

# CORDAGE WORKS

WALTHAMSTOW E17



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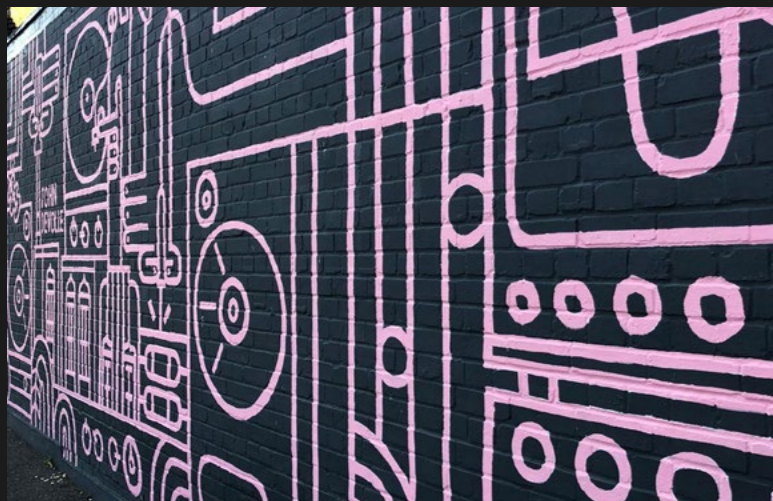
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# WALTHAM- STOW AWAY

CORDAGE WORKS IS A CONTEMPORARY COLLECTION OF 28 BRIGHT AND SPACIOUS 1, 2 AND 3 BEDROOM APARTMENTS IN THE VIBRANT AREA OF WALTHAMSTOW, WHICH IS IDEALLY POSITIONED BETWEEN BUZZING STRATFORD CITY AND THE CALM AND TRANQUILLITY OF EPPING FOREST.

The area surrounding Cordage Works was a hive of industry in the mid-1900s, with a variety of small businesses based in workshops making everything from toys and fireworks to cordage, which was used for ships' rigging.

The area is now set for its new chapter. There is a plan to build 2,500 homes in the area, together with a new generation of makers, designers, artists and entrepreneurs. Alongside all the homes and businesses is the £10 million investment in the Walthamstow Wetlands project.





# LOCATION

**BLACKHORSE ROAD UNDERGROUND AND OVERGROUND STATION IS LESS THAN A TEN MINUTE WALK, OFFERING EXCELLENT TRANSPORT LINKS INTO LONDON AND BEYOND.**

Wonder locally to discover quirky coffee shops, exciting green spaces and parks or delve into a plethora of one off eateries and bars - you will not be short of new places to explore.

Local shops and supermarkets are also minutes away. Walthamstow town centre is just a two minute train ride away from Blackhorse Road.

Walthamstow Village is one of London's best preserved urban villages with buildings hundreds of years old, complete with a 12th century church and free museums that showcase the area's rich history.



Blackhorse Road Station

# EAT AND DRINK

## THERE'S NO SHORTAGE OF GREAT URBAN EATERIES AND BARS TO SUIT ALL POCKETS AND TASTES.

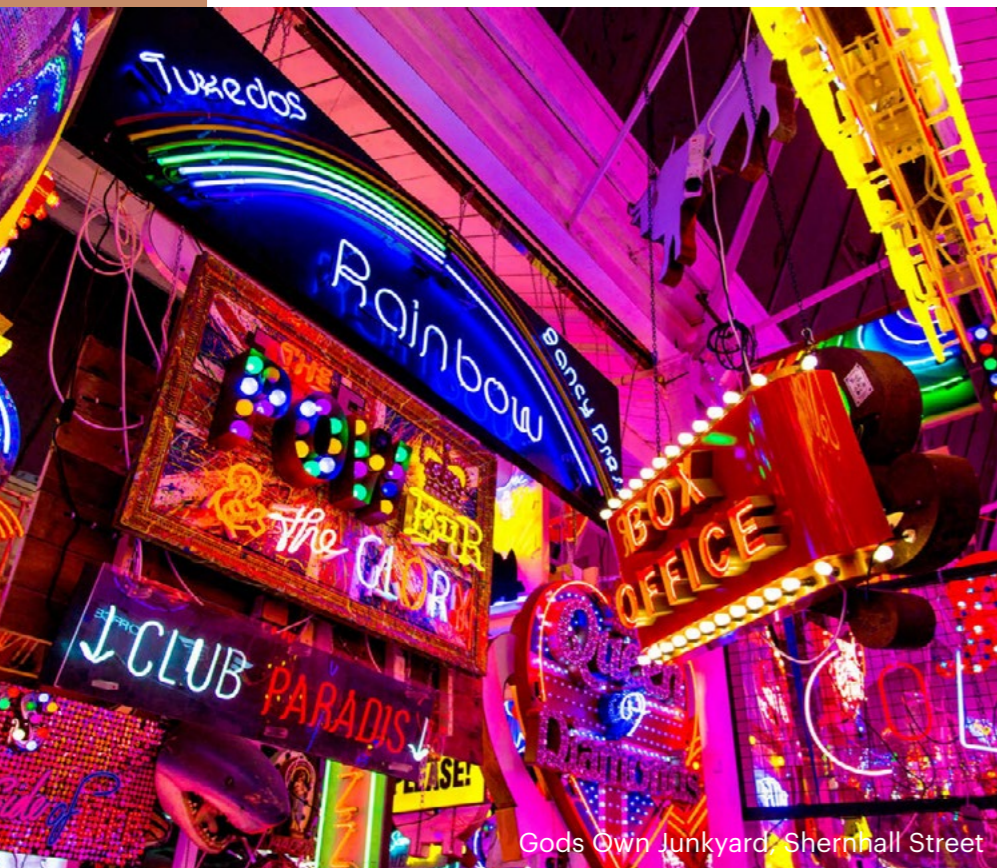
Kickstart your day at Eat17, a breakfast place that prides itself on creating new experimental tastes and flavour combinations. Froth & Rind is a smart café that doubles up as a cheesemonger, and stays open late for drinks. Fortify yourself after a working week with Dinner on the Underground, where an award-winning chef whips up a five-course meal served as you sit in an old tube train carriage.

The famous God's Own Junkyard features a gallery of neon signs which doubles up as a cool café and bar. The Wildcard Brewery serves locally-sourced brews in a venue that hosts local gig nights and a variety of weekend street food. They play host to Walthamstow vegan market on certain Sundays, attracting some of the best vegan pop-ups in London.

You can also enjoy a tippie at Mother's Ruin, Walthamstow's very own gin distillery, with a gin palace open at weekends serving over eighty varieties of the good stuff. Set inside a former WW1 munitions factory, all the botanicals and ingredients used are taken from their orchards, or foraged from the wilds of Walthamstow.



The Kitchen, Orford Road



Gods Own Junkyard, Shernhall Street



# SHOPPING

"WALTHAMSTOW IS HOME TO THE LONGEST OUTDOOR MARKET IN EUROPE" - TRIPADVISOR.

HAVING STARTED IN 1885, NOWADAYS OVER FIVE HUNDRED STALLS LINE THE HIGH STREET. IT'S OPEN FROM TUESDAY TO SATURDAY, AND YOU CAN EASILY LOSE HOURS WANDERING FROM VENDOR TO VENDOR.

Walthamstow Farmers' Market fills the top of the high street every Sunday with the freshest farm produce from friendly stalls. Local favourites include Brambletye's biodynamic eggs, juice and veg, Hook & Son's unpasteurised milk and cream, Picks Organics meat and poultry with fresh game in season (and breakfast rolls), fresh veg from Ted's Veg and Wild Country Organics, local honey, artisan bread, locally made fresh pasta by Seriously Italian and more.

For a unique shopping experience, pay a visit to God's Own Junkyard. This funky art store is stuffed to the rafters with neon film props, vintage signs and other eclectic pieces.

You can find all local amenities for daily shopping, including Lidl, Sainsburys, Tesco, ASDA and Co-op, while The Mall offers dozens of classic high street shops under one roof, such as Boots, New Look, TK Maxx, The Body Shop and JD Sports.



Walthamstow Market



The Village Bakery, Orford Road

# ENTERTAINMENT & CULTURE

## ARTS, CRAFTS & COMEDY

Alfred Hitchcock used to see pictures at this old Walthamstow cinema. Restored to its former glory, this Grade II listed building is now a wonderful cocktail bar and pub with an amazing cultural programme and art house cinema. Enjoy a cocktail here served from the original ticket booth or perhaps go for a delicious Sunday pub roast with live jazz, an event that has become extremely popular with locals.

