



BROOKSIDE

1 & 2 BEDROOM APARTMENTS AVAILABLE THROUGH SHARED OWNERSHIP

CHURCH ROAD | LEYTON | E10 7JG

WELCOME TO BROOKSIDE

A superb development offering urban charm and a vibrant lifestyle

Leyton is now a desirable destination seeing all the signs of a new generation of young professionals and FAMILIES being attracted to the town by its COSMOPOLITAN ATMOSPHERE, vibrant shopping streets, bars and restaurants. ENTERTAINMENT, nightlife & recreation abound as the town takes on echoes of Portobello Road - with its colourful streets, quirky haunts and growing café culture. These highly specified APARTMENTS located within 13 MINUTES rail travel of Stratford, Liverpool Street and Bank ensures that the Capital is on your doorstep. Today, Leyton is a neighbourhood, buzzing and benefitting from its close PROXIMITY to Westfield and the Queen Elizabeth OLYMPIC Park.

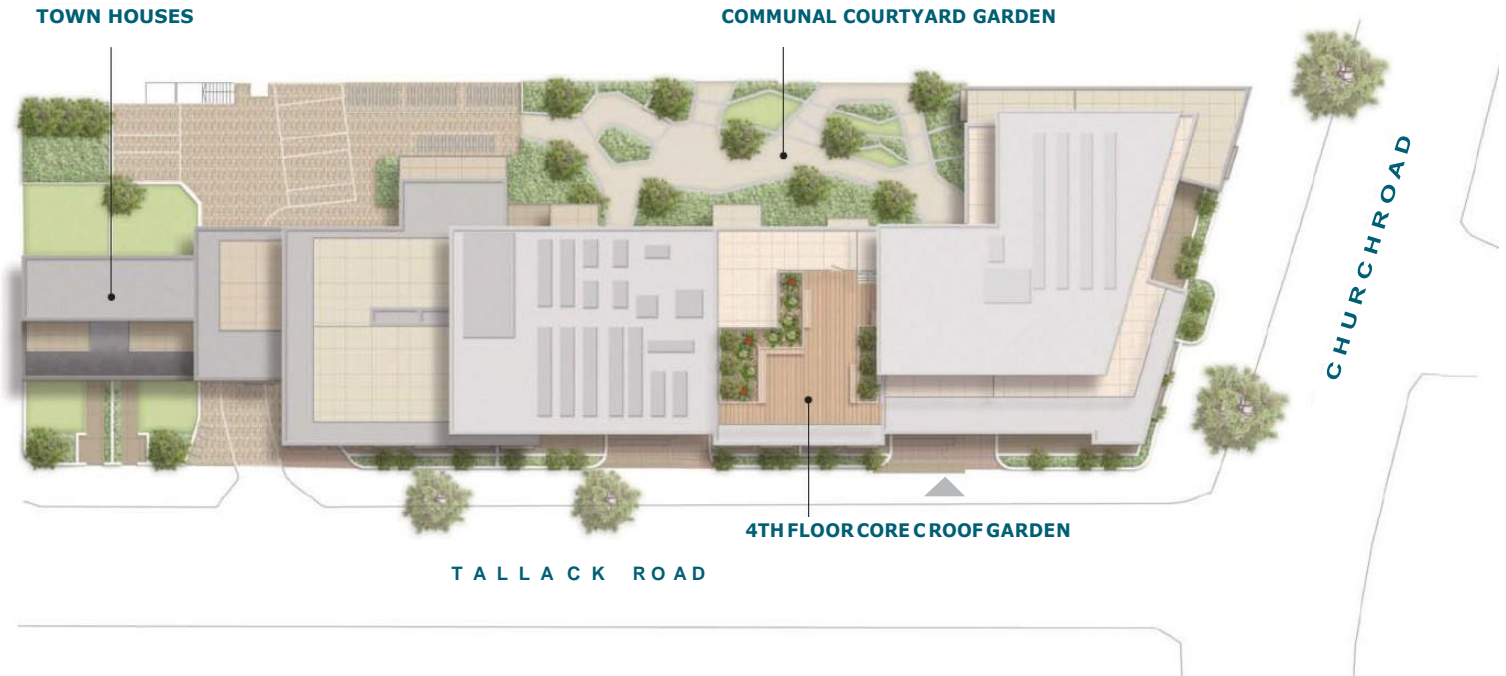
Residents at Brookside will benefit from around 280 outlets and MAJOR brand stores at

