



COACHMAKERS YARD

WALTHAMSTOW, E17





Computer generated image for indicative purposes only



AUTHENTIC & INVENTIVE

Notting Hill Genesis is proud to present Coachmakers Yard, an exciting collection of brand new 1, 2 & 3 bedroom apartments, available to buy through Shared Ownership.

Alongside the state-of-the-art apartments, Coachmakers Yard features impressive open spaces, landscaped walkways and welcoming communal gardens.

Located between the creativity of Walthamstow with some of the capital's quirkiest, independent eateries and boutiques, and the serenity of its natural wetlands with acres of uninterrupted open space, this is modern living in the heart of a thriving community.

VOTED AS ONE OF THE BEST PLACES TO LIVE BY THE SUNDAY TIMES 2021, **WALTHAMSTOW** IS THE HOTTEST ADDRESS IN EAST LONDON BY FAR WITH MANY MORE HOMES POPPING UP IN THE AREA, THIS IS THE PERFECT PLACE TO MAKE YOUR HOME



Map not to scale and for indicative purposes only

A PLACE FOR THE NEXT GENERATION OF INNOVATORS

Once home to The Associated Equipment Company which manufactured motorised London buses until 1927, the new Blackhorse Road has undergone an urban makeover, with many independent businesses setting up shop, creating an eclectic leisure and retail destination.

Walthamstow is one of the most in demand places to live right now with the appeal of staying close enough to central London with great transport links but the opportunity to experience the vast open green spaces near by.

1 Walthamstow Wetlands

Europe's largest urban wetland and nature reserve.

2 Yonder

A rock climbing, yoga and workspace centre all under one roof.

3 Truman's Social Club

A beer hall and cultural space to sample local craft beers.

4 Blackhorse Road Station

Servicing the Victoria line and London Overground.

5 Armstrong Audio Repair & Coffee

A unique high-fidelity audio specialist and coffee shop.

6 Signature Brew

Limited edition beers, brews, live music and street food vendors.

7 Exale Brewing & Taproom

Independent craft brewers and taprooms with outdoor space.

8 Wild Card Brewery

Award-winning beer makers and brewery 'museum'.

9 Jaunty Coffee

Your friendly neighbourhood local coffee hangout.

10 Hermanos Colombian Coffee Roasters

For people serious about coffee, you have to experience the Colombian blends on offer.

11 Co-op Food

Daily essentials and big deals on quality food.

12 Fresh & Organic Fruit & Vegetable

Helping you get your 5-a-day with fresh produce.

13 Café RODI

A quaint Italian cafe serving the best Italian food which is also Halal.

14 BG Zakuska Walthamstow

Delicious Bulgarian pastries and snack foods made fresh in-store.

15 F45 Training Blackhorse Lane

Global fitness community specialising in high intensity workouts.

16 Artisan Foods

Small, independent craft bakery specialising in pastries and breads baked fresh daily.

17 German Deli

Fresh German food served daily and made to order items available.

18 Hackney Gelato

Award-winning flavours and mouth-watering small batch ice cream and gelato.

19 Wood St Coffee

Independent café and coffee roasters who make only single origin coffee.

20 Organic Hill

Good food and quality ingredients, including organic chocolates, teas, breads, jams and vegan options.

21 Wild Grains Bakery

A micro bakery providing sourdough bread and pastries to the Walthamstow community.

22 Hackney Brewery

High Hill Taprooms serving the freshest hoppy pales with ample seating inside and outside.

23 Barney's Pie & Mash

Proper pie and mash, done properly.

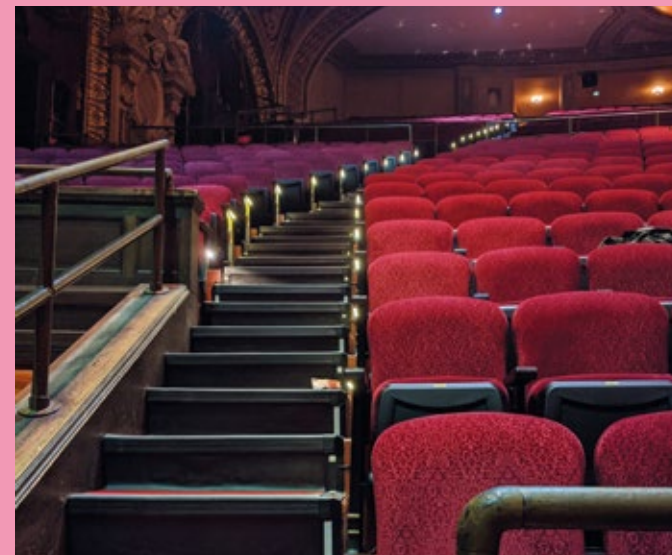
24 Tesco Express

Daily essentials, including toiletries and off-licence.