Immerse yourself in the life and work of one of Walthamstow's most famous sons at the William Morris Gallery. Morris was a renowned Arts and Crafts designer and early socialist who made this Georgian Grade II building his home in the mid 19th century.

Ye Old Rose and Crown is a pub with a twist. In the back room you'll find a theatre that hosts stand-up comedy, DJ sets and more besides.



Armstrong Audio, Black Horse Lane



William Morris Gallery, Forest Road

If you've got a good head for heights you can go rock climbing at Yonder, and if not then simply stay in shape with a session at the Douglas Eyre Sports Centre.

Red Imp Comedy is one of the area's best-kept secrets. Run by resident MC Susan Murray, expect to see a mix of old hands and up-and-comers on the first Wednesday or Thursday of every month. You may not have heard of every act but be assured of leaving with a grin on your face.



# OUTDOOR SPACES

THERE'S AN ABUNDANCE OF GREEN SPACES AND OUTDOOR ADVENTURES TO MAKE THE MOST OF

Walthamstow Wetlands, Forest Road



Walthamstow Wetlands, London's biggest nature reserve, offers 13 miles of stunning wetlands that allow you to immerse yourself in nature.

Ten Victorian reservoirs have been opened up to the public, creating a 520 acre wetland nature reserve, threaded with natural trails and dotted with play areas and wildlife habitats.



Epping Forest

Epping Forest is on your doorstep too. One of the final few remaining forests in the London area, you can carve your own paths through this ancient and magnificent woodland.

Walthamstow includes sections of Lee Valley Park, London's largest park, encompassing 10,000 acres and 26 miles to explore.

Just a little further afield lie Leyton Flats and Hollow Pond, a great natural area for running and biking.



# THE LOCAL AREA

## LOCATION

● Cordage Works

## TRANSPORT

- 1 Blackhorse Road
- 2 Walthamstow Central
- 3 Tottenham Hale

## FOOD & DRINK

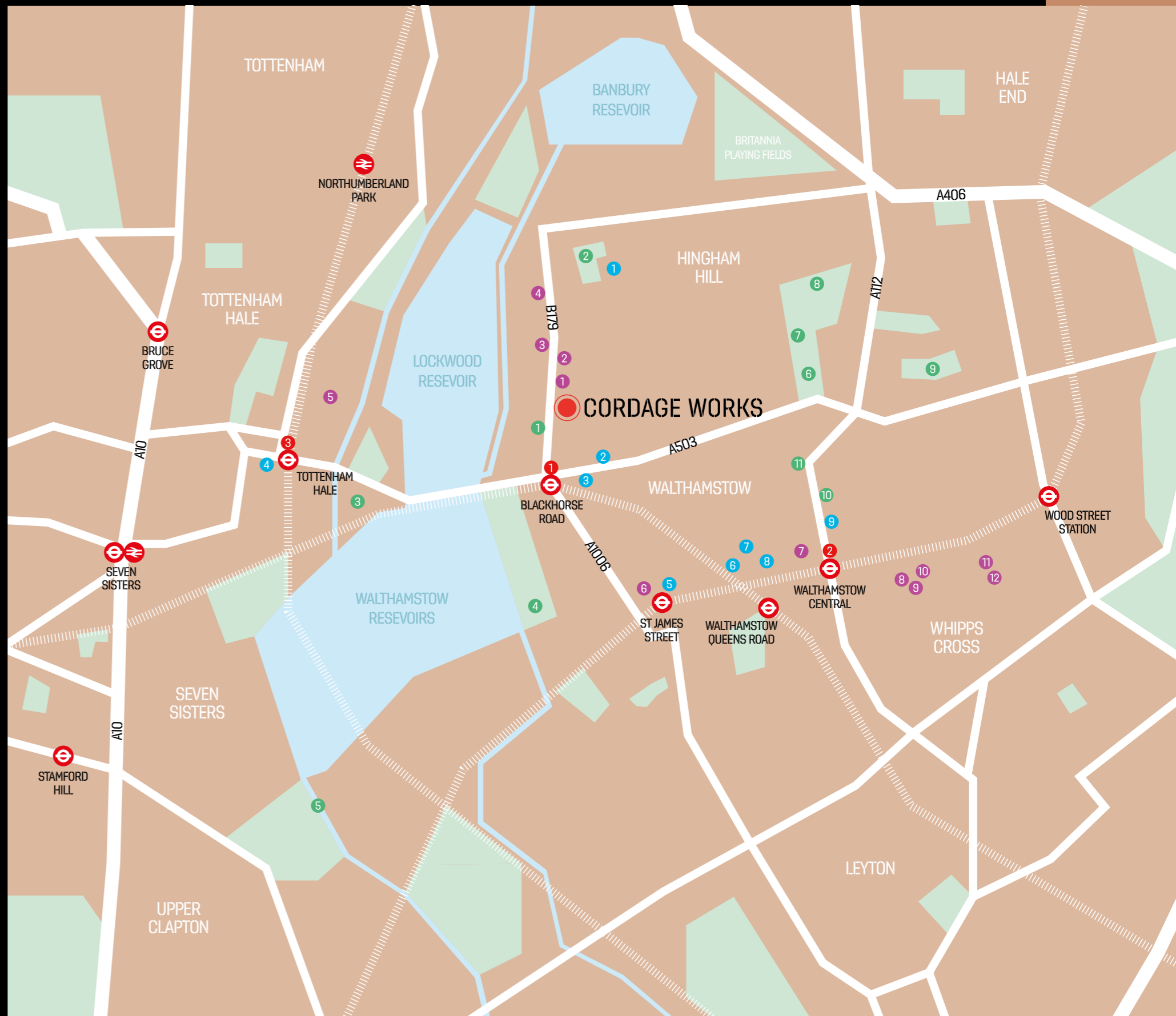
- 1 SlowBurn London
- 2 Wood St Coffee
- 3 Exale Brewing and Taproom
- 4 Wild Card Brewery
- 5 Beavertown Brewery
- 6 Querky Cafe
- 7 Gokyuzu
- 8 Eat17
- 9 Froth & Rind
- 10 The Kitchen
- 11 God's Own Junkyard
- 12 Mother's Ruin

