

PIXEL

AT FEATURE 17
WALTHAMSTOW

A COLLECTION OF
1, 2 & 3 BEDROOM APARTMENTS
AVAILABLE FOR SHARED OWNERSHIP

PIXEL

EXPERIENCE LIFE IN HIGH DEFINITION

Live life to the full at Pixel,
a stunning collection of
29 contemporary apartments
in one of the most up and
coming parts of London.





Walthamstow Wetlands



William Morris Gallery, Walthamstow



Shoppers walking the mile long Walthamstow market



Gods Own Junkyard, Walthamstow



Cyclists on Walthamstow Marshes

From its film festival and theatrical connections to its arts and crafts heritage, Walthamstow has long been a place that nurtures creativity and its reputation is growing all the time.

WALTHAMSTOW

PIXEL PERFECT

The name Pixel is an inspiring look forward to the future of creative design and the apartments feature everything you're looking for in a contemporary home. Your kitchen will offer ample worktops, washer/dryer and fridge/freezer tucked discreetly away. Living spaces are open and inviting, flooded with natural light from the outsized windows. And every home has its own outside area to make the most of the British summer.

CULTURE VULTURE

Walthamstow was voted London Borough of Culture 2019. Now, you can be right at the heart of all the buzz as a homeowner, in a bold new housing development.

THE BEST OF OLD AND NEW

Walthamstow is mentioned in the Domesday book and there are historic pubs, waterways and wetlands to be explored along the banks of the River Lea.

Yet this is also an area filled with fashionable cafés, bistros, galleries and markets. Make sure to visit the neon wonderland of God's Own Junkyard and be sure to put a place in your diary for the annual Walthamstow International Film Festival and Walthamstow Garden Party, not to mention the exhibitions at the famous William Morris museum.

GENERAL

- White internal doors
- White skirtings and architraves
- Vinyl flooring to living, hall and bedrooms
- Door entry system in apartments
- Brushed chrome ironmongery door handles
- Lift to access all floors

KITCHEN

- Contemporary kitchen units
- Dark Ash worktop
- Stainless steel undermounted sink
- Contemporary stainless steel mixer tap
- Freestanding fridge freezer
- Ceramic electric cooker with freestanding double oven
- Culina chimney hood
- Blomberg Washer/dryer
- Ceramic white wall tiling

BATHROOM

- Contemporary white sanitaryware
- White pedestal basin with chrome mixer taps
- Shower with chrome thermostatic mixer taps
- White bathroom light fittings
- Bathroom towel rail
- Ventilation system
- Clothes airer
- 600mm x 600mm mirror
- White ceramic wall tiling

HEATING & ELECTRICAL

- Washer/dryer located in hallway cupboard
- White sockets and switches throughout
- Heating provided by HIU fitted in cupboard
- Radiators
- Telephone socket to all rooms
- Low energy downlights in kitchen, bathrooms and living room
- Smoke alarms
- Balcony light fitting

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Waltham Forest Council reserves the right to amend specifications as necessary. The features, designs, materials and visual depictions of and in our show homes and in our show home photography must be treated as general illustration and guidance. Furniture and fittings are not included.



INTERIORS



PIXEL

AT FEATURE 17
WALTHAMSTOW

SITE PLAN



OUT & ABOUT

Whether you commute into central London or work locally, Walthamstow offers everything you're looking for.

This is a part of London that offers everything on your doorstep. Great schools, shops and a local market, a cinema, arts centre, Fashion Technology Academy and Musical Theatre Academy. There's a traditional pie and mash shop and, when it comes to old school pubs, you're spoilt for choice. Check out the beer gardens at the Nag's Head and the Bell, or steak and chips at the Queen's Arms. The Rose and Crown even has a theatre upstairs where you can check out acts while they're perfecting their material before the big West End run.

20 MINUTES TO CENTRAL LONDON

Tottenham Hale and Walthamstow stations provide quick connections to the West End and City, with Victoria just 20 minutes away. There's handy rail access to Stansted airport, with City Airport close by too. The Eurostar services from King's Cross St Pancras are also easy to reach.

You're also conveniently located for the North Circular with connections to Wembley, Brent Cross and Lakeside as well as the M11 and M25.

And if you're a keen cyclist, this is a perfect part of the country to get on your bike and enjoy the local countryside.