WALTHAMSTOW IS A HOTBED OF
INVENTIVE CUISINE, CUTTING-
EDGE BARS AND UNIQUE SHOPPING,
BALANCED BY THE SERENITY OF
EUROPE'S BIGGEST URBAN NATURE
RESERVE. BUT WHAT THE LOCALS
REALLY LOVE IS THE FRIENDLINESS
- THE 'STOW IS RENOWNED FOR ITS
STRONG COMMUNITY FEEL.

MODERN VILLAGE LIFE



MORE MODERN DELIS AND COOL RESTAURANTS ARE POPPING UP, YET WALTHAMSTOW VILLAGE STILL MANAGES TO RETAIN ITS AUTHENTIC COMMUNITY SPIRIT

One of London's best kept secrets is Walthamstow's kilometre-long moocher's paradise. Find everything from delicious food, homeware, clothes and more from the friendly market traders who frequent from Tuesday to Saturday.

Surrounded by independent crafters and quirky boutiques, you'll also benefit from the everyday essentials on your doorstep, with the Co-op just minutes from your new home, and a convenient 8-minute bus ride to the Tottenham Hale Retail Park, you'll find familiar high-street names and popular home, retail and food chain restaurants.

A 15-minute bus ride into Walthamstow Village and you'll find Empire cinema for the movie buffs, and The Mall, which is every shopper's paradise with lots of household names to explore.



THANKS TO LOCAL AMBITION FROM THE REAL PEOPLE OF WALTHAMSTOW, THE AREA HAS BECOME A DESTINATION FOR LOVERS OF THE ARTS, CULTURE AND REALLY GREAT FOOD

WILLIAM MORRIS GALLERY

The award-winning William Morris Gallery is home to the wallpaper king himself showcasing the life and work of the radical Victorian designer. Full of unique ceramics, furniture and textiles, this place is literally one-of-a-kind and a must-see.

GOD'S OWN JUNKYARD

An old, converted warehouse on an unsuspecting industrial site houses God's Own Junkyard. An experience for the senses as you wander round the eclectic neon signs, vintage film props and salvage displays.

MOTHER'S RUIN GIN PALACE

Following in the footsteps of God's Own Junkyard, Mother's Ruin Gin Palace set up a micro distillery next door on the industrial site. Which is open to the public and serves up delicious award-winning fruit liqueurs and small batch gins.

YARD SALE PIZZA

Born out of three friends' passion for simple, quality pizza, Yard Sale Pizza started in a little oven in someone's backyard. Seven years later, it was crowned as 'London's Best Cheap Eat' in 2017 by the Observer, they still hand deliver all their own pizzas from dough to door.





AN URBAN OASIS ON YOUR DOORSTEP

Walthamstow Wetlands is Europe's largest urban wetland and nature reserve. And it's right on the doorstep of your new home at Coachmakers Yard.

The 10 reservoirs that make up this 521 acre site are internationally recognised as a significant spot for wildlife, particularly rare and endangered bird species.

The 13 miles of pathways are just waiting to be explored as you breathe in the fresh air, and relax with a picnic amongst the stunning scenery.



FAIRYTALE FORESTS

For something a bit different, a 40 minute cycle ride up through Walthamstow wetlands and out through the Lea Valley will take you to the 6,000 untamed acres of Epping Forest. The perfect place for a day out in this fascinating woodland exploring its ancient ruins and historical tales, and with a calendar of events there's something to do for all the family all year round.

BY TRAIN

With Blackhorse Road Station (Zone 3) only a 3 minute walk from Coachmakers Yard, you can quickly be in the City via the Victoria Line or Overground. What's more, St James Street is just an 11 minute walk from home, which gets you to Liverpool Street in under 20 minutes. King's Cross St. Pancras is just a 13 minute journey, and Oxford Circus is only 17 minutes away.

11 MINS WALK

ST JAMES STREET

19 MINS

LIVERPOOL STREET
(via St James Street)

30 MINS

BANK

31 MINS

WATERLOO

32 MINS

LONDON BRIDGE

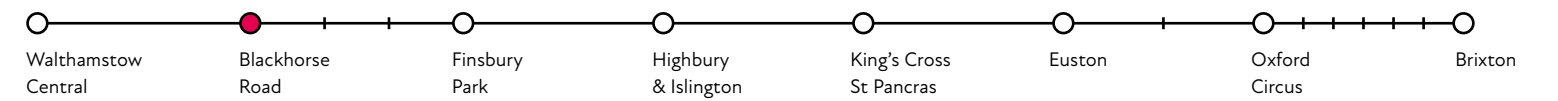
43 MINS

STANSTED AIRPORT
(via Tottenham Hale)

CITY DAYS & CYCLEWAYS

JUST A 5 MINUTE WALK TO BLACKHORSE RD

VICTORIA LINE



BY BIKE

The borough is dedicated to making cycle travel safe and efficient, with segregated cycle routes, secure storage and cycle-friendly public spaces to encourage more people to choose two wheel travel.

18 MINS

FINSBURY PARK

21 MINS

QUEEN ELIZABETH OLYMPIC PARK

30 MINS

VICTORIA PARK

Travel times are approximate and taken from Google Maps and TfL.