Westfield, not to MENTION its 70 restaurants and the plethora of ENTERTAINMENT it provides. On an equal scale is the diversity of recreational pursuits offered within the Queen Elizabeth OLYMPIC Park offering so MUCH and deceptively close to the DEVELOPMENT. Green open spaces are abundant here as well as at Victoria Park and the WALTHAMSTOW Wetlands.

Leyton is well connected by a fast network of road, tube and MAINLINE services with Brookside having five stations located within a 1 MILE radius. Drive TIMES are IMPRESSIVE and direct, with connections to the A406 in 12 MINUTES and the M11 in 16 MINUTES. Stratford station will be an 8 MINUTE trip from Lea Bridge, with its MAJOR MULTI-LEVEL interchange operating services across the Capital including Crossrail from 2019.



THE DEVELOPMENT

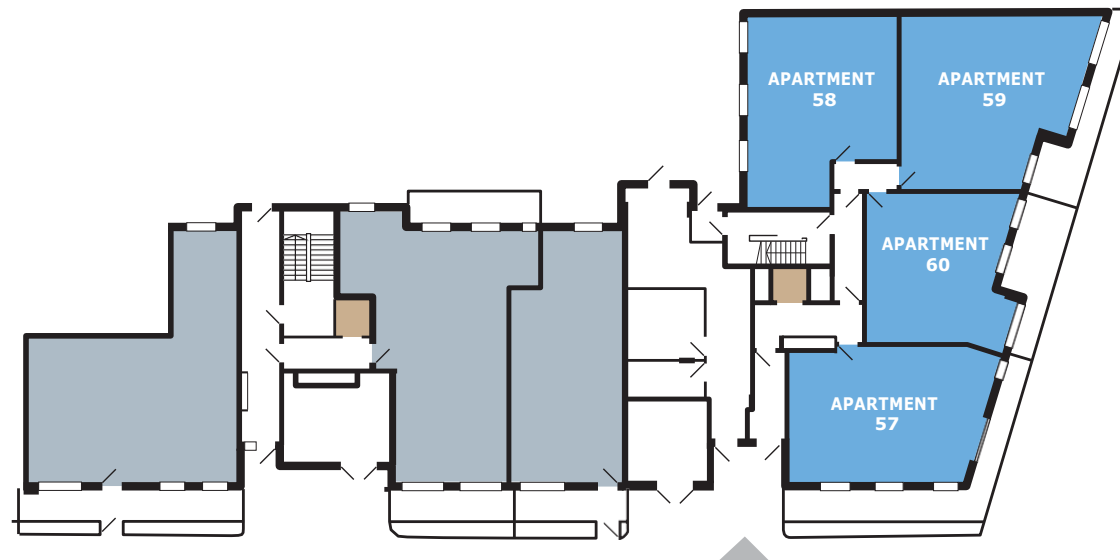


GROUND FLOOR

KEY

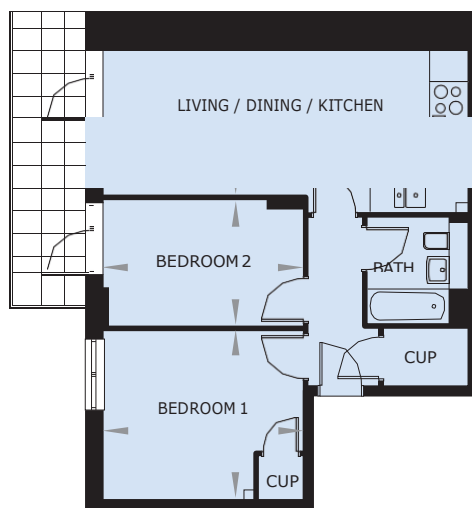
- SHARED OWNERSHIP APARTMENTS
- PRIVATE SALE APARTMENTS
- LIFT

Floors 1 - 4: Private Sale and Affordable Rent apartments only.