FAST TRACK TO THE WEST END BY UNDERGROUND

WALTHAMSTOW CENTRAL UNDERGROUND STATION ONLY 2 MINUTES FROM WOOD STREET STATION ON THE OVERGROUND OR ABOUT A 15 MINUTE WALK



CENTRAL LINE
COVENT GARDEN STATION
30 MINUTES



VICTORIA & JUBILEE LINES
NORTH GREENWICH STATION
46 MINUTES



CENTRAL LINE, OVERGROUND & DLR
CITY AIRPORT STATION
51 MINUTES



WOOD STREET STATION
2 MINUTES WALK

WALTHAMSTOW CENTRAL STATION
2 MINUTES WALK



VICTORIA LINE
OXFORD CIRCUS STATION
30 MINUTES



CENTRAL LINE, OVERGROUND & TFL RAIL
STRATFORD STATION
43 MINUTES



VICTORIA LINE & OVERGROUND
BRIXTON STATION
38 MINUTES



A CYCLE-FRIENDLY ROUTE BETWEEN WOODBERRY WETLANDS IN HACKNEY AND WALTHAMSTOW WETLANDS
2.7 MILES



CENTRAL LINE & OVERGROUND
WALTHAMSTOW CENTRAL STATION
2 MINUTES



CENTRAL LINE OVERGROUND, & TFL RAIL
LIVERPOOL STREET STATION
20 MINUTES

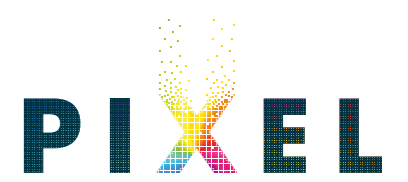


VICTORIA LINE OVERGROUND, & TFL RAIL
KING'S CROSS ST. PANCRAS STATION
25 MINUTES

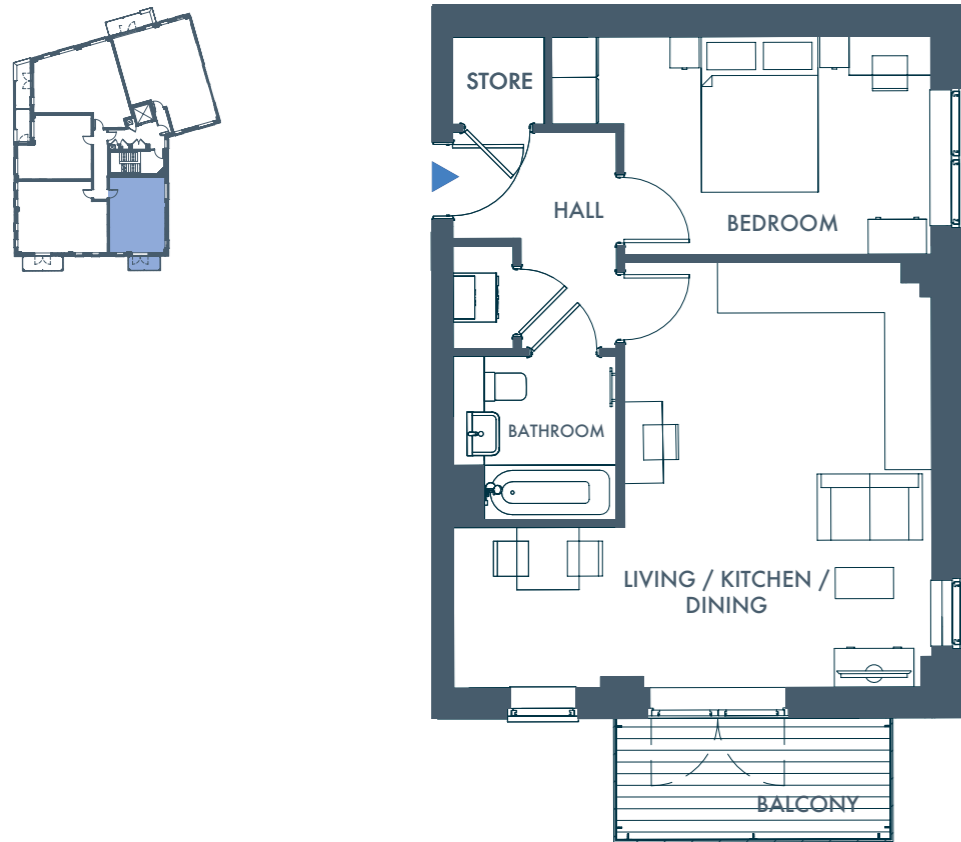


BUS
No W16
CHINGFORD MOUNT TO LEYTONSTONE
No L3
CHINGFORD MOUNT TO LIVERPOOL STREET
No 230
UPPER WALTHAMSTOW TO WOOD GREEN