UNCOVER THE DETAIL

GENERAL

- Underfloor heating throughout
- Video phone entry system
- Sky Q enabled
(subject to subscription at additional cost)
- TV points to bedrooms and living rooms
- Fibre Optic broadband
- Fob accessed secure cycle storage
- Two passenger lifts to each building
- On-site car club
(subject to subscription at additional cost)
- LED downlights to hallways

KITCHEN / DINING / LIVING ROOMS

- Handle-less, soft close kitchen units in matt light grey with under mounted LED lighting
- Urban Myth quartz solid worktop
- Fully integrated Smeg kitchen appliances including; Stainless steel oven, induction hob, dishwasher, fridge/freezer
- Freestanding Smeg washer dryer to utility cupboard
- Blanco stainless steel undermounted single bowl sink with Vado Kori Mono swivel mixer tap
- Glass upstand and splashback behind hob
- Stainless steel island or wall mounted canopy extractor (see plot layouts)
- LED downlights
- Wood effect flooring in Sanded Brown Oak

BEDROOMS

- Elite Twist grey carpet
- Pendant light fittings
- Mirrored fitted wardrobes
(see floor plans for exact details)

BATHROOM / EN SUITE

- Full width mirror above natural grey Silestone Cemento quartz shelf
- Johnson Tones matt wall tile in Grey
- Minoli grey ceramic floor tiles
- White bathroom suite with Chrome Vado "Phase" mixer tap to basins
- Roca Gap Rimless Wall Hung WC
- Wall mounted bath tap and shower mixer Vado Celsius with multi-function handset and slide rail
- Over bath silver lined plain glass shower screen
- Mixer shower tap with multi-function handset and slide rail to en suite
- Silver lined shower screen with plain glass to separate shower
- Chrome electric towel warmer
- LED downlights
- Shaver outlet

BALCONIES

- Titanium LED wall lamps
- Upper floor balconies featuring aluminium powder coated decking and steel balustrades.



REGENCY HOUSE

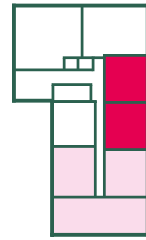
1 & 3 BEDROOM APARTMENTS



Show home photography is included for indicative purposes only

NOs. 2 & 3

1 BEDROOM APARTMENT



GROUND FLOOR



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	6.79m x 4.63m	22' 4" x 15' 2"
Bedroom	4.68m x 2.80m	15' 4" x 9' 2"
Gross Internal Area	51 sq m	547 sq ft

- ◄► Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer

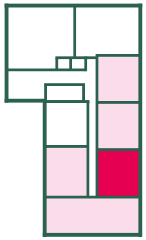


*No. 2 has a Gross Internal Area of 548.6 sq ft.

Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 36.

NO. 4

1 BEDROOM APARTMENT



GROUND FLOOR



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	6.79m x 3.57m	22' 4" x 11' 9"
Bedroom	3.34m x 3.91m	11' 0" x 12' 10"
Gross Internal Area	50 sq m	538 sq ft

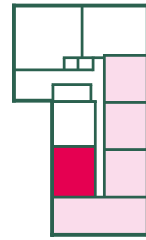
- ◄► Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer



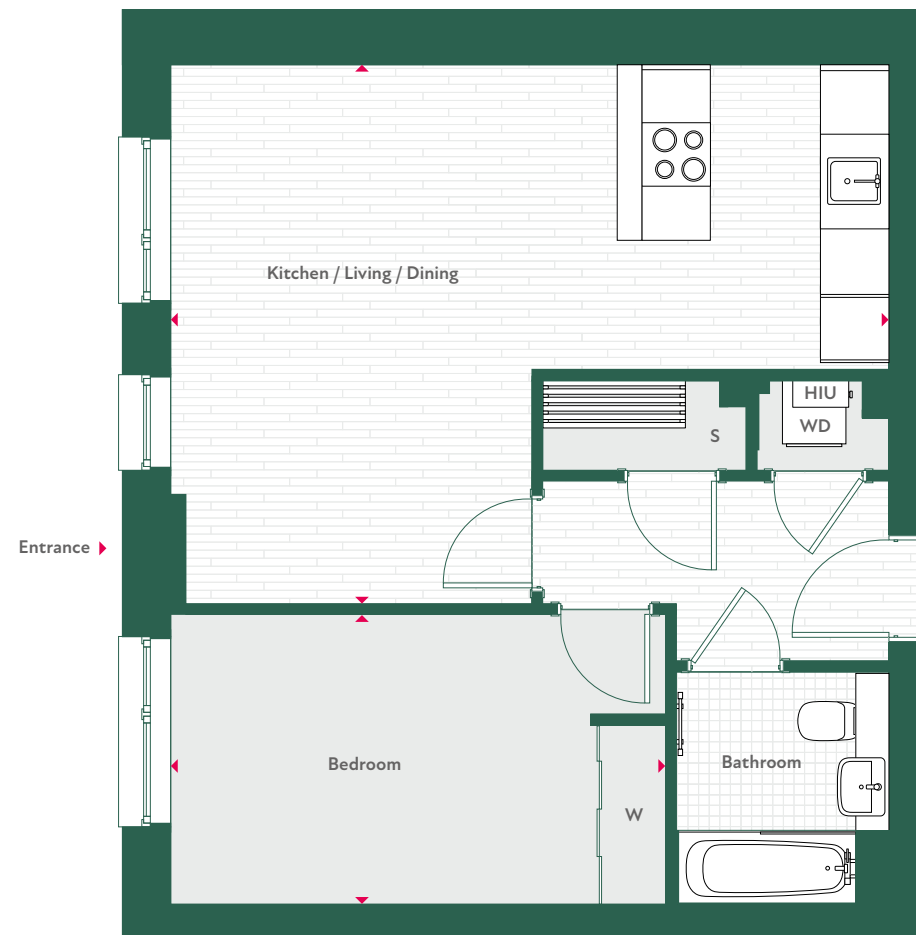
Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 7.