## RETAIL

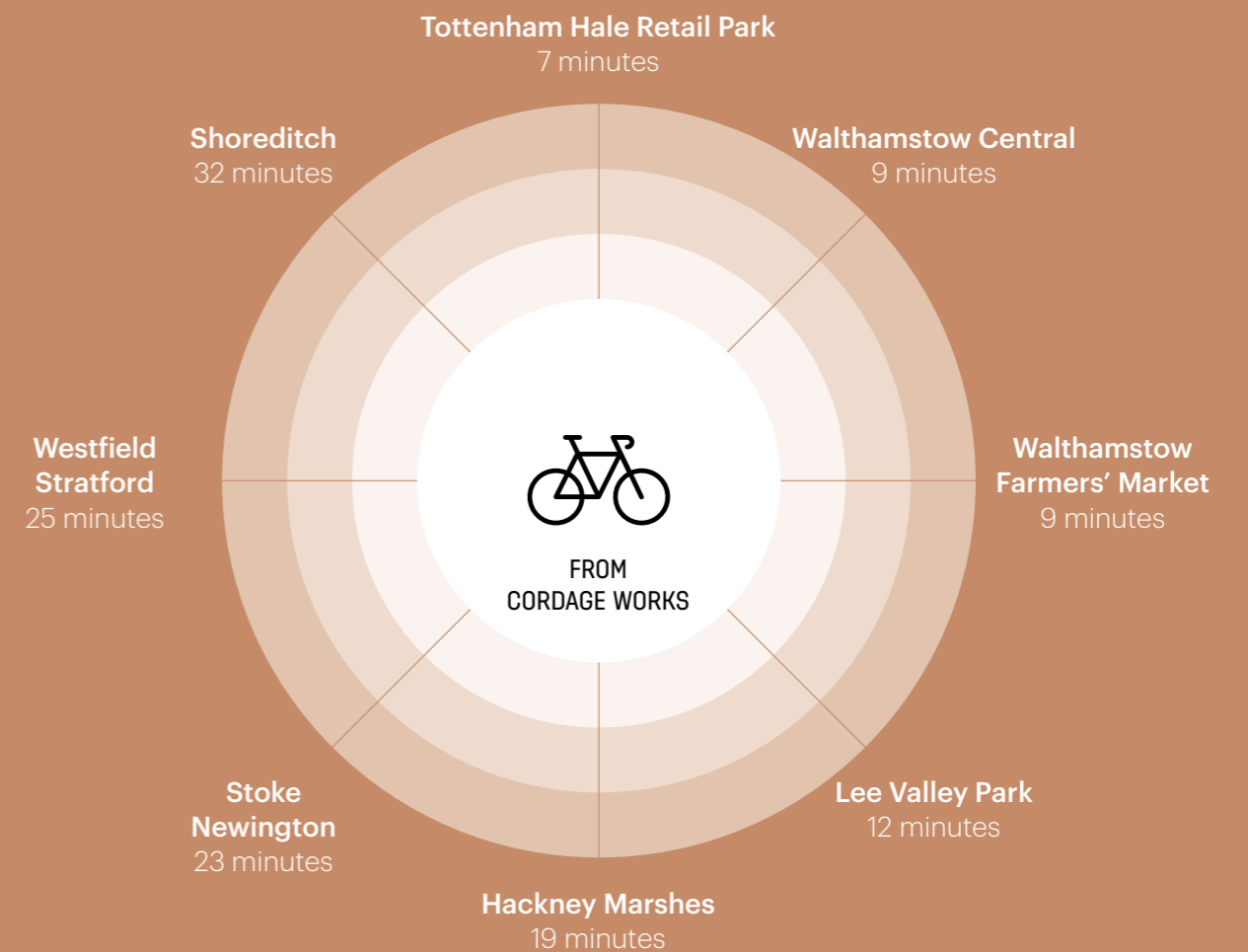
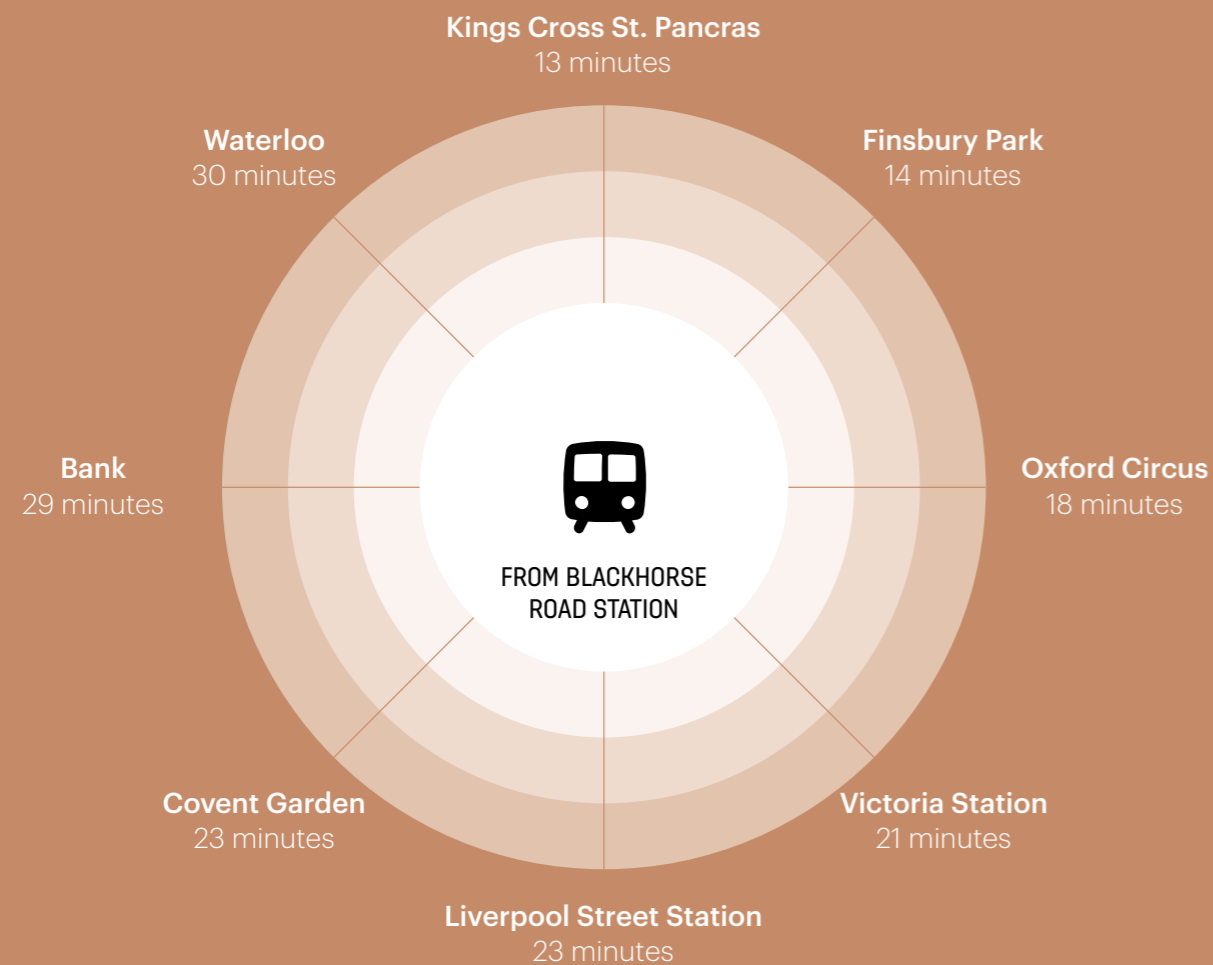
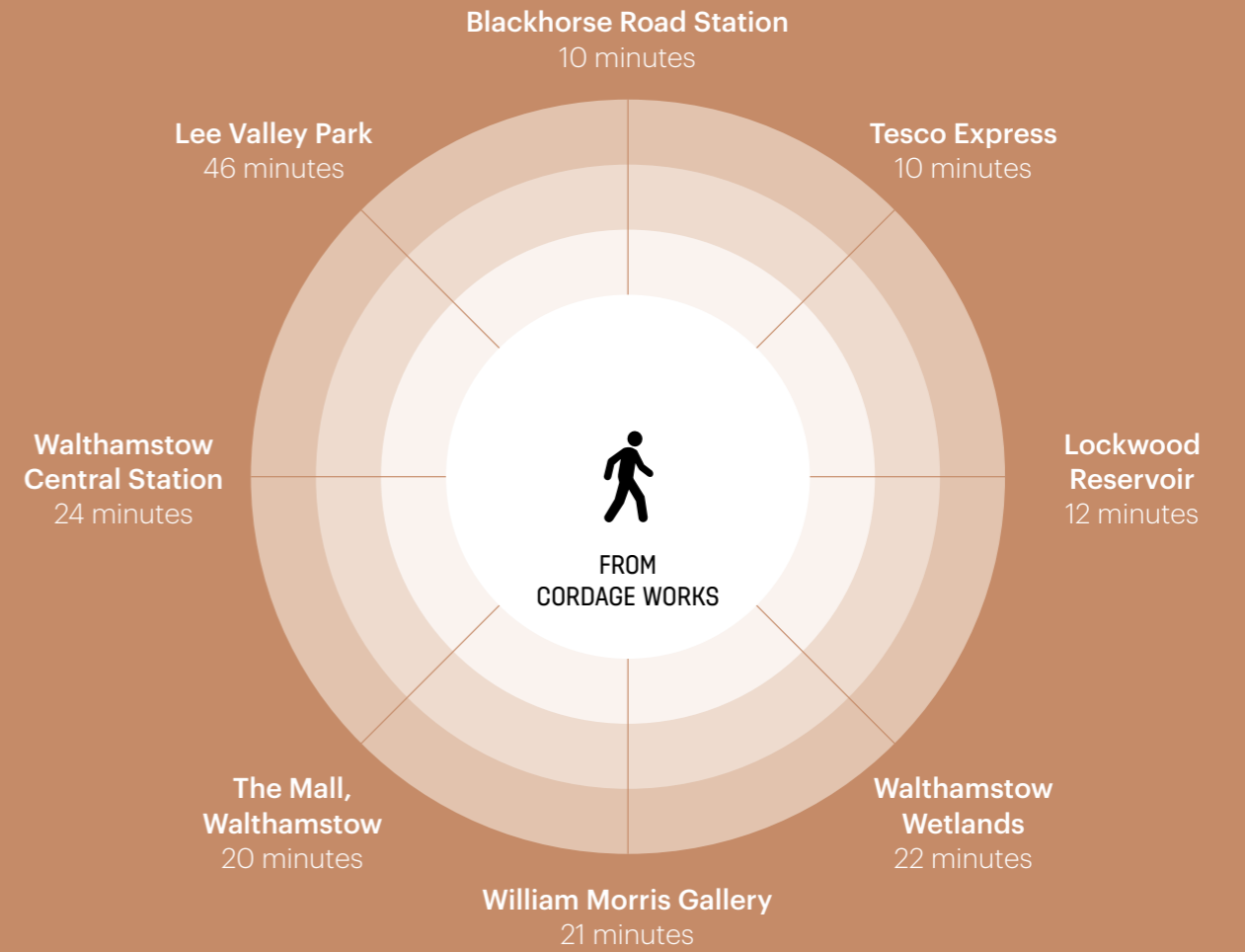
- 1 Co-op
- 2 BlueDew Pharmacy
- 3 Tesco Express
- 4 Tottenham Hale Retail Park
- 5 Lidl
- 6 Sainsbury's
- 7 Walthamstow Market
- 8 The Mall
- 9 Walthamstow Farmers' Market

