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P

LANE
E8

1 & 2 BEDROOM SHARED
OWNERSHIP APARTMENTS

HACKNEY SALES

SHEEP LANE E8

Welcome to a limited selection of thoughtfully designed 1 and 2 bedroom balconied apartments, set in a prime canalside location near Victoria Park. Comprising just seven properties, each has its own balcony, together with access to a shared roof terrace overlooking Regent's Canal.

Welcome as well to Hackney, described by the Movement for Liveable London as London's most liveable borough. It's also inner London's greenest one. This particular corner of Hackney is more special still. The Sunday Times named the Victoria Park neighbourhood as the 2020 regional winner of the best places to live in the UK. They named it as "The friendly face of hip Hackney" and "Simply one of the capital's loveliest places to live".

**Welcome, therefore,
to prime affordable living.**



Hackney living



What makes Hackney so special?

For some, it's the fact that there are around 64 green spaces and parks. More residents cycle to work than in any London borough – and plenty cycle around for pleasure too.

Markets and independent retailers have a special place in Hackney hearts. There's Netil Market, a creative community of traders in arts, fashion and culinary delights. Check out too the 130-plus stalls on Saturday's Broadway Market, and the delicacies and street food at Victoria Park Market the day after. Or the hip and tree-lined Mare Street Market, with its ethnic dishes and beer garden. Astonishingly, all of these are around a five-minute stroll* from your doorstep.

As for culture, you're even more spoilt for choice. Within easy walking distance is everything from the V&A Museum of Childhood to The Viktor Wynd Museum of Curiosities, Fine Art & UnNatural History, while the New Art Projects Gallery is almost next door. And each year, Hackney Carnival draws thousands of residents, businesses, visitors and local artists together to celebrate the area's cultural diversity, heritage and community life.

Restaurants, cafés, bars and pubs range from the trendy to the traditional and the weathered to the gleaming. Hackney nightlife is legendary and there are frequent pop-up destinations. Vintage clothing, affordable fashion and big-name stores are also all within easy reach.



Local places



Broadway Market
0.2 miles

In normal times, this famous Victorian street market of over 70 shops, cafes and restaurants is open every day of the year. On Saturdays, there are over 130 regular stalls. A hub for hipsters, creatives and locals alike, it offers everything from fresh produce and coffee to street food and candles, and from vintage clothes to books.



Victoria Park
0.3 miles

Dating from the 1850s and stretching across 213 acres, in 2019 this green space won a Green Flag People's Choice Award for favourite parks, the only one in London to do so. Laid out in magnificent Victorian style, it features ornate lamp posts, wrought-iron gates and a Chinese pagoda.



London Fields Lido
0.5 miles

A leisure destination with a difference, the lido offers a 50-metre Olympic-sized pool, open to the elements. It's London's premier outdoor swimming destination, with people taking a dip year-round in its heated waters. London Fields itself also offers a cricket pitch, tennis courts and play areas across its 31 acres.



Columbia Road Flower Market
0.6 miles

Along with overseas tourists, people come from all over London to visit this iconic market. Spend a lazy Sunday morning picking up plants and flowers for a fraction of the price they cost elsewhere, and visiting the Victorian-era shops before brunch in one of the myriad of local cafés.



Queen Elizabeth Olympic Park
2 miles

Built for the 2012 Olympic Games, the park features award-winning parklands and waterways, complete with tours and trails, not to mention the UK's tallest sculpture, which doubles as the world's tallest tunnel slide. These sit alongside sporting venues such as Copper Box Arena, London Stadium, London Aquatics Centre and Lee Valley VeloPark.

SHEEP LANE E8



WHAT WE LOVE ABOUT HACKNEY...

“It’s the friendliest place I know in London and the centre of my universe”

Christian Eldershaw, local business owner

“Hackney is one of the most beautiful parts of London. And it’s surprisingly green. Because we have the best flower markets... the best bakeries... and the best puddings... Because Hackney is truly gorgeous... And Hackney is home”

Tabatha Leggett, BuzzFeed

“One thing I particularly love about Hackney is that within an easy walk of my door are first-class Vietnamese, Japanese, Turkish, Chinese, French, Italian and many other restaurants, plus dozens of great cafés”

Peter Wise, writer

“What I love about Hackney is the mix of old and new. The neighbourhood is home to some of London’s most historic buildings as well as many of its latest pop-ups”

A Lady in London blog

“Everybody knows everybody. The community is the thing. Most of the businesses are independent and we go out for drinks with each other. Even people who have just moved in soon feel part of it”

Julia Cook, Victoria Park jewellery shop owner

Spend lazy days with a drink beside the canal

Sheep Lane is just a stone's skim from the Regent's Canal, one of the hidden gems of the capital. Have an early morning stroll or jog to nearby Victoria Park, or take an easy stroll in the other direction for a pick-me-up in The Perseverance pub.

