

THE BRICK EFFECT WORKS

A COLLECTION OF 1 & 2
BEDROOM APARTMENTS
IN WALTHAMSTOW



**SIXTY
BRICKS**

Building communities by
Waltham Forest Council



redloft

SIXTY BRICKS

Sixty Bricks is a housing development company wholly owned by Waltham Forest Council.

We build quality private sale, shared ownership and social rented homes in Waltham Forest. Our homes include studios, 1, 2 and 3 bedroom apartments of which a proportion on each development are built to fully wheelchair accessible standards.

We are committed to providing homes for Waltham Forest residents, so priority for our new homes is given to those who live and work in the borough.

Sixty Bricks is the developer of the The Brick Works and responsible for selling the new homes. All purchasers' leases will be with the London Borough of Waltham Forest who is the freeholder and managing agent on all Sixty Bricks developments.



Backed by
HM Government



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THE **BRICK** WORKS ^{E17}

Set close to the open spaces of the Walthamstow Wetlands and Lea Valley Park, near the site of an old brick kiln, where bricks and tiles were made, this stunning new development offers the perfect opportunity to own a home in a popular London location.

The Brick Works comprises 14 beautifully appointed new apartments within two eye-catching new buildings that use brick in a bold new way to create a confident design statement. The windows are deliberately larger than usual to add to the light and space inside, while every home has its own balcony or terrace to provide private outdoor space.

Living at The Brick Works you will have access to communal gardens and play area. The nearest Tesco is just around the corner and Blackhorse Road station only a short walk away. Whether you work locally, or commute into the centre of London, The Brick Works is your ideal starting point.

GET THE WALTHAMSTOW VIBES

Whether you're meeting up with friends over a flat white or rounding off a busy day with an artisan sour-dough pizza, Walthamstow has it all.

This is a creative hotspot with artisans, artists and crafts people all making and producing amazing things. You can tour some of East London's best breweries along the Blackhorse Beer Mile, get creative inspiration at the Blackhorse Lane Ateliers and Studios or learn something new at the Blackhorse Workshop.



Be sure to check out Crate, with its buzzing atmosphere and eclectic choice of cafés, restaurants and services.

You'll have a local cinema, a handy medical centre and a great choice of schools nearby. There are gyms, bars, and every restaurant you could wish for – from Turkish to Japanese to Caribbean. The William Morris Gallery is a famous local landmark, set in beautiful grounds. And, when it comes to shopping, Walthamstow has its own mall, open air market, antiques market and High Street.



Close by you will find a host of local breweries including Exhale Brewery, Wild Card and Signature Brew. Forest wines is a great place to taste some truly wonderful wines that have been perfectly paired with delicious food.



THE TRANQUIL FLOW OF WALTHAMSTOW

Walthamstow Wetlands is Europe's largest urban wetland reserve, with no less than ten reservoirs, a range of walking trails to explore and a world of wildlife to discover.

Whether you're watching the kingfishers from an observation platform, walking beside the water or relaxing in the café, it's great to have the Wetlands to escape to whenever you wish. And it's not the only area of greenery nearby. Epping Forest, with its ancient woodlands, is easy to get to from The Brick Works.

In fact, Walthamstow places you close to so many of the things that matter in life. The huge choice of shops and the fabulous sports facilities in Stratford, the clubs and bars of Shoreditch and Brick Lane, and the traditional charm of Spitalfields and the Columbia Flower Market are on hand. This is a part of the world that offers everything!



Waltham Forest has more green space than any other borough north of the Thames and it's the perfect place to unwind and connect with nature.

GET YOURSELF CONNECTED

A few minutes' walk from your front door, Blackhorse Road Station provides quick Victoria Line underground services into the centre of London. You can be at King's Cross in under a quarter of an hour and Victoria in less than 25 mins. Or head for St James Street Station for overground services into Liverpool Street in less than half an hour.

Living at The Brick Works you're well served for buses and this part of London has excellent cycle routes. It has good road connections too, with access to the North Circular and M11 to take you out into East Anglia. Then, when you wish to head further afield, the Eurostar terminus at St Pancras, Stansted and London City airport are easy to reach.