## LIFESTYLE

- 1 Yonder
- 2 Higham Hill Park
- 3 Walthamstow Wetlands
- 4 Douglas Eyre Sports Centre
- 5 Lee Valley Park
- 6 William Morris Gallery
- 7 The Lloyd Park Centre
- 8 The Hobson Wood
- 9 Chestnuts Field
- 10 Mirth, Marvel and Maud
- 11 Red Imp Comedy



# WELL CONNECTED



# DESIGN

**CORDAGE WORKS IS SPLIT OVER FIVE STOREYS AND CONSISTS OF 28 APARTMENTS, WITH EACH ONE HAVING A SOUTH-FACING BALCONY OR TERRACE.**

The architectural character and materials of Cordage Works have been carefully designed to respond to the existing style of the local area.

Cordage Works has been designed for the greatest amount of sunlight to fall on its South side making terraces, balconies and the residents private garden the ideal spaces to unwind and relax.

As with all NU living buildings, Cordage Works has sustainability front of mind with the likes of low water usage fittings, PV panels on the roof and energy-efficient lighting and appliances.

Cordage Works benefits from its own landscaped private garden for residents exclusive use which also includes a children's play area. Cyclists can have peace of mind with the separate and bike storage facility.



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OYSTER SPECIFICATION

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Image of previous NU living development



### PEARL SPECIFICATION

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Image of previous NU living development