A wonderful weekend trip is to head for either end of the 9-mile long waterway. From here, more or less in the middle, an easy walk or bike ride to the east will bring you to dazzling Docklands. It's a marvellous mix of new and repurposed buildings, with plenty of retail destinations and entertainment options to choose from.

Or head the other way, via the reimagined magnificence around King's Cross, past some of the animal enclosures at London Zoo. Then wander down to Little Venice, with its hidden pubs and stucco villas.

To find out more visit

📍 www.hackneysales.org

📷 [hackneysales](https://www.instagram.com/hackneysales)





SHEEP LANE EB

3 min by bike

London Fields Lido

Hackney

London Fields

Lidl

Orchard Primary School

Tesco Metro

Lauriston School

2 min by bike

Victoria Park

Well Street Common

Hackney Wick Rail

Copper Box Arena

Westfield Stratford City

Stratford

Queen Elizabeth Olympic Park

London Stadium

11 min by bike

Fish Island

Old Ford

Bow

Cambridge Heath

Cambridge Heath

Bethnal Green

Haggerston Park

Haggerston School

5 min by bike

Columbia Road Flower Market

Oaklands Secondary School

Tesco Metro

Weavers Fields

Bethnal Green Gardens

Bethnal Green

Globe Town

Meath Gardens

11 min by bike

Mile End Park

Mile End

Bow Road

Bromley By Bow

Bromley-By-Bow

Queen Mary University of London

Mile End

Stepney Green

Mile End Park Leisure Centre & Stadium

17 min by bike

13 min by bike

Whitechapel

Central London

Map not to scale. Times taken from google.co.uk/maps and are approximate only.