NO. 6

1 BEDROOM APARTMENT



GROUND FLOOR



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	6.79m x 5.09m	22' 4" x 16' 9"
Bedroom	4.68m x 2.75m	15' 4" x 9' 0"
Gross Internal Area	54 sq m	577 sq ft

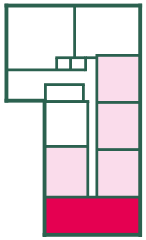
- ◀▶ Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer



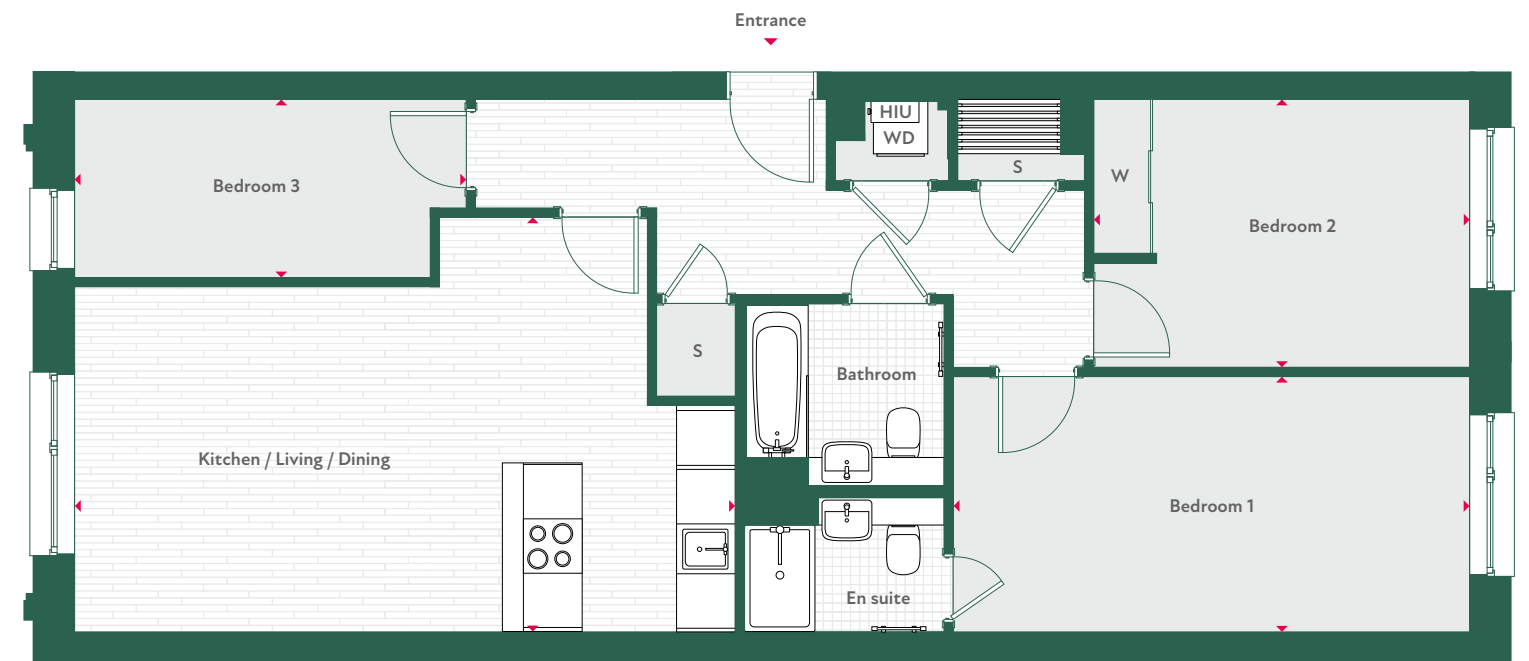
Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 9.

NO. 5

3 BEDROOM APARTMENT



GROUND FLOOR



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	7.29m x 4.58m	23' 11" x 15' 0"
Bedroom 1	5.69m x 2.82m	18' 8" x 9' 3"
Bedroom 2	4.14m x 2.96m	13' 7" x 9' 9"
Bedroom 3	4.32m x 1.97m	14' 4" x 6' 6"
Gross Internal Area	90 sq m	973 sq ft

- ◀▶ Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer



Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 34.