FLOOR PLANS



PIXEL TYPE 1 ONE BEDROOM PARTMENTS NOS. 223/228/233/238/243



LIVING / KITCHEN / DINING AREA

5.46m x 6.00m 17' 9" x 19' 7"

BEDROOM

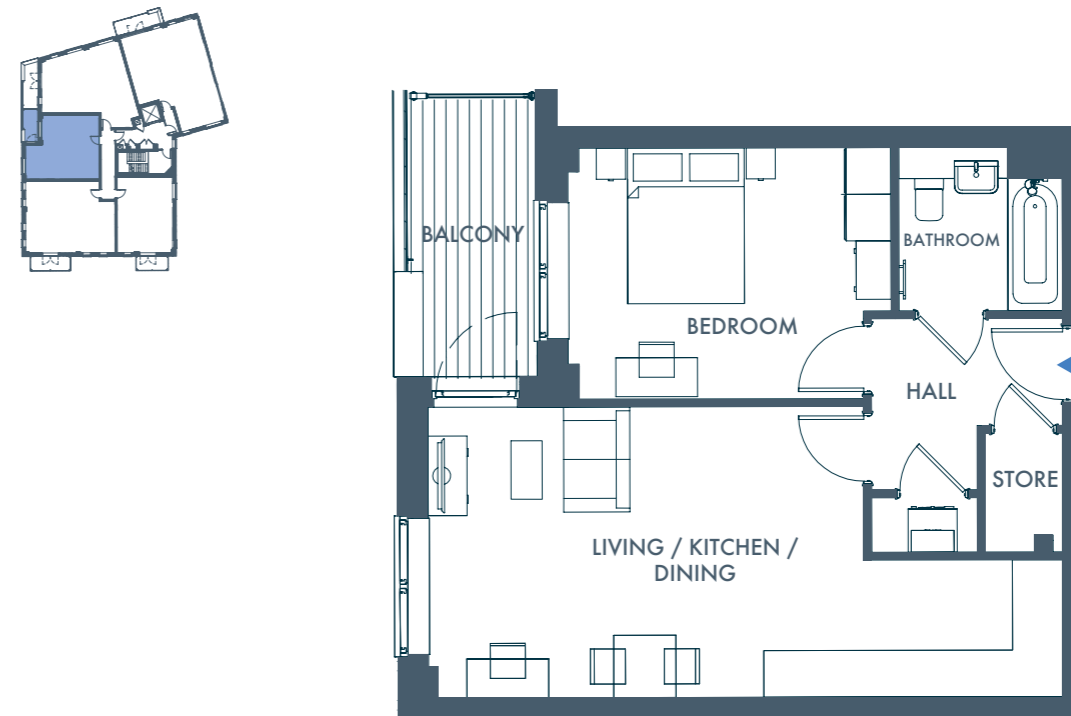
4.87m x 2.80m 15' 10" x 9' 2"

TOTAL

51.2 sq m 551 sq ft

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Waltham Forest Council operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please note the master bedroom includes a fitted wardrobe, therefore the above illustration may change. Please ask your Sales Consultant for detailed information regarding specific properties.