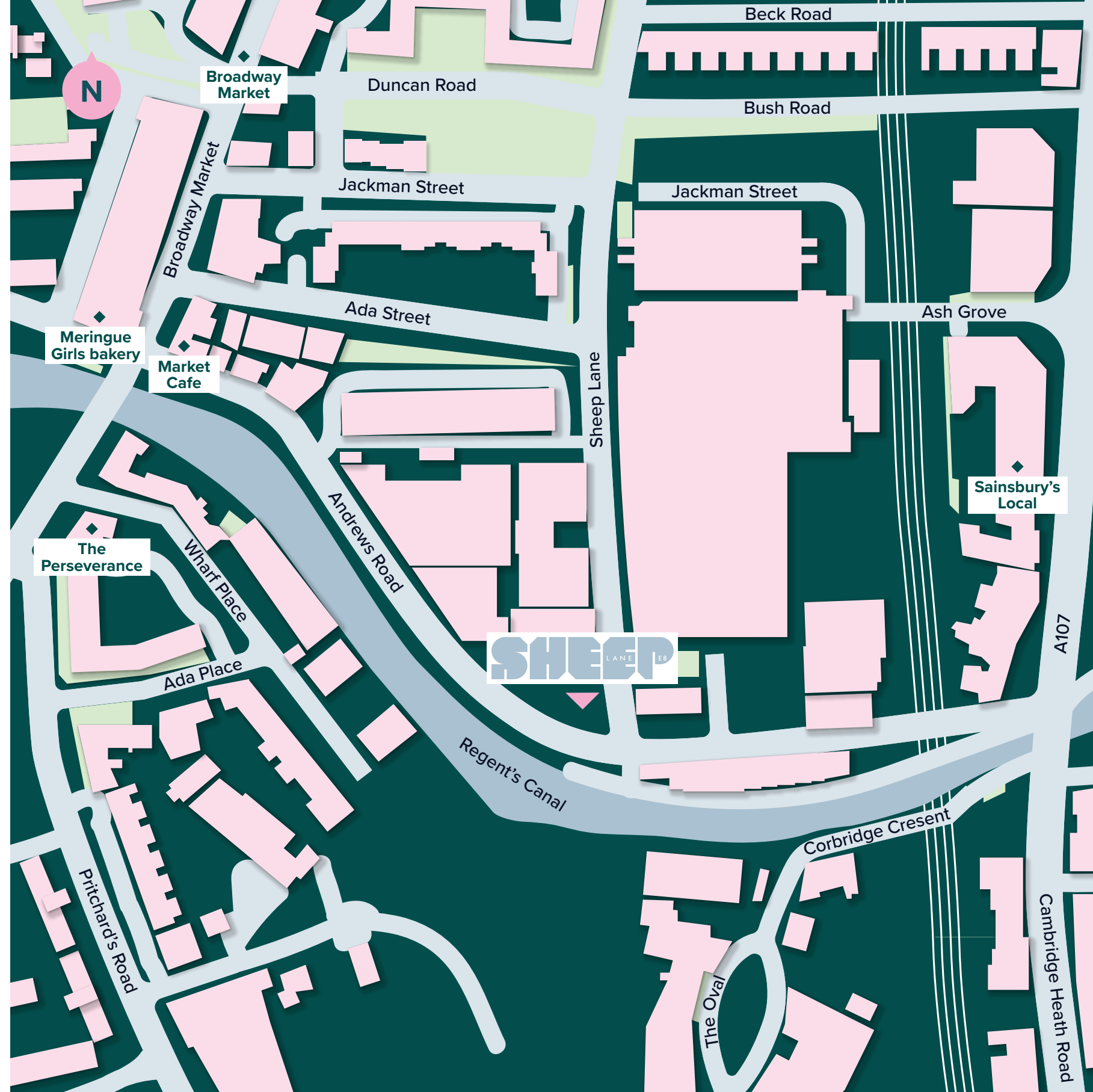
SHEEP LANE E8

1 & 2 bedroom apartments

The Sheep Lane development offers a limited number of thoughtfully designed homes in a prime canalside location.

Each apartment benefits from a balcony providing private outside space, plus enjoy access to a landscaped roof terrace with views of the canal and the city beyond.

With a high specification and carefully considered layout, Sheep Lane is the perfect place to call home.



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the property designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

SECOND FLOOR



Computer generated image is indicative only.



PLOT 7

1 BEDROOM APARTMENT



Kitchen/Living/ Dining Area

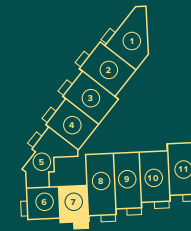
7.16m x 3.53m
23'4" x 11'5"

Bedroom

4.21m x 2.74m
13'8" x 8'9"

TOTAL AREA

52 sq m | 559 sq ft



Second Floor



Third Floor

B = Boiler ST = Store W = Wardrobe

PLOT 9

2 BEDROOM APARTMENT



Kitchen/Living/ Dining Area

7.22m x 3.30m
23'6" x 10'8"

Bedroom 1

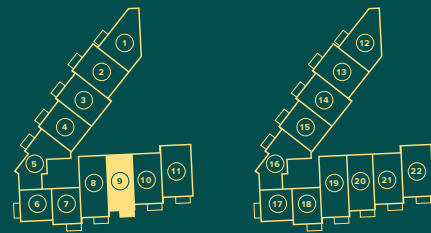
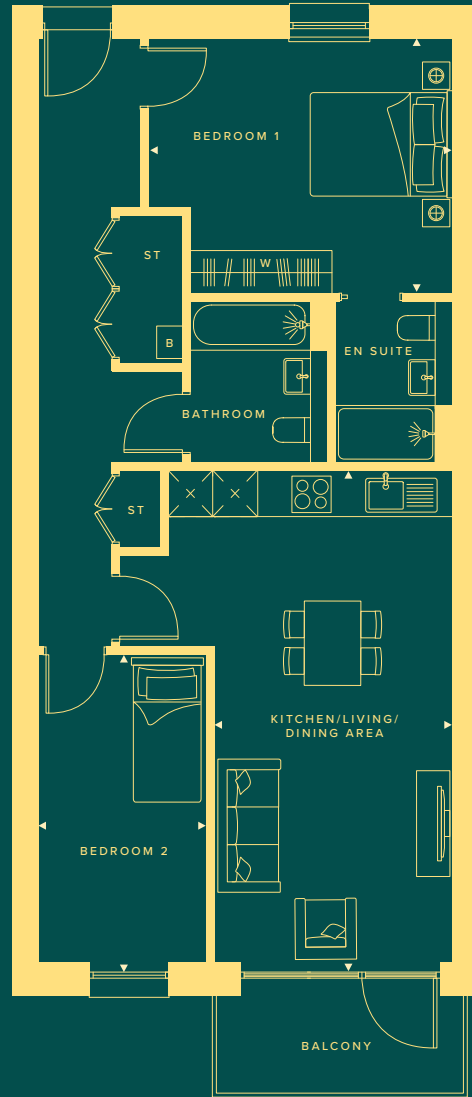
4.29m x 3.61m
14'0" x 11'8"