# MASTERPLAN

SUTHERLAND ROAD



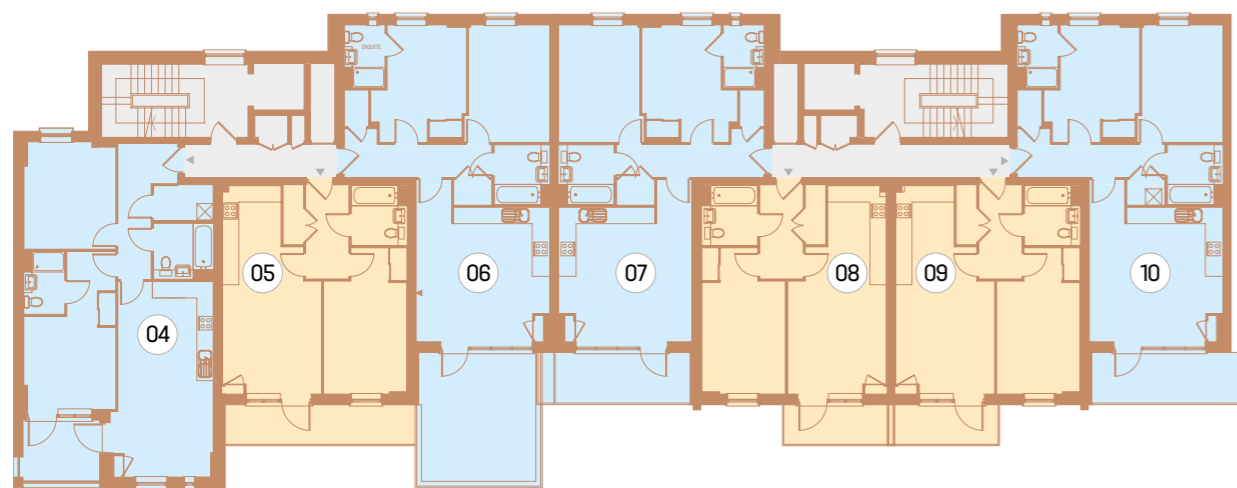


# FLOORPLANS

## GROUND FLOOR



## FIRST FLOOR



### KEY

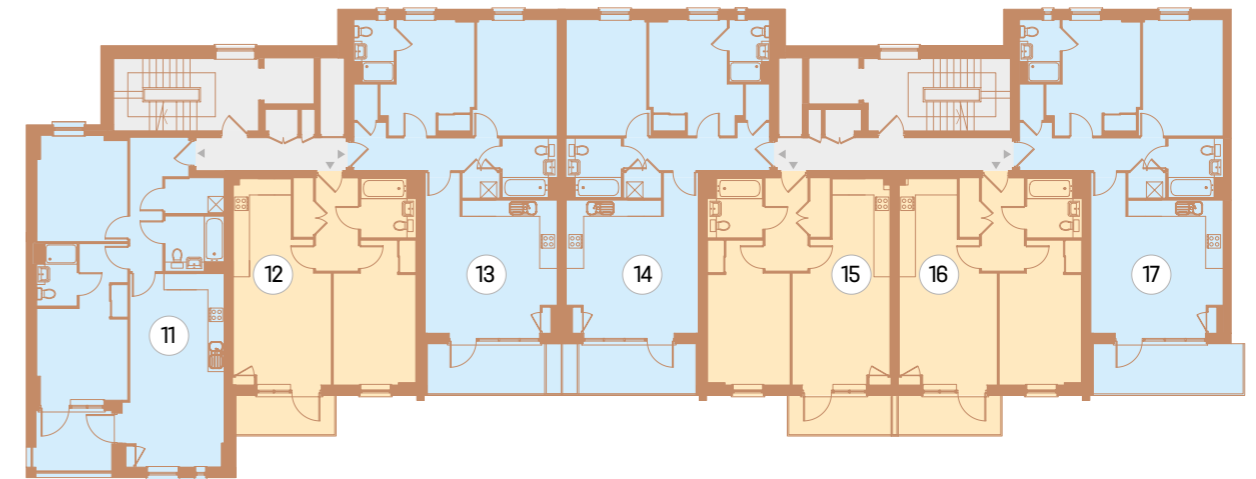
- Communal Space
- 1 Bedroom

- 2 Bedroom
- 3 Bedroom

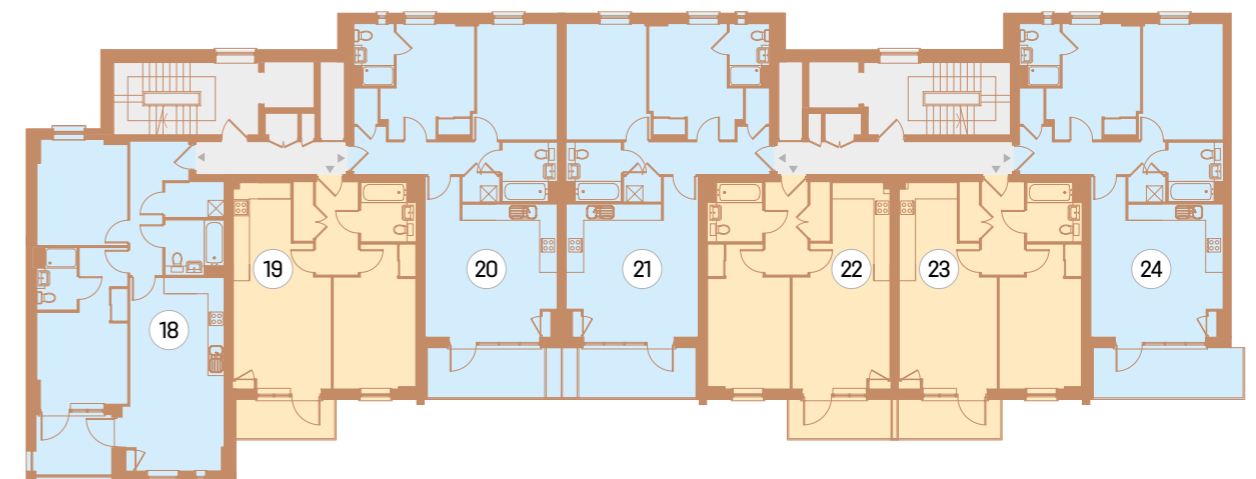


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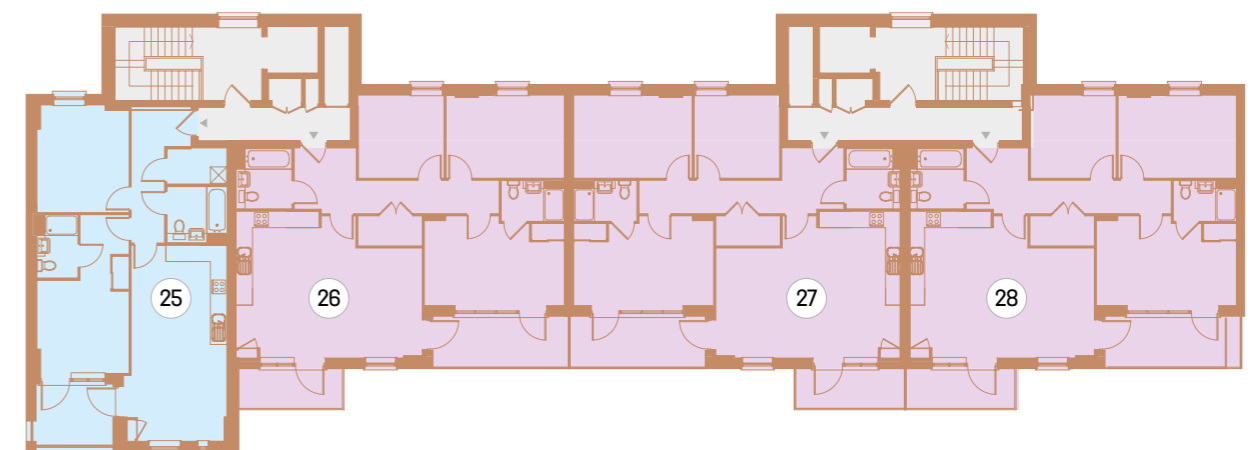
## SECOND FLOOR



## THIRD FLOOR



## FOURTH FLOOR



# THE STRING

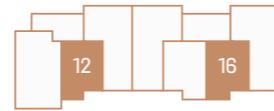
1 BEDROOM | APARTMENTS 5, 9, 12, 16, 19 & 23

TOTAL AREA	51.3m <sup>2</sup>	553ft <sup>2</sup>
Kitchen	2.10m x 3.65m	6'10" x 11'11"
Living / Dining	3.60m x 3.95m	11'9" x 12'11"
Bedroom	3.05m x 5.35m	10'0" x 17'6"
Bathroom	2.05m x 2.20m	6'8" x 7'2"

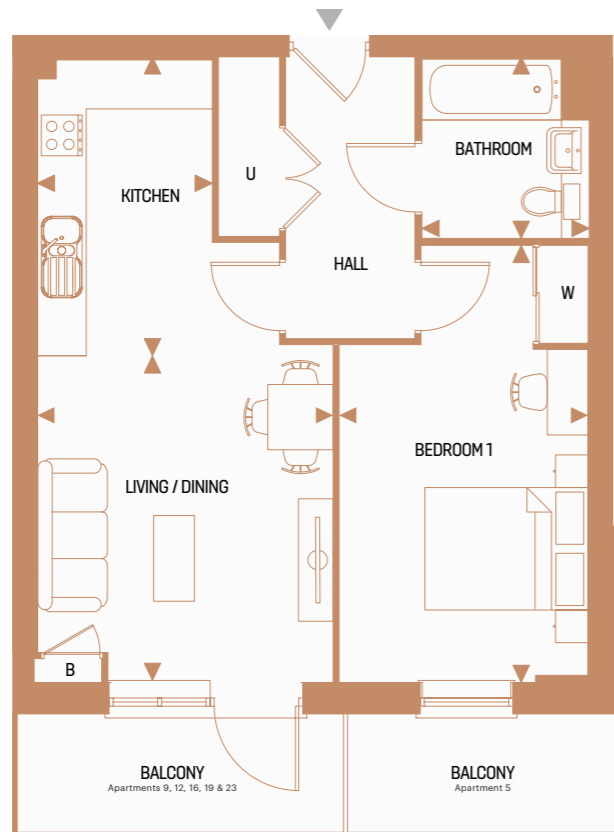
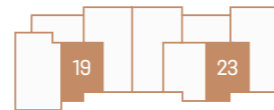
## FIRST FLOOR




## SECOND FLOOR



## THIRD FLOOR



-  NORTH
- S Storage
- W Wardrobe
- U Utility
- B Boiler

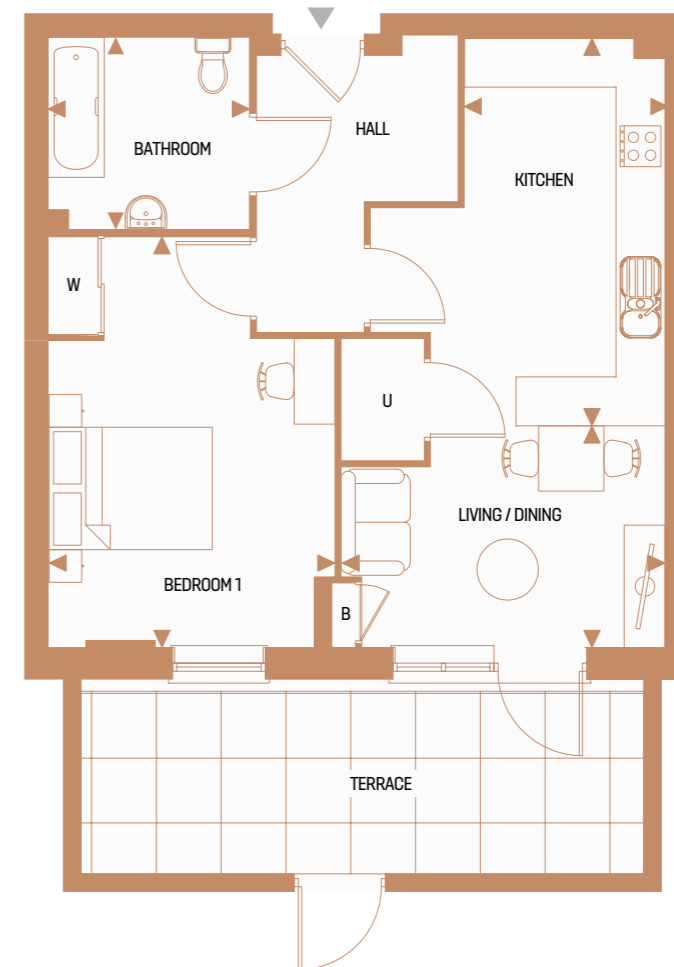
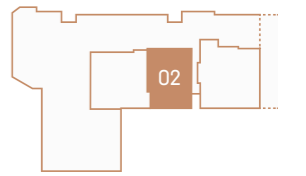
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# THE TWINE

1 BEDROOM | APARTMENT 02

TOTAL AREA	55.9m <sup>2</sup>	602ft <sup>2</sup>
Kitchen	2.45m x 4.75m	8'0" x 15'7"
Living / Dining	3.95m x 2.70m	12'11" x 8'10"
Bedroom	3.50m x 5.00m	11'5" x 16'4"
Bathroom	2.45m x 2.35m	8'0" x 7'8"

## GROUND FLOOR



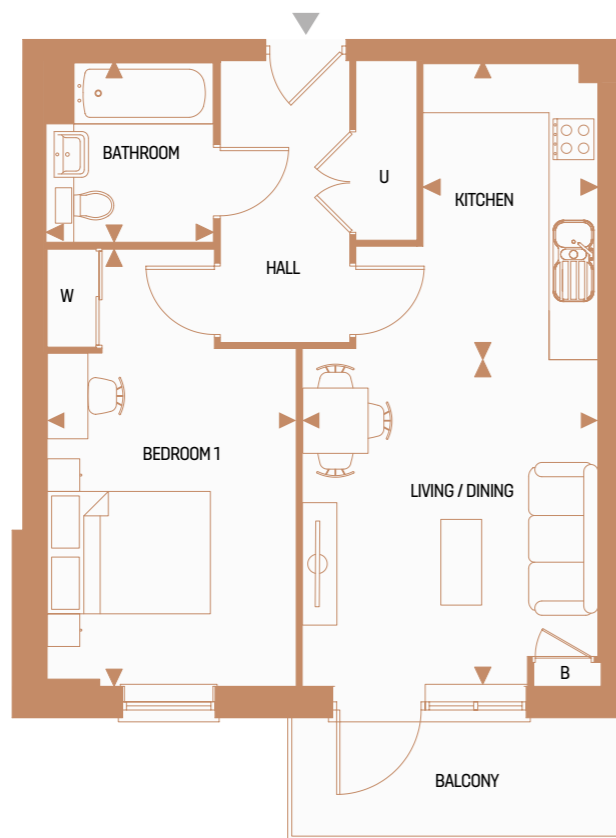
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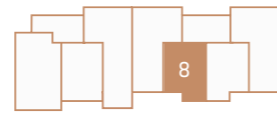
# THE BOND