PIXEL TYPE 2 ONE BEDROOM PARTMENTS NOS. 225/230/235/240/245



LIVING / KITCHEN / DINING AREA

8.15m x 3.73m 26' 7" x 12' 2"

BEDROOM

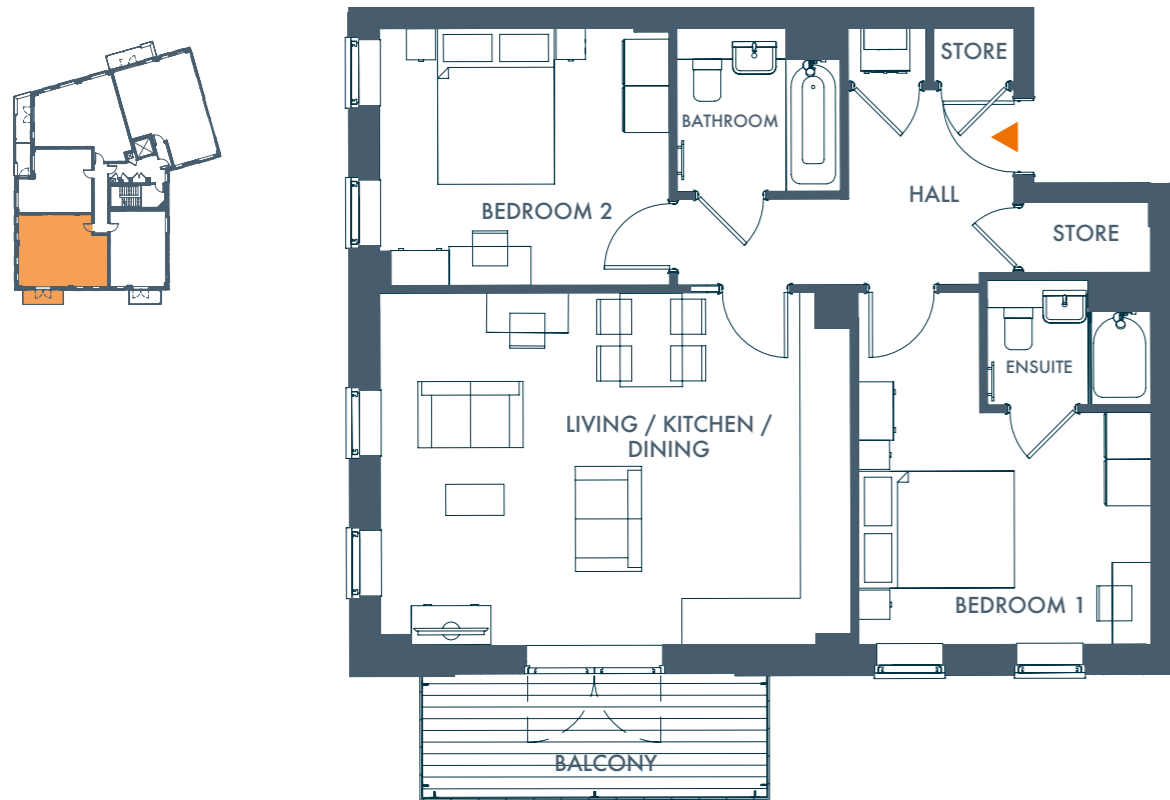
4.15m x 3.22m 13' 6" x 10' 5"

TOTAL

51.5 sq m 554 sq ft

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PIXEL TYPE 3
TWO BEDROOM PARTMENTS
 NOS. 224/229/234/239/244



PIXEL TYPE 4
TWO BEDROOM PARTMENTS
 NOS. 221/226/231/236/241/246



LIVING / KITCHEN / DINING AREA

6.05m x 4.53m 19' 8" x 14' 9"

BEDROOM 1

4.53m x 3.76m 14' 9" x 12' 3"

BEDROOM 2

3.72m x 3.30m 12' 2" x 10' 8"

TOTAL

74.3 sq m 799 sq ft

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LIVING / KITCHEN / DINING AREA

6.37m x 5.43m 20' 9" x 17' 8"

BEDROOM 1

3.85m x 2.72m 12' 6" x 8' 9"