Bedroom 2

4.47m x 2.38m
14'6" x 7'8"

TOTAL AREA

76 sq m | 818 sq ft



Second Floor

Third Floor

B = Boiler ST = Store W = Wardrobe

PLOT 10

2 BEDROOM APARTMENT



Kitchen/Living/ Dining Area

7.75m x 3.64m (max) 3.15m (min)
25'4" x 11'9" (max) 10'3" (min)

Bedroom 1

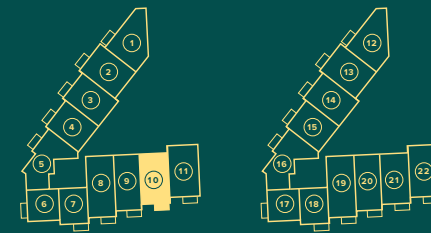
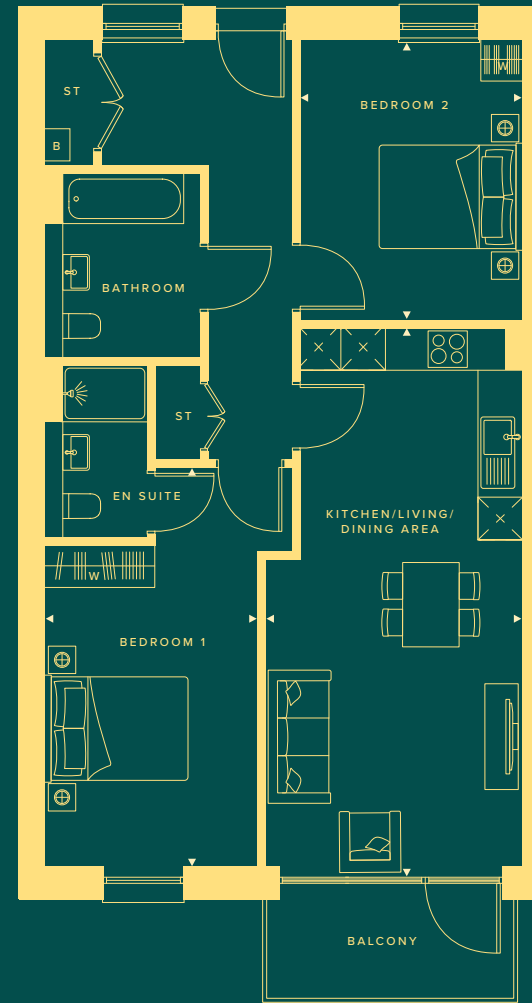
5.66m x 3.01m
18'5" x 9'8"

Bedroom 2

3.97m x 3.15m
13'0" x 10'3"

TOTAL AREA

79 sq m | 850 sq ft



Second Floor

Third Floor

B = Boiler ST = Store W = Wardrobe

PLOT 11

2 BEDROOM APARTMENT



Kitchen/Living/ Dining Area

7.96m x 3.68m (max) 3.17m (min)
26'11" x 12'0" (max) 10'4" (min)

Bedroom 1

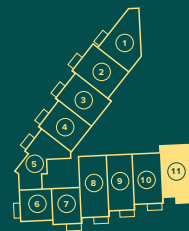
5.73m x 3.00m
18'7" x 9'8"

Bedroom 2

4.09m x 3.02m
13'9" x 9'9"