CYCLE FROM THE BRICK WORKS TO:

Walthamstow Wetlands	05 Mins
Crate - St James Street	05 Mins
The William Morris Gallery	07 Mins
Walthamstow Marshes	16 Mins
Queen Elizabeth Olympic Park	18 Mins
Westfield Stratford	23 Mins

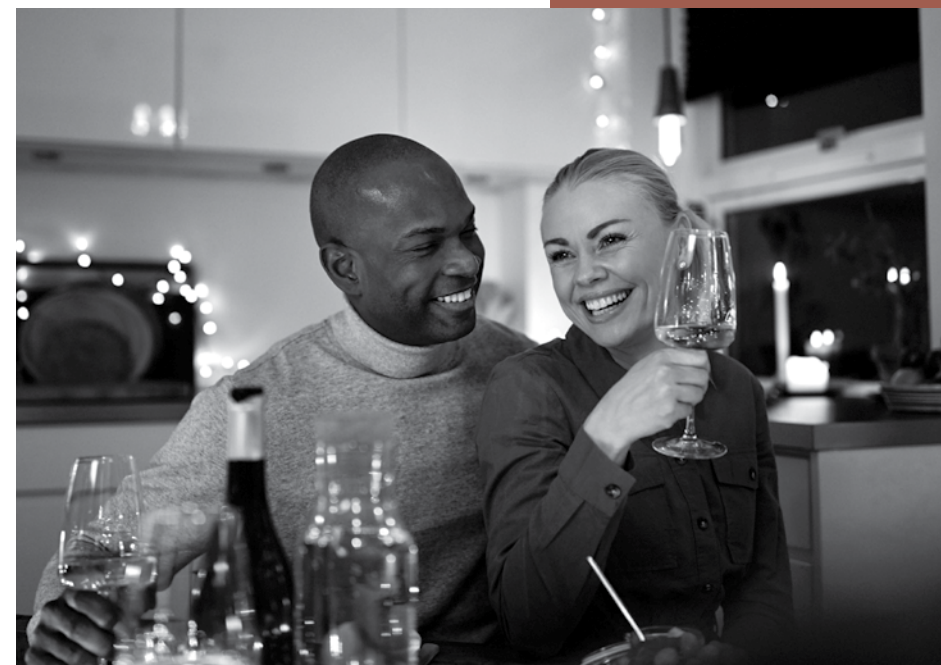


2 MINS	WALTHAMSTOW CENTRAL
3 MINS WALK FROM THE BRICK WORKS	BLACKHORSE ROAD Tube: Victoria Line & Overground
2 MINS	TOTTENHAM HALE
4 MINS	SEVEN SISTERS
7 MINS	FINSBURY PARK
9 MINS	HIGHBURY & ISLINGTON
12 MINS	KING'S CROSS ST PANCRAS
14 MINS	EUSTON
15 MINS	WARREN STREET
17 MINS	OXFORD CIRCUS
19 MINS	GREEN PARK
21 MINS	VICTORIA

* source: tfl.gov.uk and google.co.uk/maps.
Guide times may vary.

A HOME OF YOUR OWN

Stylish new 1 & 2 Bedroom
apartments available for Shared
Ownership and Private Sale



Images from a previous Sixty Bricks Development

KITCHEN

- Contemporary kitchen with Cashmere or Coble grey units
- Soft close kitchen doors and drawers
- Laminate worktop with upstand
- Ceramic electric hob
- Integrated cooker hood
- Glass splash back
- Integrated fridge freezer
- Integrated dishwasher
- Integrated microwave

HEATING, ELECTRICAL & LIGHTING

- Boiler system
- Radiators
- Low energy white LED downlights to kitchen and bathroom
- Mains operated ceiling mounted smoke/ heat detector
- Freestanding washer dryer in utility cupboard

WALL & FLOOR FINISHES

- Wood effect vinyl to hallways and kitchen

ENSUITE (selected 2 bedroom apartments)

- Recessed spotlights
- Contemporary white sanitary ware
- Mixer taps in shower
- Shower screen
- Heated towel rail
- Ashland white wall tiles

BATHROOM

- Recessed spotlights
- Contemporary white sanitary ware
- Mixer taps with shower above bath
- Shower screen
- Heated towel rail
- Full height tiling around the bath with half height to all other walls
- Ashland white wall tiles

GENERAL

- Internal white doors
- Landscaped communal areas
- Communal TV aerial to apartment blocks
- Video door entry system
- NHBC warranty

THE BRICK WORKS

E17



SITE PLAN

HELP TO BUY

As a first time buyer you will purchase a newly built home with a minimum 5% deposit. For London properties, the Government will loan you up to 40% of the value of the property,* which is interest free for 5-years. This means you raise a smaller mortgage initially and can become a homeowner sooner.