BROOKSIDE

OUR APARTMENTS



APARTMENT 58

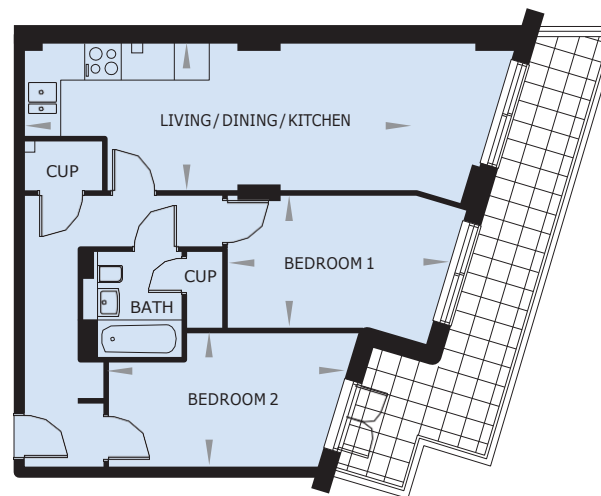
2 bedroom - ground floor

Living / Dining / Kitchen
3.25M x 7.49M 10'8" x 24'7"

Bedroom 1
3.49M x 4.13M 11'5" x 13'7"

Bedroom 2
2.61M x 4.13M 8'7" x 13'7"

Total Area: 678 ft² 63.0M²



APARTMENT 59

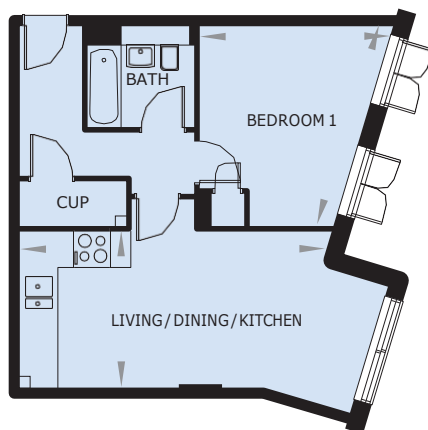
2 bedroom - ground floor

Living / Dining / Kitchen
3.01M x 8.06M 9'11" x 26'5"

Bedroom 1
2.75M x 4.48M 9'0" x 14'8"

Bedroom 2
2.75M x 5.13M 9'0" x 16'10"

Total Area: 776 ft² 72.1M²



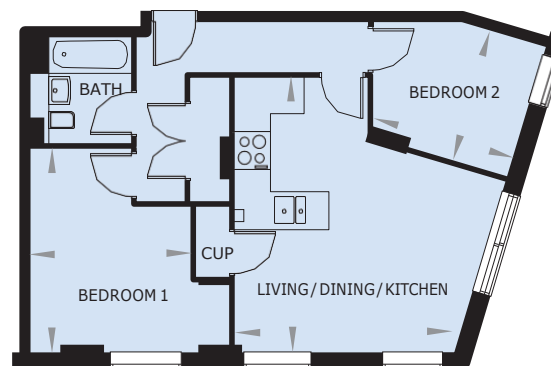
APARTMENT 60

1 bedroom - ground floor

Living / Dining / Kitchen
3.21M x 6.41M 10'6" x 21'0"

Bedroom 1
4.28M x 3.97M 14'0" x 13'0"

Total Area: 567 ft² 52.7M²



APARTMENT 57

2 bedroom - ground floor

Living / Dining / Kitchen
5.68M x 4.42M 18'8" x 14'6"

Bedroom 1
4.19M x 3.30M 13'9" x 10'10"

Bedroom 2
2.72M x 2.94M 8'11" x 9'8"

Total Area: 699 ft² 64.9M²

Floorplans are not to scale and are indicative only. Location of windows, window swings, doors, door swings, bathroom fittings, kitchen units and appliances MAY differ.
DIMENSIONS are approximate and should not be used to order carpets or furniture.