TOTAL AREA

79 sq m | 850 sq ft



Second Floor



Third Floor

B = Boiler ST = Store W = Wardrobe

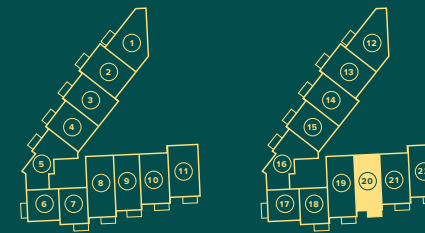
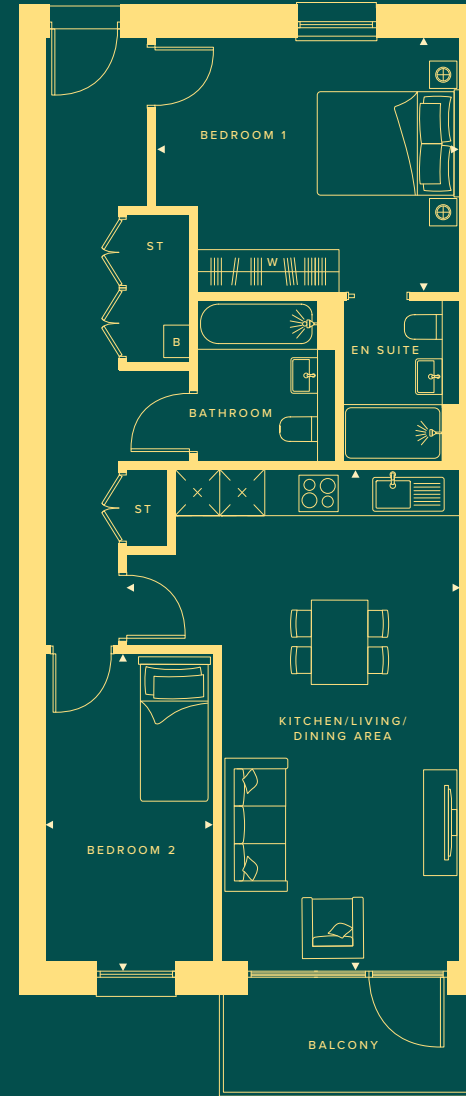


Computer generated image is indicative only.

THIRD FLOOR



Image of previous show home.



Second Floor

Third Floor

B = Boiler ST = Store W = Wardrobe

PLOT 20

2 BEDROOM APARTMENT



Kitchen/Living/ Dining Area

7.06m x 4.70m (max) 3.36m (min)
23'1" x 15'4" (max) 11'0" (min)

Bedroom 1

4.29m x 3.61m
14'0" x 11'8"

Bedroom 2

4.47m x 2.38m
14'6" x 7'8"

TOTAL AREA

76 sq m | 818 sq ft

PLOT 21

2 BEDROOM APARTMENT



Kitchen/Living/ Dining Area

7.75m x 3.64m (max) 3.15m (min)
25'4" x 11'9" (max) 10'3" (min)

Bedroom 1

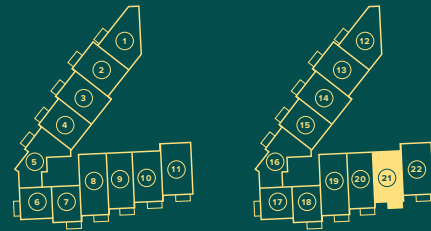
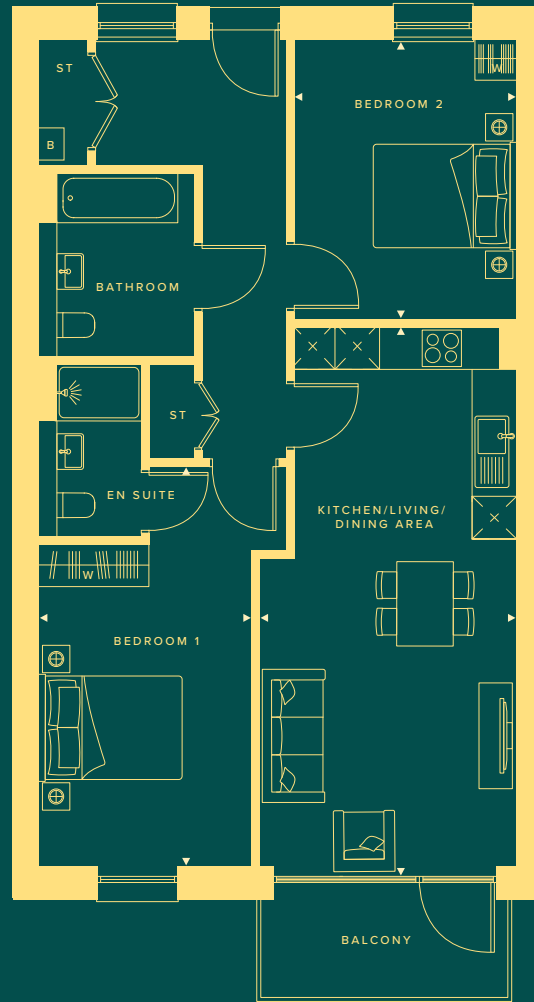
5.53m x 3.01m
18'1" x 9'8"