*Different caps are applied to different regions

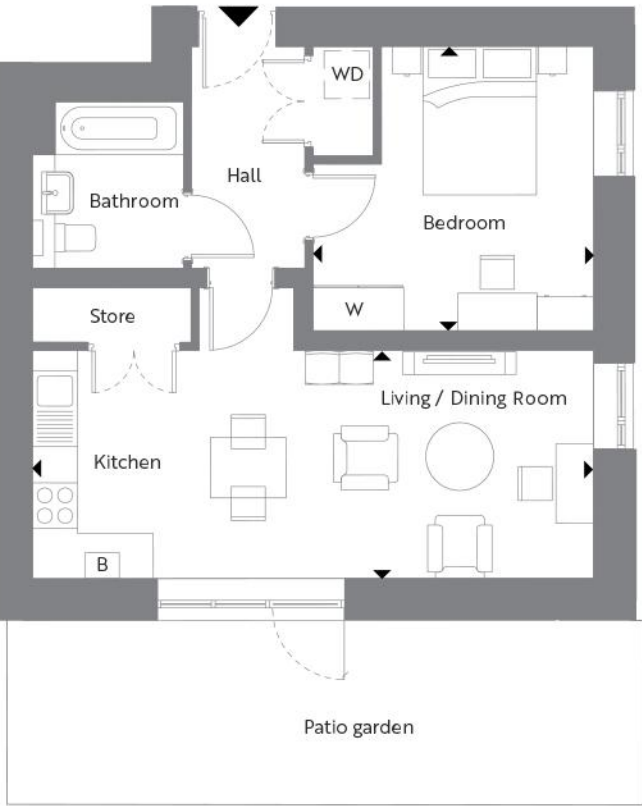


Image from a previous Sixty Bricks Development



FLOOR PLANS

PRIVATE SALE



PLOT B01 - GROUND FLOOR

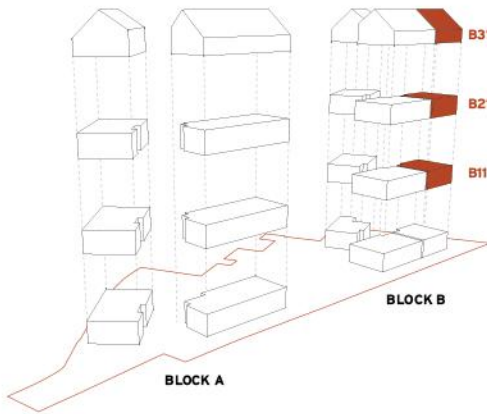
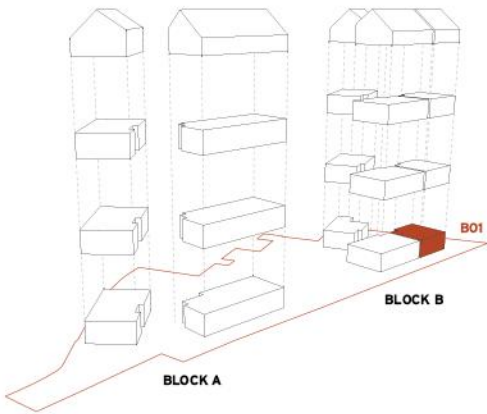
DIMENSIONS - ONE BEDROOM APARTMENT

Living/Dining/Kitchen	7.42m x 3.02m	24' 4" x 9' 11"
Bedroom	3.76m x 3.71m	12' 4" x 12' 2"
Total Area	50.7 sq.m.	546 sq.ft.