1 BEDROOM | APARTMENTS 8, 15 & 22

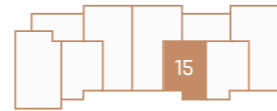
TOTAL AREA	51.3m <sup>2</sup>	553ft <sup>2</sup>
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Living / Dining	3.60m x 3.95m	11'9" x 12'11"
Bedroom	3.05m x 5.35m	10'0" x 17'6"
Bathroom	2.05m x 2.20m	6'8" x 7'2"



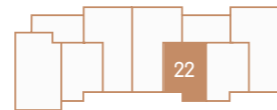
FIRST FLOOR




SECOND FLOOR



THIRD FLOOR



-  NORTH
- S Storage
- W Wardrobe
- U Utility
- B Boiler

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# THE CONNECTION

2 BEDROOM | APARTMENT 03

TOTAL AREA	81.0m <sup>2</sup>	871ft <sup>2</sup>
Kitchen	2.85m x 4.10m	9'4" x 13'5"
Living / Dining	4.60m x 3.25m	15'1" x 10'7"
Master Bedroom	3.15m x 4.95m	10'4" x 16'2"
Bedroom 2	2.60m x 4.95m	8'6" x 16'2"
Bathroom	2.60m x 2.20m	8'6" x 7'2"

GROUND FLOOR



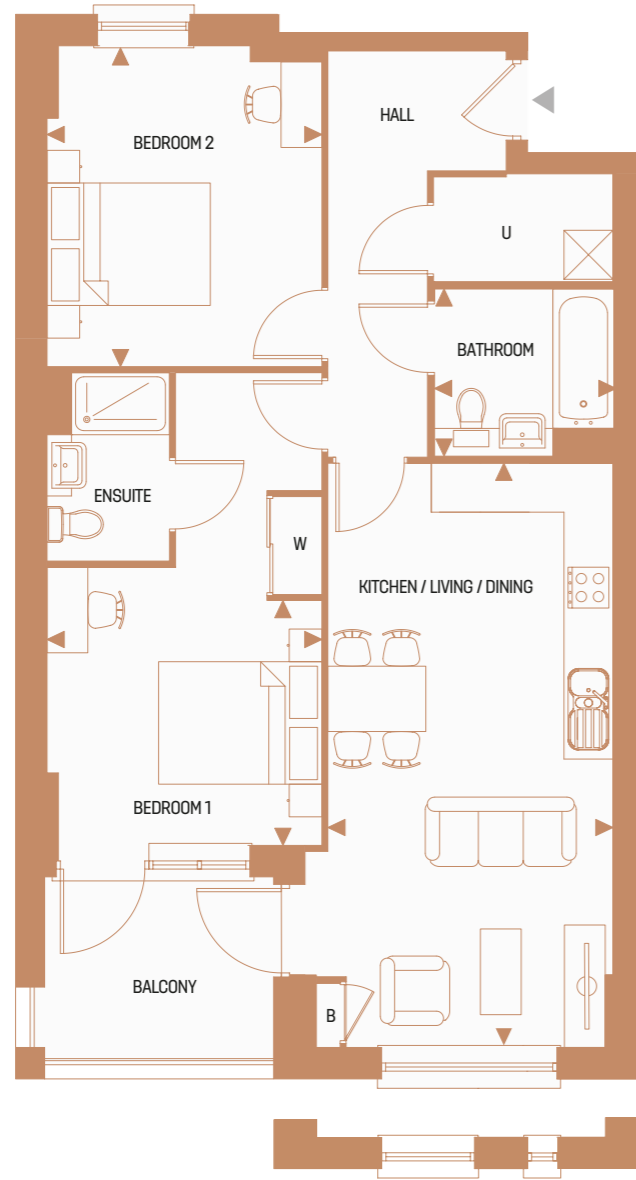
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# THE TIE


2 BEDROOM | APARTMENTS 4, 11, 18 & 25

TOTAL AREA	73.2m <sup>2</sup>	787ft <sup>2</sup>
Kitchen / Living / Dining	3.45m x 7.15m	11'3" x 23'5"
Master Bedroom	3.35m x 5.75m	10'11" x 18'8"
Bedroom 2	3.35m x 3.90m	10'11" x 12'9"
Bathroom	2.15m x 2.00m	7'0" x 6'6"



◀ Window arrangement for apartments 11, 18 & 25

◀ Window arrangement for apartment 4

-  NORTH
- S** Storage
- W** Wardrobe
- U** Utility
- B** Boiler

# THE BRAID

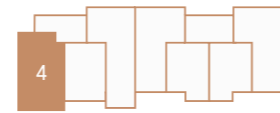
2 BEDROOM | APARTMENT 01

TOTAL AREA	80.6m <sup>2</sup>	867ft <sup>2</sup>
Kitchen / Dining	3.75m x 4.25m	12'3" x 13'11"
Living	4.80m x 2.85m	15'8" x 9'4"
Master Bedroom	3.45m x 4.40m	11'3" x 14'5"
Bedroom 2	2.35m x 4.40m	7'8" x 14'5"
Bathroom	2.45m x 2.45m	8'0" x 8'0"

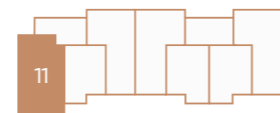
GROUND FLOOR



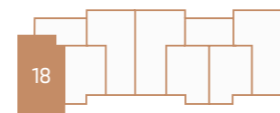
FIRST FLOOR



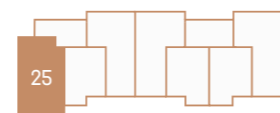
SECOND FLOOR




THIRD FLOOR



FOURTH FLOOR



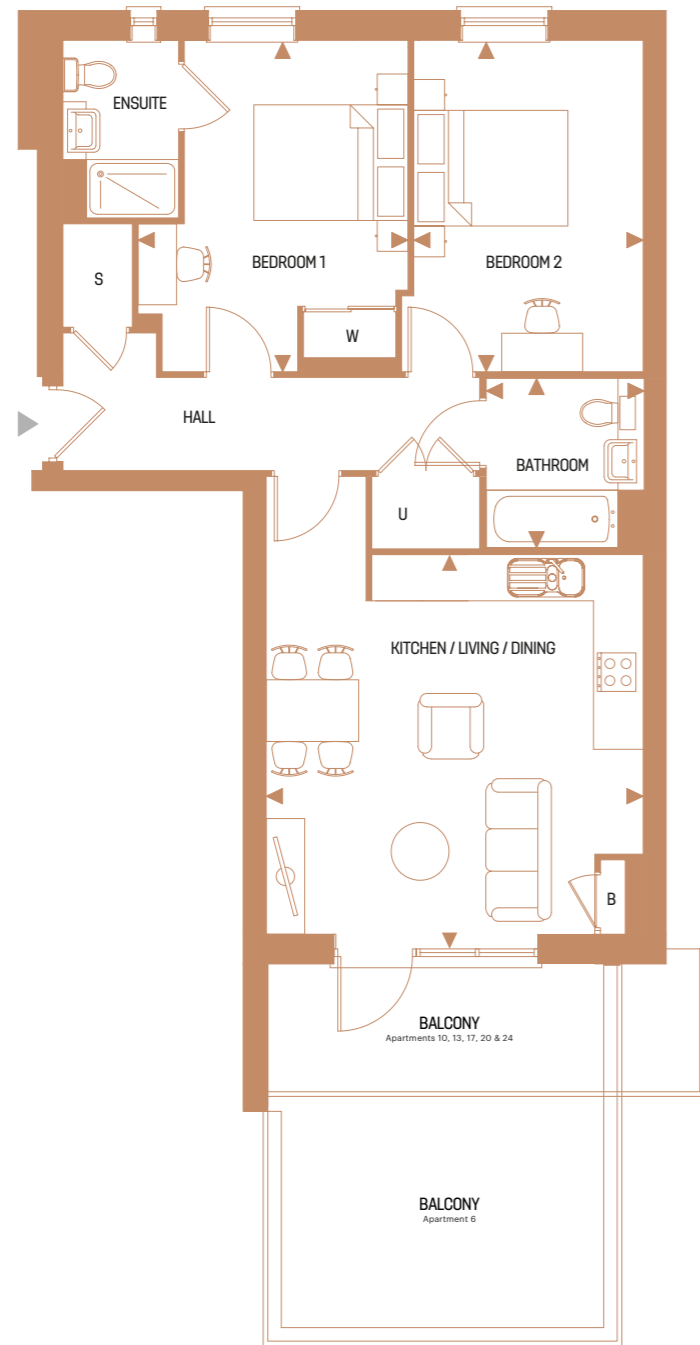
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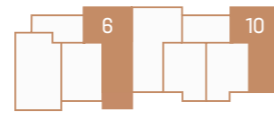
# THE STRAND