BEDROOM 2

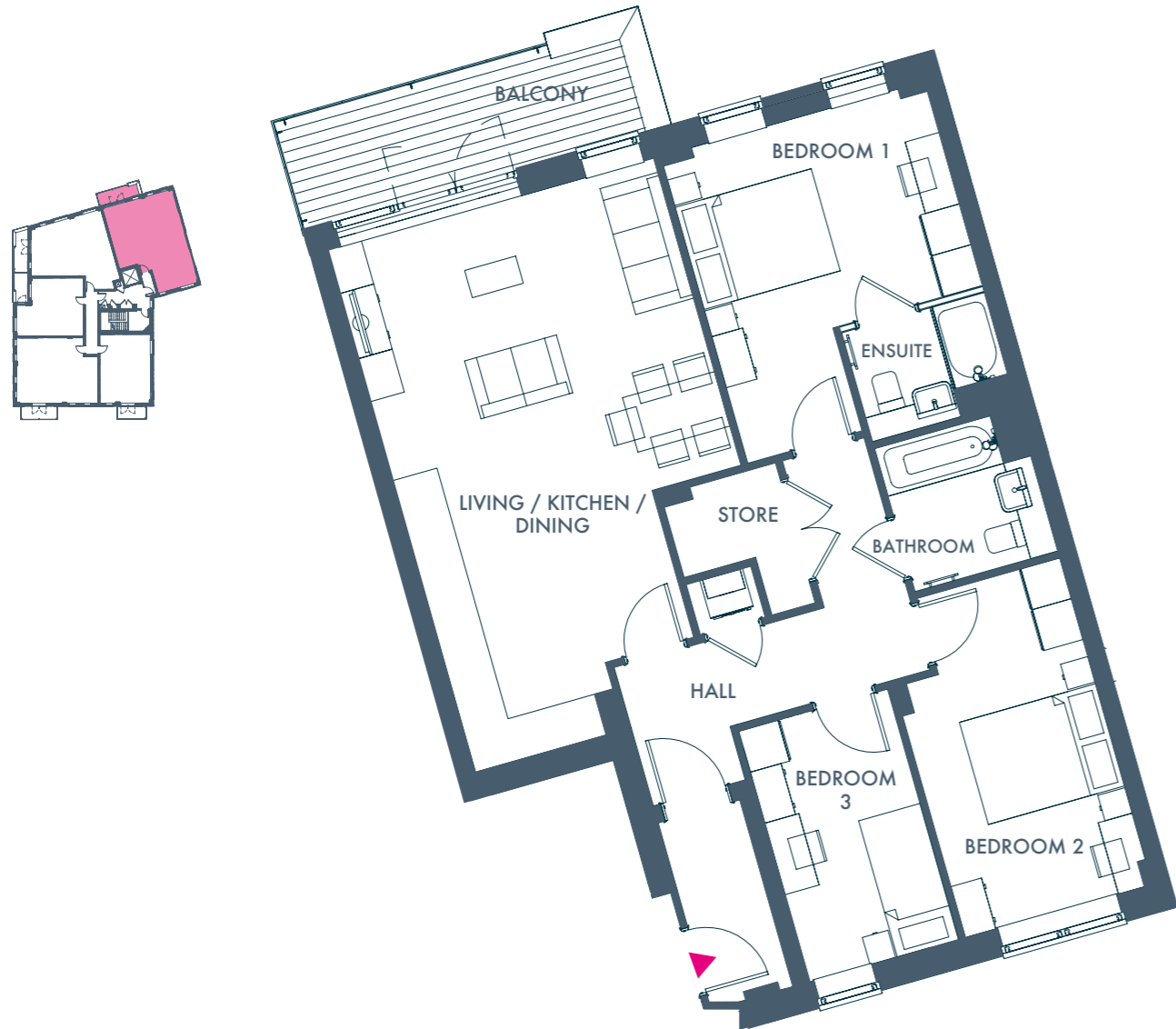
4.02m x 3.05m 13' 2" x 10' 0"

TOTAL

73.6 sq m 792 sq ft

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PIXEL TYPE 5
THREE BEDROOM APARTMENTS
NOS. 222/227/232/237/242/247



LIVING / KITCHEN / DINING AREA

7.66m x 3.49m 25' 1" x 11' 4"

BEDROOM 1

4.51m x 3.880m 14' 8" x 12' 7"

BEDROOM 2

4.80m x 2.75m 15' 7" x 9' 0"