BROOKSIDE

SPECIFICATION

GENERAL

- Oak colour AMTICO click flooring
- White MATT EMULSION finish to walls & ceilings
- Oak veneer faced vertical grain internal doors with brushed stainless steel door furniture
- All apartments and townhouses with balcony, terrace or terrace garden
- Brushed METAL switch and socket plates
- Low energy LED recessed downlights throughout
- COMMUNAL heating SYSTEM WITH flat panelled radiators
- Video entryphone security

LIVING AREA

- TV socket set cabled to enable Sky+ (subject to subscription), terrestrial digital TV and FM radio
- Telephone and USB sockets
- DIMMER lighting control

KITCHEN AREA

- Designer kitchen units with tobacco wood coloured base units and off white lacquered wall units, all with concealed handles
- Mid brown coloured stone worktop
- White glass splashback up to underside of wall units
- Integrated appliances to include:
 - Electric oven
 - Microwave
 - 4 ring CERAMIC hob
 - Cooker hood
 - Full height fridge/freezer
 - Dishwasher
- Stainless steel 1.6 bowl UNDERMOUNTED sink with square profiled tap and grooved worktop drainer
- LED strip underlighting to wall units
- Centralised appliance switch panel

SHOWER ROOM (AND BATHROOM)

- Large FORMAT porcelain floor and wall tiling
- Stone vanity top with concealed PLUMBING (where possible)
- Bespoke TIMBER veneered vanity unit with glass shelves, MIRRORED doors and feature lighting
- Shaver socket.
- White sanitaryware
- CHROME plated square profile taps, shower MIXER, fixed and hand held shower ATTACHMENTS
- CHROME plated square profile heated towel rail
- Clear glass FRAMELESS shower enclosure and door
- Bespoke coloured glass bath panel

BEDROOM

- Beige tone fully fitted carpet
- TV socket set cabled to enable connection to Sky+ in living area (subject to subscription), terrestrial digital TV and FM radio
- Telephone extension socket
- DIMMER lighting control

SERVICE CUPBOARD

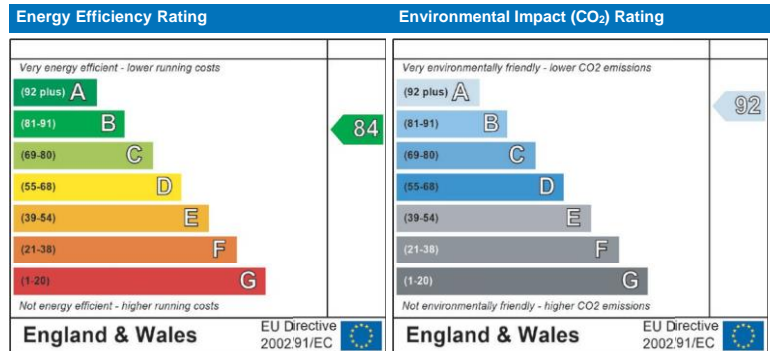
- Large FORMAT porcelain floor tiling, EMULSION finish walls
- Washer/dryer
- Heating and hot water heat exchanger