REGAL HOUSE

1, 2 & 3 BEDROOM APARTMENTS



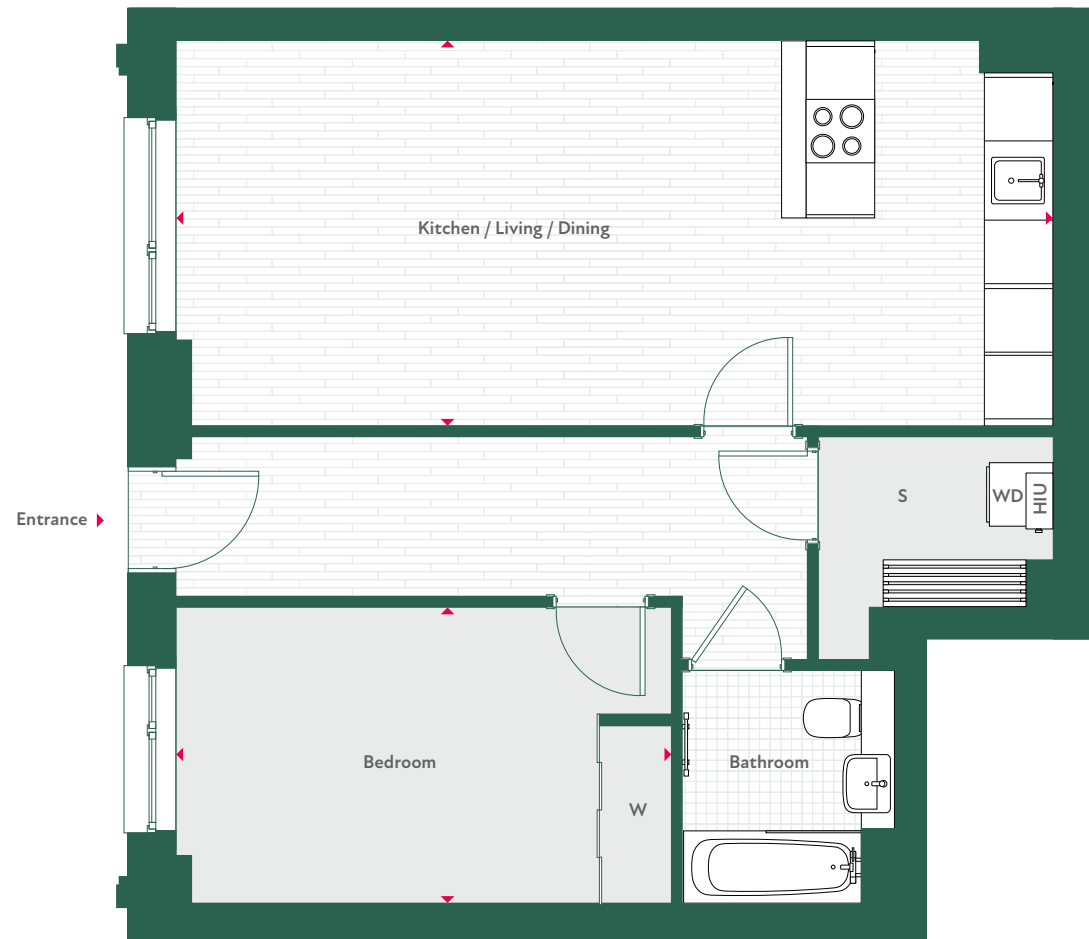
Show home photography is included for indicative purposes only

NO. 2

1 BEDROOM APARTMENT



GROUND FLOOR



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	8.29m x 3.64m	27' 3" x 11' 11"
Bedroom	4.62m x 2.80m	15' 2" x 9' 2"
Gross Internal Area	63 sq m	675 sq ft

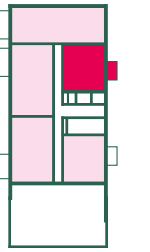
- ↔ Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer



Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 5.

NOs. 3, 8, 14, 20, 26, 32 & 38

1 BEDROOM APARTMENT



FLOORS 1 - 7



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	6.84m x 4.67m	22' 6" x 15' 4"
Bedroom	4.73m x 2.80m	15' 6" x 9' 2"
Gross Internal Area	51 sq m	551 sq ft
Balcony	3.03m x 1.60m	9' 11" x 5' 3"

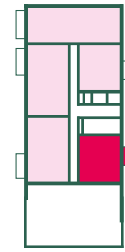
- ↔ Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer



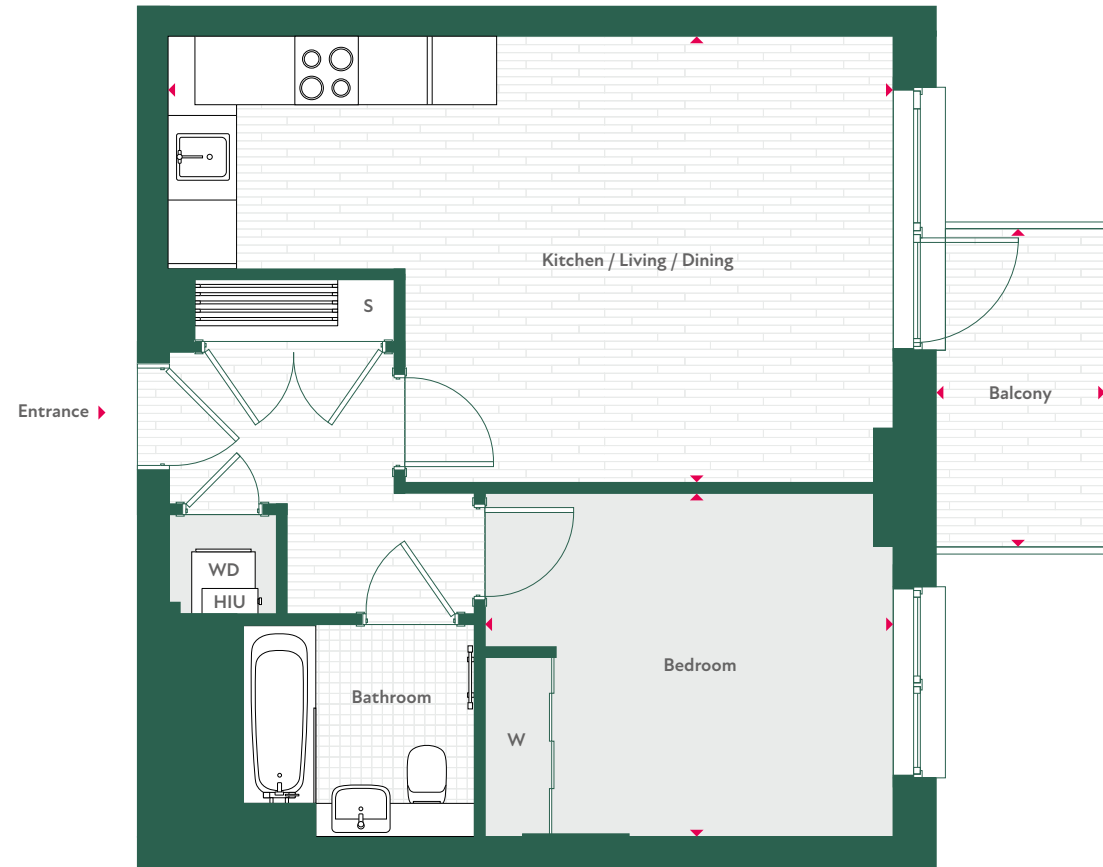
Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 36.

NOs. 7, 13, 19, 25, 31, 37 & 43

1 BEDROOM APARTMENT



FLOORS 1 - 7



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	6.84m x 4.22m	22' 6" x 13' 10"
Bedroom	3.84m x 3.25m	12' 7" x 10' 8"
Gross Internal Area	51 sq m	544 sq ft
Balcony	3.03m x 1.60m	9' 11" x 5' 3"

*Plot 7 bedroom dimensions differ and are 3.85m x 3.22m

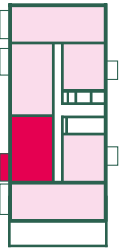
- ◄► Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer



Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 3.

NOs. 6, 11, 17, 23, 29, 35 & 41

2 BEDROOM APARTMENT



FLOORS 1 - 7



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	6.84m x 4.12m	22' 6" x 13' 6"
Bedroom 1	4.54m x 2.80m	14' 11" x 9' 2"
Bedroom 2	4.54m x 3.55m	14' 11" x 11' 8"
Gross Internal Area	71 sq m	763 sq ft
Balcony	4.42m x 1.60m	14' 6" x 5' 3"

*No. 6 Living room dimensions differ at 6.84 x 4.10m and Balcony dimensions differ at 4.56 x 1.60m. No. 23 Bedroom 2 differs at 4.54 x 3.56m and Living Room differs at 6.84 x 4.11m.

- ◄► Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer



Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 23.