BEDROOM 3

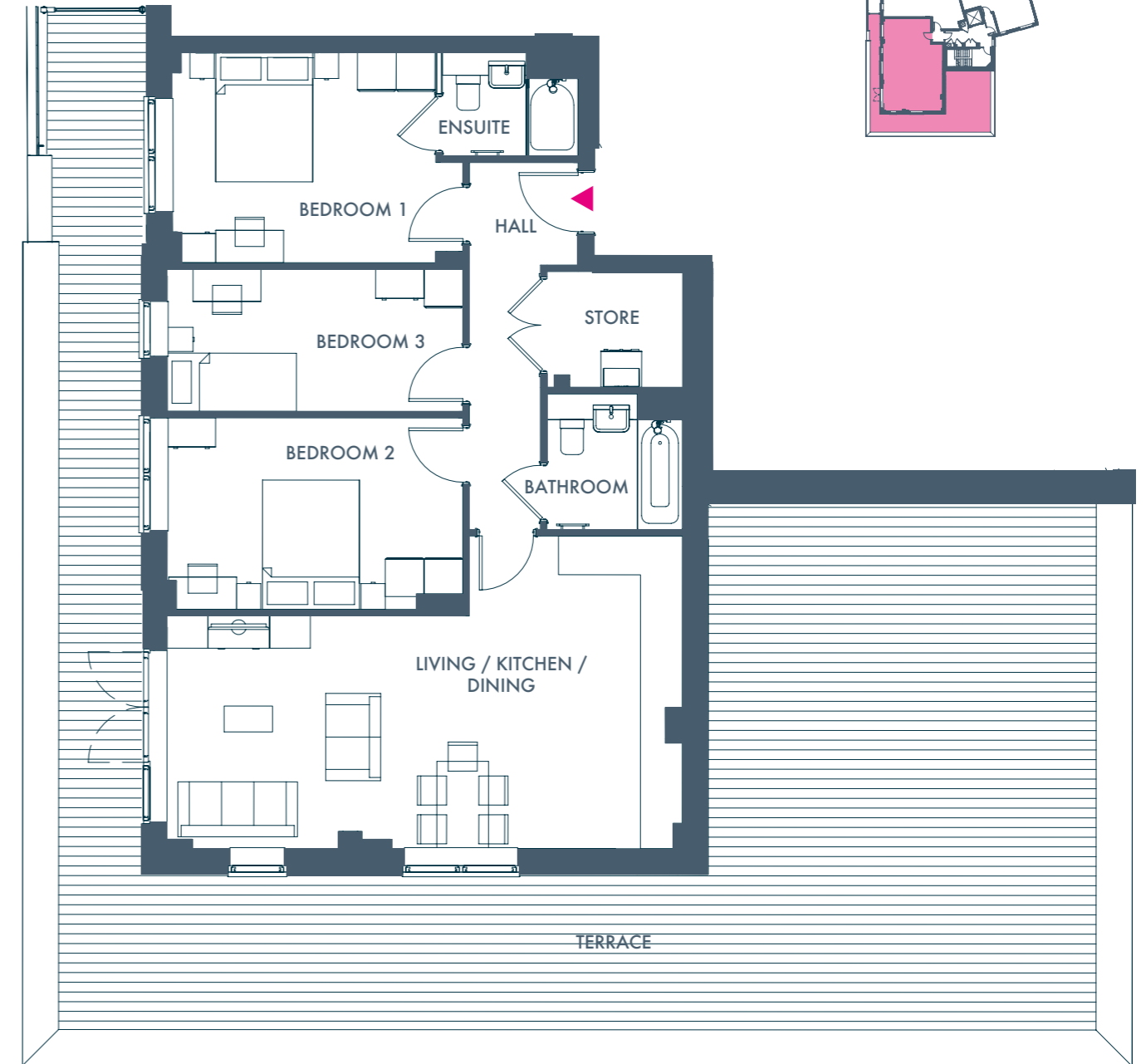
3.68m x 2.18m 12' 0" x 7' 1"

TOTAL

89.3 sq m 961 sq ft

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PIXEL TYPE 6
THREE BEDROOM APARTMENTS
NO. 248



LIVING / KITCHEN / DINING AREA

7.97m x 4.84m 26' 2" x 15' 9"

BEDROOM 1

4.15m x 3.25m 13' 6" x 10' 7"

BEDROOM 2

4.57m x 2.96m 15' 0" x 9' 7"