2 BEDROOM | APARTMENTS 6, 10, 13, 17, 20 & 24

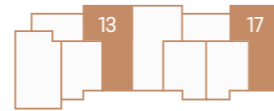
TOTAL AREA	70.5m <sup>2</sup>	758ft <sup>2</sup>
Kitchen / Living / Dining	4.85m x 4.90m	15'10" x 16'0"
Master Bedroom	3.50m x 4.30m	11'5" x 14'1"
Bedroom 2	2.95m x 4.30m	9'8" x 14'1"
Bathroom	2.00m x 2.20m	6'6" x 7'2"



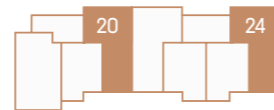
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



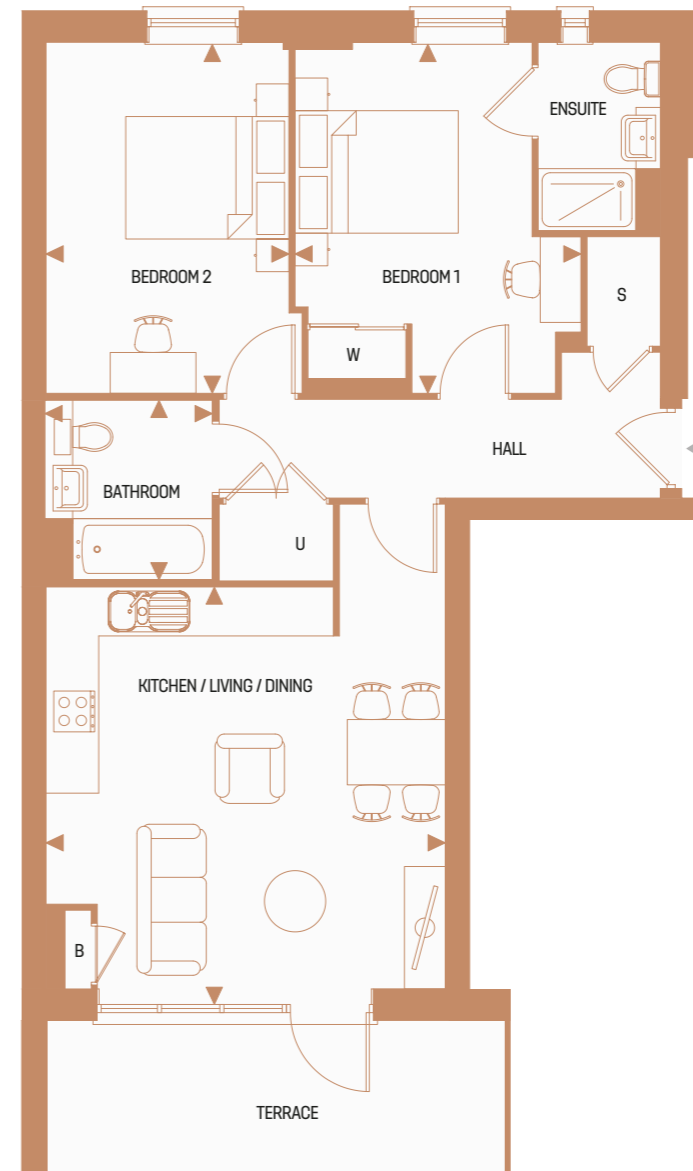
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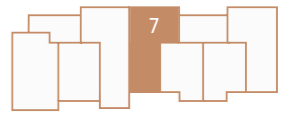
# THE TWIST

2 BEDROOM | APARTMENTS 7, 14 & 21

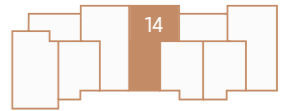
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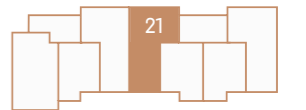
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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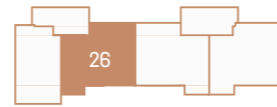
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# THE YARN

3 BEDROOM | APARTMENT 26

TOTAL AREA	95.5m <sup>2</sup>	1,027ft <sup>2</sup>
Kitchen / Living / Dining	6.75m x 5.35m	22'1" x 17'6"
Master Bedroom	5.10m x 3.25m	16'8" x 10'7"
Bedroom 2	4.30m x 3.00m	14'1" x 9'10"
Bedroom 3	3.10m x 3.00m	10'2" x 9'10"
Bathroom	2.05m x 2.20m	6'8" x 7'2"

FOURTH FLOOR



- NORTH
- S** Storage
- W** Wardrobe
- U** Utility
- B** Boiler

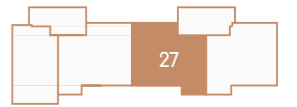
We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevation treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. External finishes, landscaping and configuration may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. Dimensions represent maximum measurements for room.

# THE KNOT

3 BEDROOM | APARTMENT 27

TOTAL AREA	95.5m <sup>2</sup>	1,027ft <sup>2</sup>
Kitchen / Living / Dining	6.75m x 5.35m	22'1" x 17'6"
Master Bedroom	5.10m x 3.25m	16'8" x 10'7"
Bedroom 2	4.30m x 3.00m	14'1" x 9'10"
Bedroom 3	3.10m x 3.00m	10'2" x 9'10"
Bathroom	2.05m x 2.20m	6'8" x 7'2"

FOURTH FLOOR



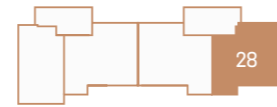
- NORTH
- S** Storage
- W** Wardrobe
- U** Utility
- B** Boiler

We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevation treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. External finishes, landscaping and configuration may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. Dimensions represent maximum measurements for room.

# THE TANGLE






3 BEDROOM | APARTMENT 28

FOURTH FLOOR



TOTAL AREA	89.3m <sup>2</sup>	961ft <sup>2</sup>
Kitchen / Living / Dining	6.75m x 5.35m	22'1" x 17'6"
Master Bedroom	4.55m x 3.25m	14'11" x 10'7"
Bedroom 2	3.65m x 3.00m	11'11" x 9'10"
Bedroom 3	3.35m x 3.00m	10'11" x 9'10"
Bathroom	2.05m x 2.20m	6'8" x 7'2"



-  NORTH
-  S Storage
-  W Wardrobe
-  U Utility
-  B Boiler

We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevation treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. External finishes, landscaping and configuration may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. Dimensions represent maximum measurements for room.



Computer generated image

# SPECIFICATION

## KITCHEN

The apartments at Cordage Works boast unique kitchens featuring high-quality cupboards with under-unit LED lighting, finished in one of two curated styles, Oyster or Pearl.

- Sheraton kitchens in the Bellato range with under-unit LED lighting
- Silestone worktops and upstand
- Stainless steel 1½ bowl undermounted sink with chrome tap
- AEG induction hob with touch controls
- Integrated Electrolux cooker hood
- Glass splashback
- AEG multi-function electric oven
- Integrated AEG microwave oven
- Integrated Zanussi fridge/freezer
- Integrated Zanussi dishwasher
- Integrated waste bins

## BATHROOM

The modern specification continues in the bathrooms. Sleek fixtures and fittings combine to complete the look.