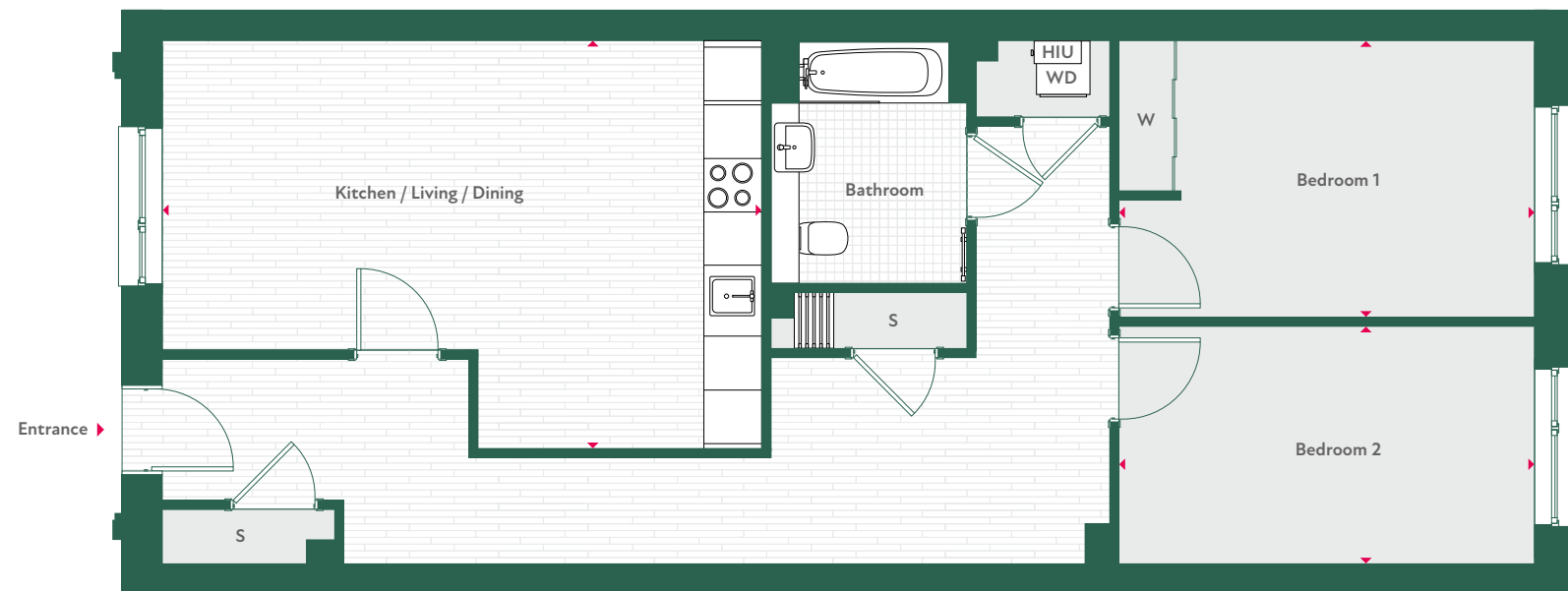
NO. 1

2 BEDROOM APARTMENT

*Wheelchair adaptable unit



GROUND FLOOR



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	6.74m x 4.58m	22' 1" x 15' 0"
Bedroom 1	4.66m x 3.10m	15' 4" x 10' 2"
Bedroom 2	4.66m x 2.67m	15' 4" x 8' 9"
Gross Internal Area	90 sq m	970 sq ft

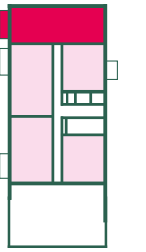
- ↔ Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer



Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 11.

NOs. 4, 9, 15, 21, 27, 33 & 39

3 BEDROOM APARTMENT



FLOORS 1 - 7



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	7.34m x 4.56m	24' 1" x 15' 0"
Bedroom 1	5.74m x 2.80m	18' 10" x 9' 3"
Bedroom 2	4.19m x 2.96m	13' 9" x 9' 9"
Bedroom 3	4.47m x 1.97m	14' 8" x 6' 6"
Gross Internal Area	93 sq m	1004 sq ft
Balcony	5.05m x 1.60m	16' 7" x 5' 3"

- ↔ Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer

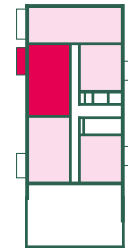


*Kitchen / Living / Dining sizes differ for Nos. 4, 9, 15 and 21 at 7.34m x 4.58 m. Balcony sizes differ for No. 4 at 4.62m x 1.60m.

Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 32.

NOs. 5, 10, 16, 22, 28, 34 & 40

2 BEDROOM APARTMENT



FLOORS 1 - 7



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	6.66m x 5.13m	21' 10" x 16' 10"
Bedroom 1	4.08m x 3.92m	13' 5" x 12' 10"
Bedroom 2	4.28 x 2.47m	14' 1" x 8' 1"
Gross Internal Area	79 sq m	850 sq ft
Balcony	4.42m x 1.60m	14' 6" x 5' 3"

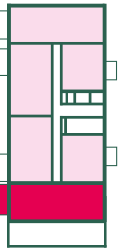
- ◄► Measurement Points
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- WD Washer Dryer



