Picture your life
@ Ilford Works



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