KEY

- B Boiler
- W Wardrobe
- WD Washer/Dryer

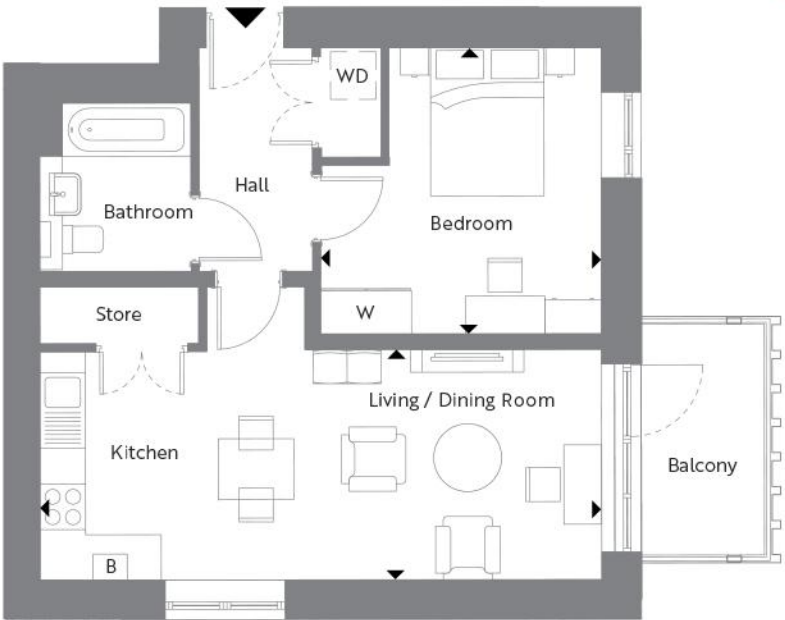
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



PLOT B31 - THIRD FLOOR

PLOT B21 - SECOND FLOOR

PLOT B11 - FIRST FLOOR



DIMENSIONS - ONE BEDROOM APARTMENT

Living/Dining/Kitchen	7.42m x 3.02m	24' 4" x 9' 11"
Bedroom	3.76m x 3.71m	12' 4" x 12' 2"
Total Area	50.7 sq.m.	546 sq.ft.

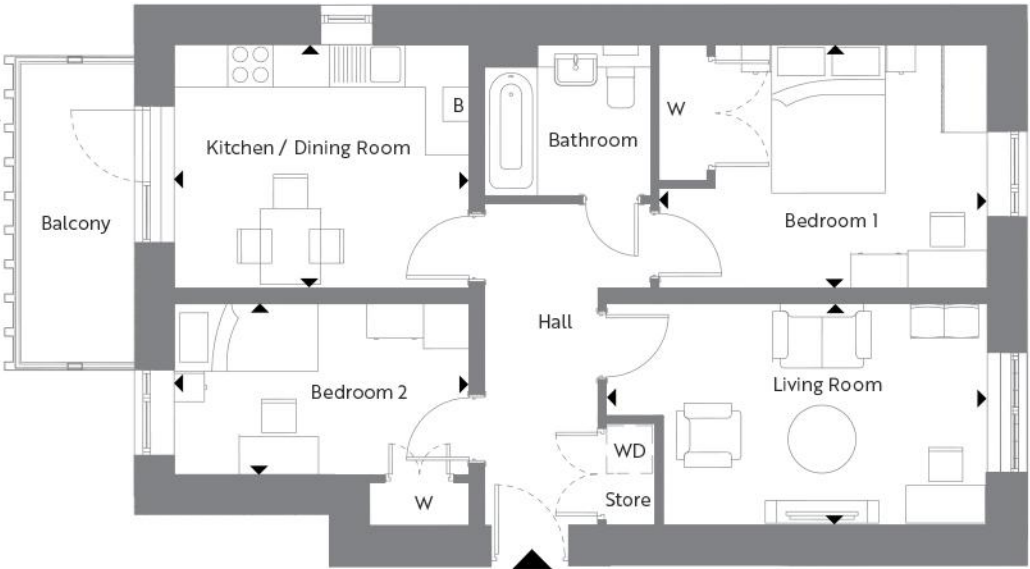
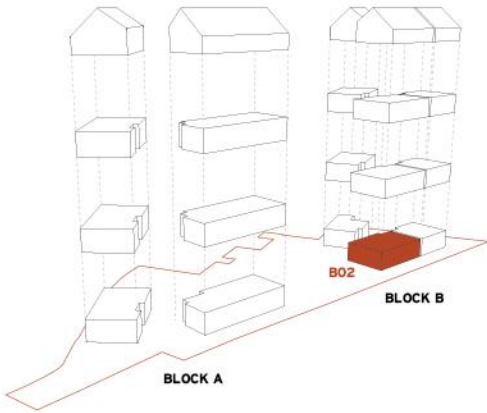
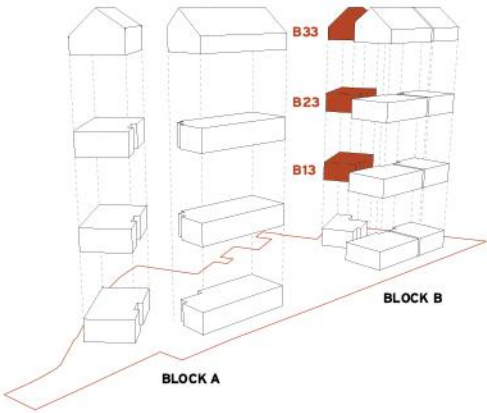
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FLOOR PLANS