Bedroom 2

3.97m x 3.15m
13'0" x 10'3"

TOTAL AREA

79 sq m | 850 sq ft



Second Floor

Third Floor

B = Boiler ST = Store W = Wardrobe

PLOT 22

2 BEDROOM APARTMENT



Kitchen/Living/ Dining Area

7.96m x 3.68m (max) 3.17m (min)
26'11" x 12'7" (max) 10'4" (min)

Bedroom 1

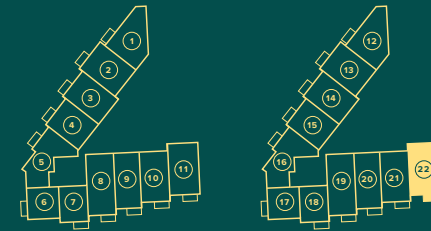
5.68m x 3.00m
18'6" x 9'8"

Bedroom 2

4.09m x 3.17m
13'4" x 10'4"

TOTAL AREA

79 sq m | 850 sq ft



Second Floor

Third Floor

B = Boiler ST = Store W = Wardrobe

An impressive specification

Kitchen

- Handleless White Super Matt units from Howdens
- Caesarstone worktop in 2003 Concrete
- Integrated oven, hob, dishwasher and fridge freezer
- Extractor hood
- Recessed LED downlights
- White Johnson's tiles on walls
- Oak flooring

Living/Dining Area

- Oak flooring
- Pendant light

Bathroom/En Suite

- Full-wall mirror over countertop
- White Johnson's tiles on walls
- Chrome towel rail
- Light grey Johnson floor tiles with grip finish
- White Armitage Shanks suite
- Thermostatic bath mixer tap
- Frameless glass shower screen
- Recessed LED downlights

Bedroom

- Oak flooring
- Pendant light

General

- External lighting on balcony/terrace
- Gas central heating
- Walls are finished in Dulux Brilliant White – Vinyl Matt
- Built-in storage



Buying with Shared Ownership and how it works



Q. What is Shared Ownership?

Shared Ownership** is a part-buy, part-rent way of owning your own home. By purchasing a share of a new home, the deposit and mortgage you need will be less than if you were to buy the home in full on the open market. The initial share you can buy is between 25% and 75%, with the rest owned by the Council.

You will raise a mortgage to buy the maximum share that you can afford and pay rent on the remaining share you don't own. The monthly costs will usually be less than if you were buying the property outright or privately renting a comparable property.

You only buy what you can afford initially so that you don't overstretch yourself financially. After one year of ownership, you can buy more shares when you can afford to, or simply sell your share when you want to move.

You will also pay a charge for the maintenance of the building and communal parts, known as a service charge.

Q. Why choose Shared Ownership?

Shared Ownership is popular because it gives people an affordable way into home ownership, and overall monthly costs are usually less than you would pay in rent for an equivalent property on the open market.

Q. How much will it cost?

Non-refundable Reservation Fee

If we are able to offer you a property we will ask you to pay £500 to reserve it. This is deducted from the final price of your purchase at completion.

Q. Property Valuation

The amount you have to pay varies and in some cases additional fees may be required by your mortgage provider. Always ask your mortgage provider or mortgage adviser for a schedule of fees up front.

Q. Legal Fees

You will need to instruct a solicitor to act on your behalf. Legal fees vary, so always ask for an estimate first. A solicitor who has experience of dealing with Shared Ownership sales will be able to give you a realistic quote or a fixed fee proposal.

Q. Stamp Duty

Stamp Duty will vary depending on the size of the share you buy and how you chose to pay it. Your solicitor will calculate this for you.

SHEEP

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