COMMUNAL AREAS

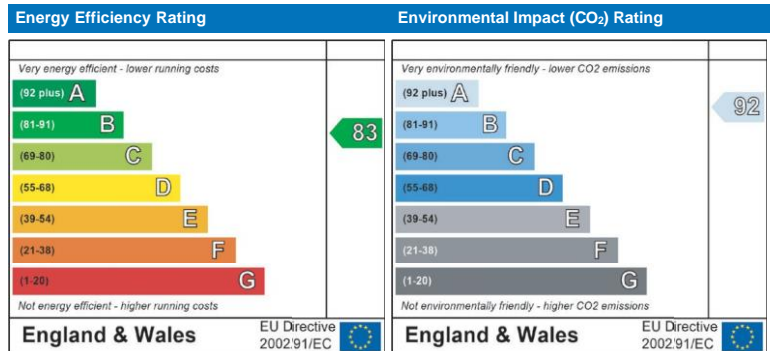
- Fully tiled COMMUNAL entrance foyer
- Carpeted lift lobbies, stairs and COMMON corridors
- Private residents' lifts serving all apartment levels
- Low energy wall lighting
- Secure cycle store
- Provision for disabled parking bays
- COMMUNAL landscaped courtyard gardens
- COMMUNAL roof garden for apartment owners in core C

ENERGY RATINGS

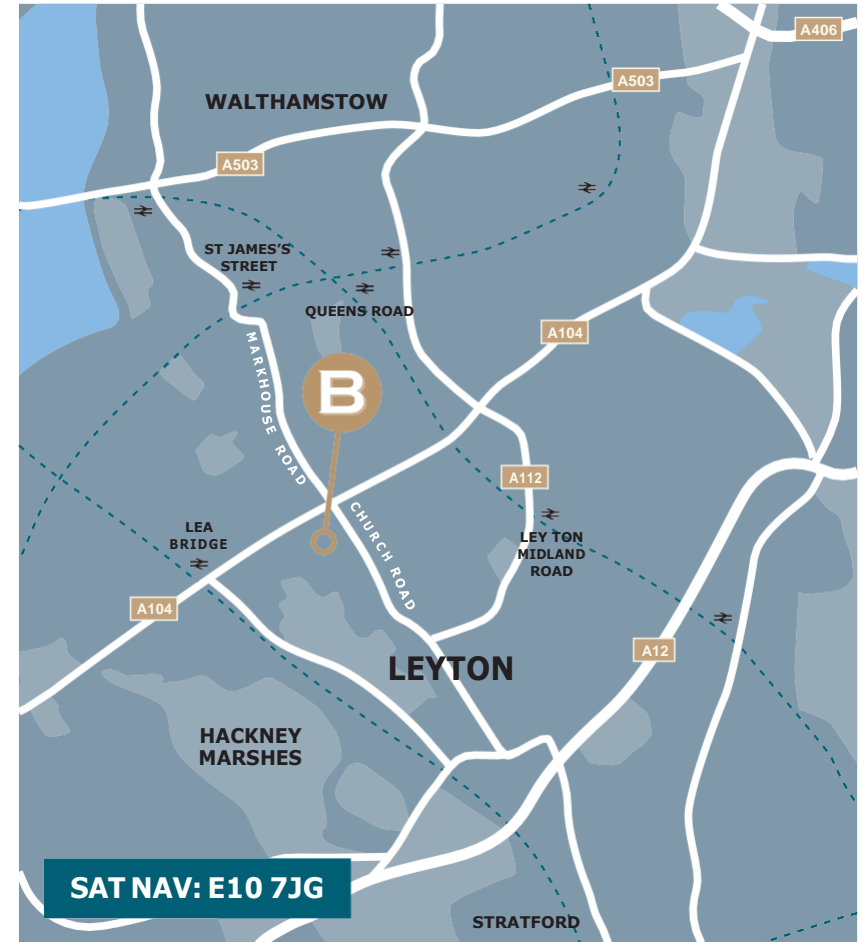
APARTMENTS 57, 58 & 59



APARTMENT 60



LOCATION MAP



Register your interest on:
0203 376 6455
il@imagine-group.co.uk



BROOKSIDE

The information in this DOCUMENT is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the North London MUSLIM Housing Association's policy of continuous IMPROVEMENT, the finished product MAY vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific MATTERS described by any order under The CONSUMER Protection From Unfair Trading regulations 2008. This INFORMATION does not constitute a contract or warranty. The DIMENSIONS provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or ITEMS of furniture. Specifications are subject to change. January 2020.