PRIVATE SALE



PLOT B33 - THIRD FLOOR

PLOT B23 - SECOND FLOOR

PLOT B13 - FIRST FLOOR

DIMENSIONS - TWO BEDROOM APARTMENT

Living Room	5.05m x 2.89m	16' 7" x 9' 6"
Kitchen/Dining Room	3.90m x 3.22m	12' 10" x 10' 7"
Bedroom 1	4.35m x 3.20m	14' 3" x 10' 6"
Bedroom 2	3.90m x 2.25m	12' 10" x 7' 5"
Total Area	66.7 sq.m.	718 sq.ft.

KEY

- B Boiler
- W Wardrobe
- WD Washer/Dryer

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PLOT B02 - GROUND FLOOR

DIMENSIONS - TWO BEDROOM APARTMENT

Living/Dining/Kitchen	7.43m x 3.88m	24' 4" x 12' 9"
Bedroom 1	4.14m x 2.93m	13' 7" x 9' 7"
Bedroom 2	3.88m x 3.21m	12' 9" x 10' 6"
Total Area	74.4 sq.m.	801 sq.ft.

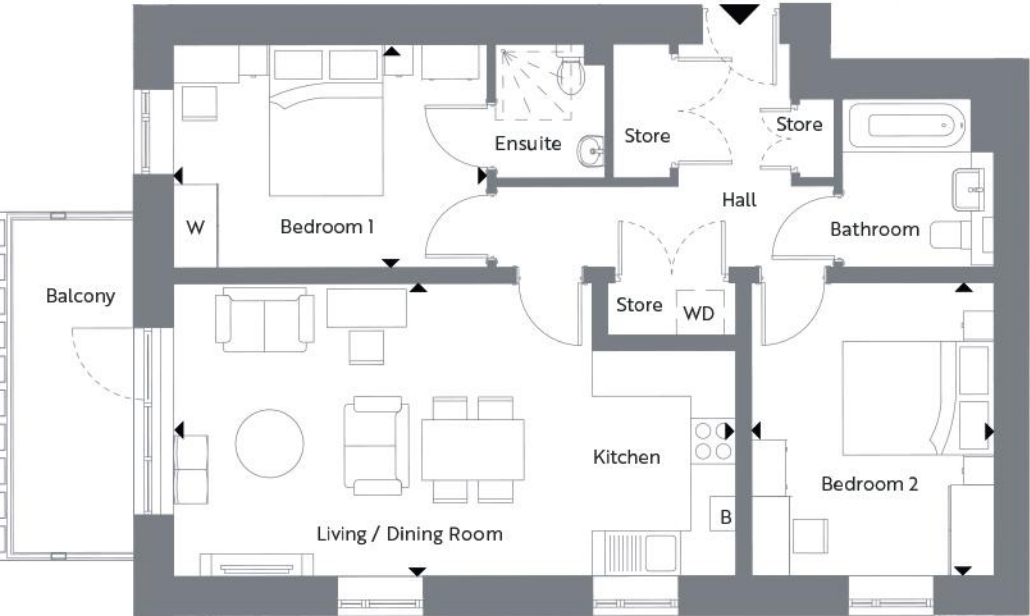
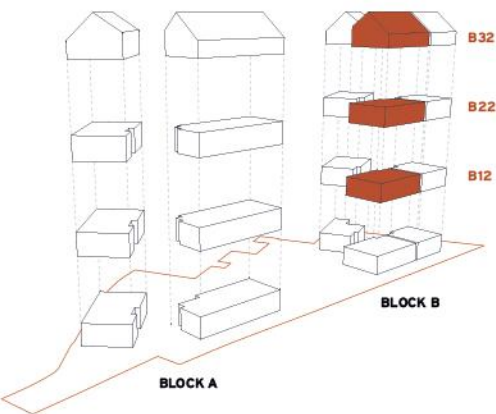
KEY

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- W Wardrobe
- WD Washer/Dryer

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FLOOR PLANS

PRIVATE SALE



PLOT B32
Skylight replaces
kitchen window

PLOT B32 - THIRD FLOOR

PLOT B22 - SECOND FLOOR

PLOT B12- FIRST FLOOR

DIMENSIONS - TWO BEDROOM APARTMENT

Living/Dining/Kitchen	7.43m x 3.88m	24' 4" x 12' 9"
Bedroom 1	4.14m x 2.93m	13' 7" x 9' 7"
Bedroom 2	3.88m x 3.21m	12' 9" x 10' 6"
Total Area	74.4 sq.m.	801 sq.ft.