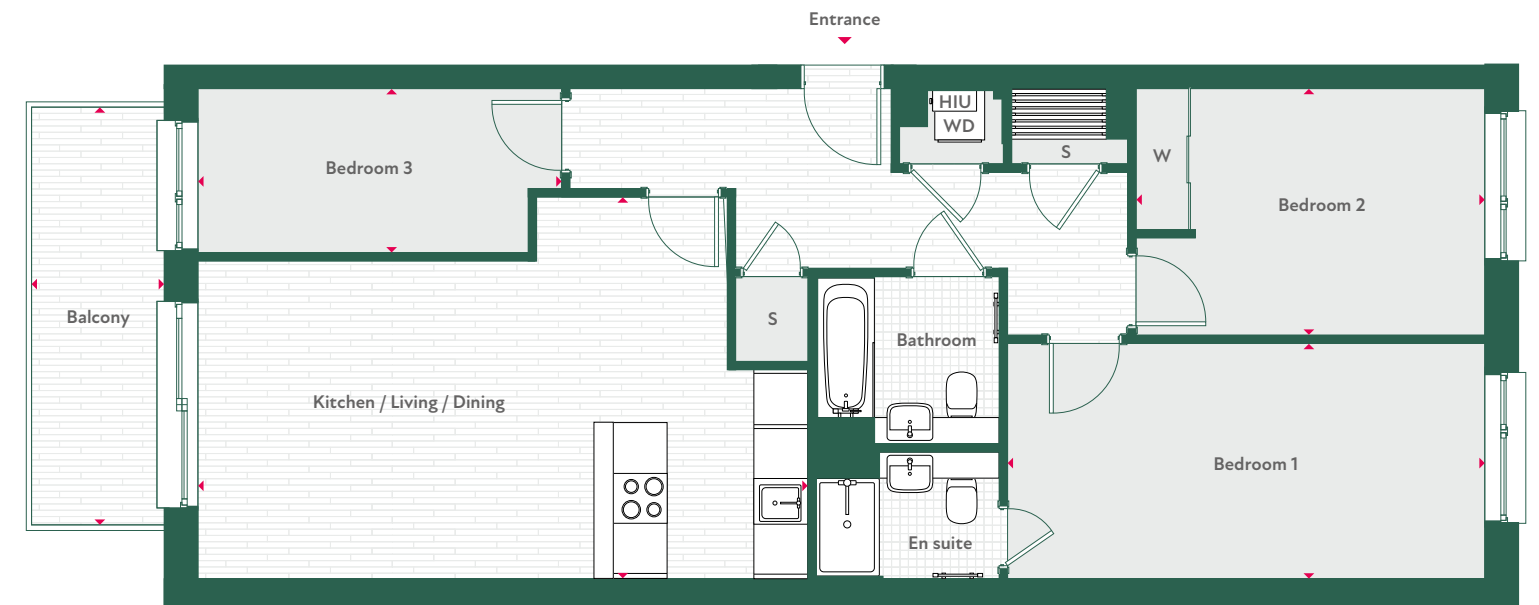
Heating Interface Unit and Washer Dryer positions may vary with the cupboard space shown. For exact details on your chosen plot please speak to the Sales Team. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Type 10.

NOs. 12, 18, 24, 30, 36 & 42

3 BEDROOM APARTMENT



FLOORS 2 - 7



INTERNAL AREA DIMENSIONS

Kitchen / Living / Dining	7.34m x 4.59m	24' 1" x 15' 1"
Bedroom 1	5.74m x 2.82m	18' 10" x 9' 3"
Bedroom 2	4.19m x 2.96m	13' 9" x 9' 9"
Bedroom 3	4.37 x 1.97m	14' 6" x 6' 6"
Gross Internal Area	91 sq m	981 sq ft
Balcony	5.05m x 1.60m	16' 7" x 5' 3"

- ◄► Measurement Points
- HIU Heating Interface Unit
- W Wardrobe
- S Storage
- WD Washer Dryer



*Bedroom 1 sizes differ for Nos. 18, 24, 30, 36 & 42 at 5.74 x 2.83 m.

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WHAT IS SHARED OWNERSHIP?

Shared Ownership* is a Government-funded, part-buy, part-rent scheme designed to help people buy a home of their own.

You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').

Shares available to buy at Coachmakers Yard may vary. Please speak to a member of the Sales Team for the latest eligibility and availability criteria.

FIND

1 | START YOUR JOURNEY

Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

2 | ARE YOU ELIGIBLE?

Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.

3 | CHECK OUT THE DEVELOPMENT

Book your viewing at Coachmakers Yard with our Sales Team.

APPLY

4 | SELECT YOUR PREFERRED HOME

Have you seen something you like? Tell us which apartment is your preferred one.

5 | WE OFFER YOU A HOME

We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Coachmakers Yard or at another of our developments.

6 | PURCHASING INTERVIEW

You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors.

They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A Sales Executive will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

BUY

7 | INSTRUCT YOUR SOLICITOR

When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

8 | EXCHANGE OF CONTRACTS

You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

9 | HOME DEMONSTRATION

When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.

10 | LEGAL COMPLETION AND MOVE IN DAY!

Reaching legal completion means you have bought your home and can move in.

**CONGRATULATIONS,
YOU ARE NOW A
HOMEOWNER AT
COACHMAKERS YARD**



AT **NOTTING HILL GENESIS,**
WE **BUILD** AND **MAINTAIN**
QUALITY AFFORDABLE
HOMES, CREATING DIVERSE
AND **THRIVING COMMUNITIES**

Notting Hill Genesis is one of the largest housing associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable for all.

Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.

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