- Contemporary white Roca sanitaryware with semi-recessed basin and back-to-wall toilet
- Large oversized mirror above the sink
- Recessed thermostatic dual control bath/shower mixer
- Roca Rainsense ceiling shower head and wall handshower with five functions
- Chrome Roca mixer tap to basin
- Clear bath screen
- Full height ceramic tiling around bath and upstand behind vanity unit
- Chrome heated towel rail
- Glass shower enclosure with chrome frame\*
- Shaver socket

\*in selected properties only

## GENERAL FINISHES

Apartments at Cordage Works are finished to exacting standards, reflecting the quality and passion evident in their design.

- Freestanding Zanussi washer/dryer to utility cupboard
- Composite double-glazed windows with white internal finish
- Quality prefinished entrance doors with viewer and multipoint locking
- Smooth ceilings painted white
- Internal walls and woodwork painted white
- Satin Stainless Steel ironmongery
- Fitted wardrobes with sliding doors to master bedroom
- TV points to living area, master bedroom and bedroom 2 if applicable
- Underfloor heating

## WARRANTY

- 12 year LABC warranty
- 2 year NU living warranty for internal apartment area and fixtures & fittings
- A management company will be appointed to maintain communal areas – a service charge will be payable

## COMMUNAL AREAS

- Lifts to all floors
- Ceramic tiles to entrance lobbies & carpet to corridors
- Individual post boxes located in the lobby
- Access to apartments via video door entry
- Cycle Store on the ground floor
- CCTV across the development

## FLOORING

Complementary selected flooring extends throughout the living areas, tying in the modern tones of the interior design.

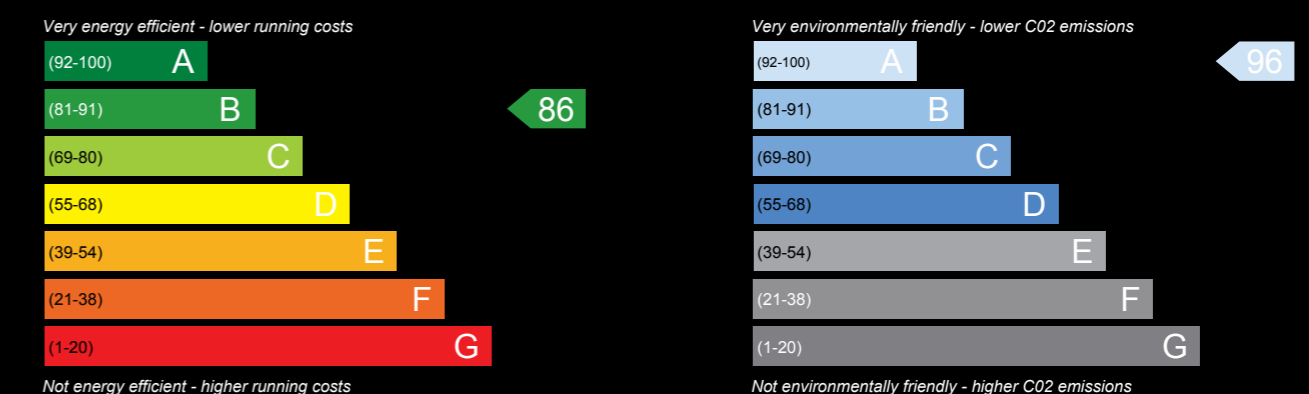
- Engineered wood flooring to hall, living room, dining room & kitchen
- Large format tiled floor to bathrooms & en-suites
- Quality carpets to all bedrooms

## EN-SUITE

The specification in the en-suites continues the standards set in the main bathrooms, demonstrating an extension of the sophisticated styling.

- Contemporary white Roca sanitaryware with semi-pedestal basin and closed coupled WC pan, and cistern
- Chrome Roca mixer tap to basin
- Glass shower enclosure with chrome frame
- Mirror above sink
- Full height ceramic tiling in shower and upstand behind basin
- Chrome heated towel rail
- Shaver socket

## PREDICTED ENERGY ASSESSMENT



**CONSUMER  
CODE FOR  
HOME BUILDERS**



# SHARED OWNERSHIP

SHARED OWNERSHIP IS A GOVERNMENT-BACKED SCHEME FOR FIRST-TIME BUYERS AND THOSE THAT DO NOT CURRENTLY OWN A HOME, THE OPPORTUNITY TO PURCHASE A SUITABLE HOME AT THE FULL MARKET PRICE.

## HOW DOES IT WORK?

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder, calculated at 2.75%\* per annum.

## AM I ELIGIBLE?

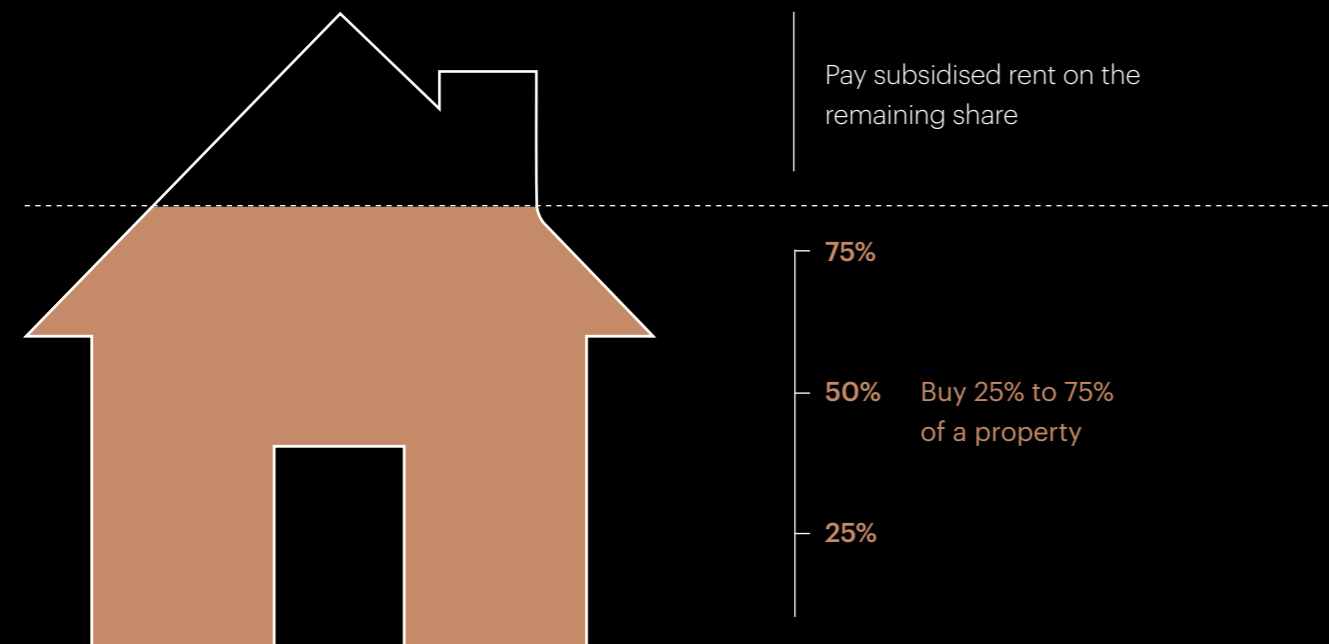
To be considered eligible for the Shared Ownership scheme your yearly income must be no more than £80,000 outside of London and £90,000 within London.

Those who already own a home are not eligible for the scheme. You would need to sell your current home to be considered.

## WILL I NEED TO PAY A DEPOSIT?

You will need 5% of the percentage of the home you're purchasing as the deposit. If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000.

This means you'll need a deposit of £3,500 alongside a mortgage of £66,500.



\*Shared Ownership – Terms and conditions apply. This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. Only available on selected properties. It is not offered with any other promotion unless by special arrangement with us. Please speak to our Sales Team for further details.

## 5 STEPS TO SHARED OWNERSHIP\*

### 1 ARE YOU ELIGIBLE?

### 2 FIND A PROPERTY

### 3 SOURCE LEGAL AND MORTGAGE ADVICE

### 4 EXCHANGE CONTRACTS

### 5 COMPLETE! HELLO HOME OWNER!

# WE ARE ALL AROUND

NU LIVING IS A DESIGN-LED INNOVATIVE DEVELOPER WITH AN ETHICAL STANCE, COMMITTED TO PUTTING CUSTOMERS FIRST.

All NU living profits are reinvested to fund regeneration and development of exemplary, affordable new homes.

We are committed to creating beautifully designed, high-quality places that fit our customers' expectations and lifestyles. Working primarily across East London and Essex, NU living is building homes people love, in places where they want to build their future.

## CONTACT

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020 3151 0188

Corgade Works is a partnership between



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swan nu<sup>™</sup>  
living

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somewhere to feel at home