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.

KEY

- B Boiler
- W Wardrobe
- WD Washer/Dryer





SHARED OWNERSHIP

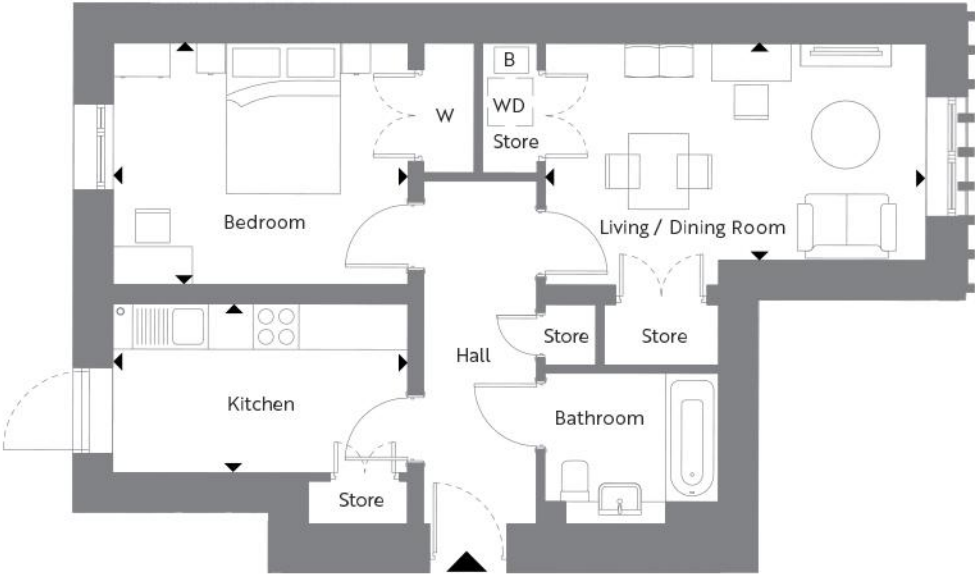
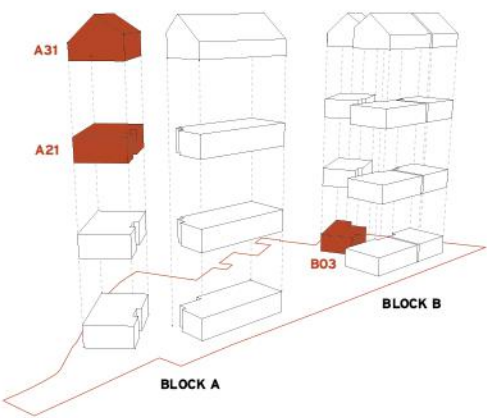
Shared Ownership is a government backed affordable home ownership scheme which makes it easier for first time buyers to get on the property ladder. Buyers purchase a share of a property, anything between 25%-75%, and pay a subsidised rent on the remaining share. As your circumstances change you can purchase more shares in the property (known as staircasing), or you can sell your share and move on to a new home.

Shared Ownership has helped thousands of first time buyers onto the property ladder throughout England for over 40 years. To be eligible for a Shared Ownership home, you must:

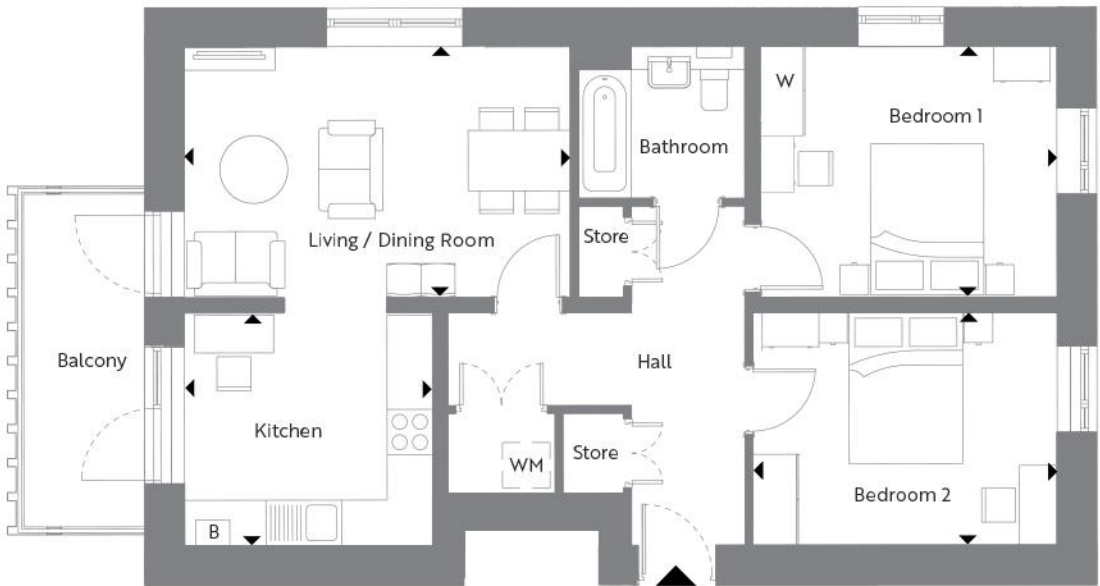
- Be at least 18 years old
- In London your annual household income must be less than £90,000
- You should generally be a first time buyer, i.e. you don't already own a home. If you do already own, you must be in the process of selling it
- You should not be able to afford to buy a home suitable for your housing needs on the open market
- You must be able to demonstrate that you have a clean credit history and can afford the regular payments and costs involved in buying a home.

FLOOR PLANS

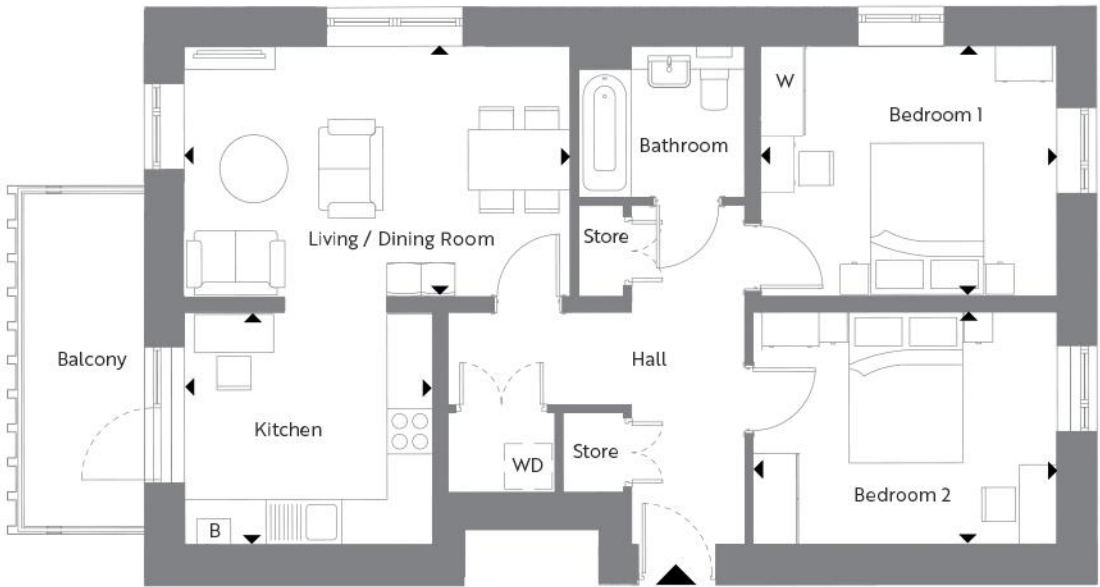
SHARED OWNERSHIP



PLOT B03 - GROUND FLOOR



PLOT A31 - THIRD FLOOR



PLOT A21 - SECOND FLOOR

DIMENSIONS - ONE BEDROOM APARTMENT

Living/Dining Room	4.86m x 2.85m	15' 11" x 9' 4"
Kitchen	3.90m x 2.21m	12' 9" x 7' 3"
Bedroom	3.90m x 3.20m	12' 9" x 10' 6"
Total Area	57.1 sq.m.	615 sq.ft.