BEDROOM 3

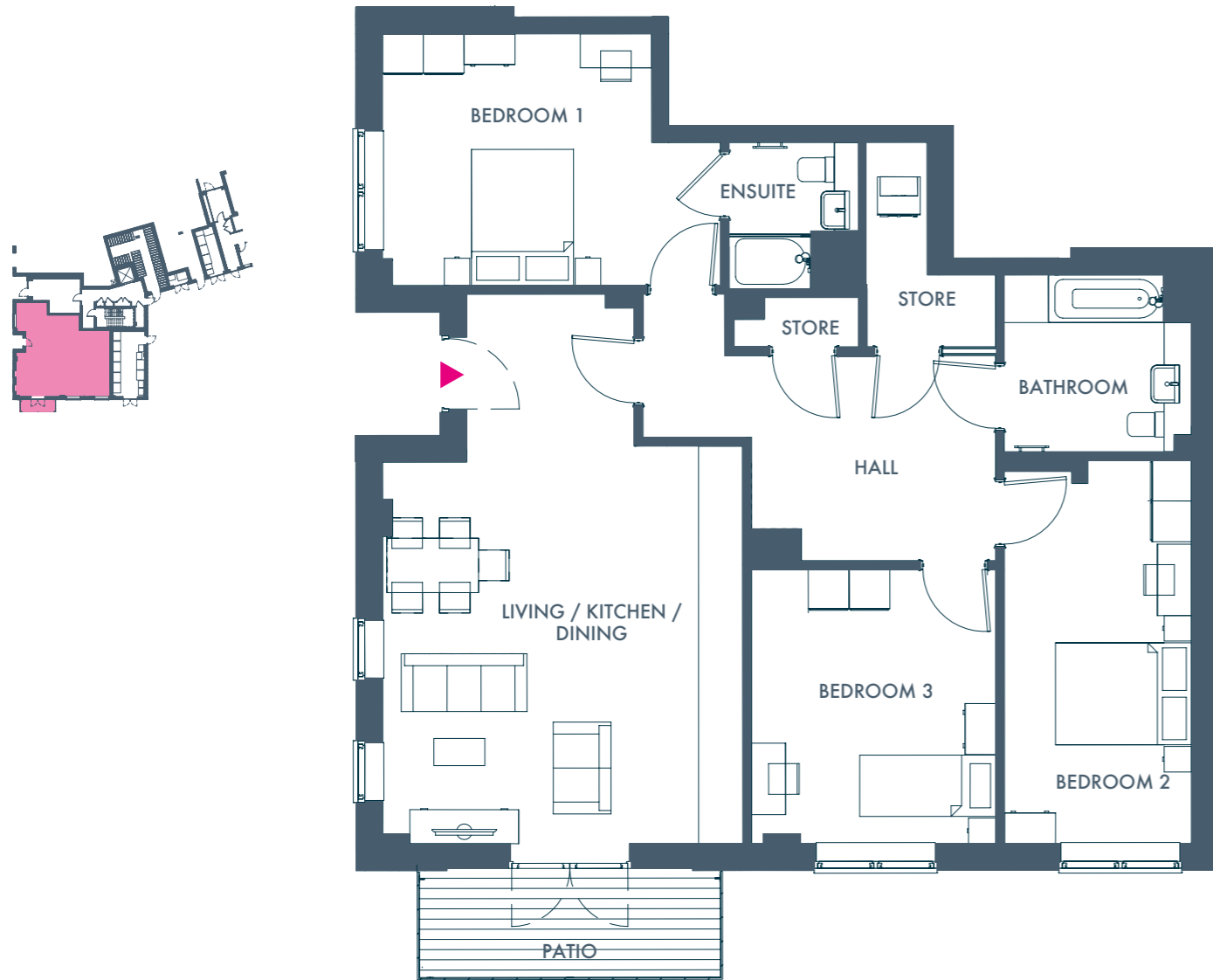
4.57m x 2.20m 15' 0" x 7' 2"

TOTAL

92.2 sq m 992 sq ft

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PIXEL TYPE 7
THREE BEDROOM APARTMENT
NO. 220



LIVING / KITCHEN / DINING AREA

8.08m x 5.30m 26' 5" x 17' 4"

BEDROOM 1

4.70m x 3.70m 15' 4" x 12' 1"

BEDROOM 2

5.63m x 2.75m 18' 4" x 9' 0"

BEDROOM 3

4.03m x 3.59m 13' 2" x 11' 8"

TOTAL

117.8 sq m 1,268 sq ft

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Computer generated image, Troubridge Square

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WALTHAMSTOW



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