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KEY

B	Boiler
W	Wardrobe
WD	Washer/Dryer

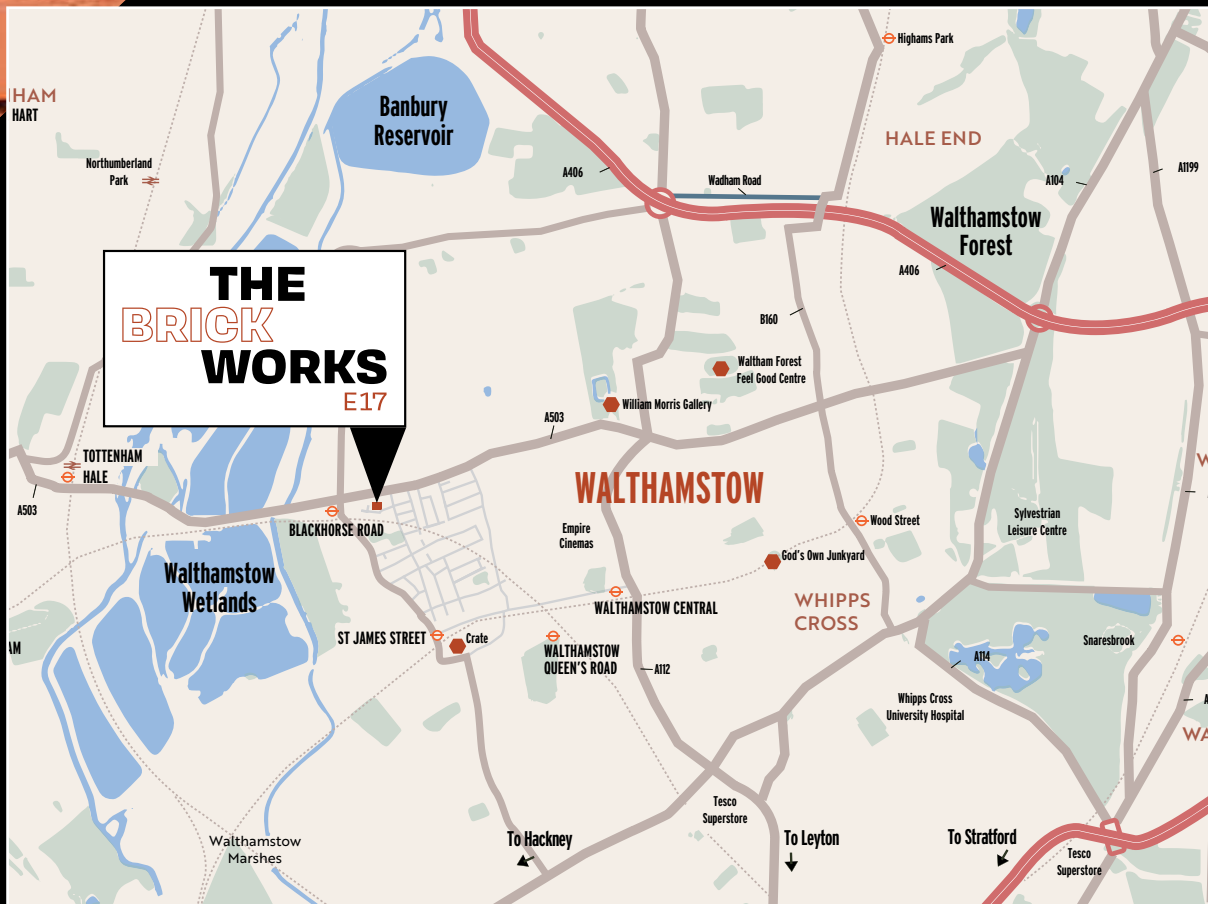
DIMENSIONS - TWO BEDROOM APARTMENT

Living Room	5.10m x 3.32m	16' 9" x 10' 11"
Kitchen/Dining Room	3.20m x 3.05m	10' 6" x 10' 0"
Bedroom 1	3.92m x 3.32m	12' 10" x 10' 11"
Bedroom 2	4.02m x 3.06m	13' 2" x 10' 1"
Total Area	74.2 sq.m.	799 sq.ft.

KEY

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WD	Washer/Dryer

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