

# JAZZ YARD **E17** WALTHAMSTOW

HOMES THAT **MOVE YOU**

A COLLECTION OF 1 & 2 BEDROOM  
APARTMENTS FOR SALE  
**IN WALTHAMSTOW**



**SIXTY  
BRICKS**

Building communities by  
Waltham Forest Council



# JAZZ YARD E17 WALTHAMSTOW

A NEW COLLECTION OF 1 & 2  
BEDROOM HOMES IN THE HEART OF  
WALTHAMSTOW

Welcome to the Jazz Yard, E17.

Named after the 'Jazz Service' that ran from Liverpool Street to Chingford in the 1920s. The service was dubbed the 'Jazz' by a local newspaper and the nickname stuck right through until the end of the steam train era.

Now's the time to make tracks for the Jazz Yard. It's your opportunity to own a stunning new home in an exciting new development.



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TRUMAN'S SOCIAL CLUB, WALTHAMSTOW

# JAZZ YARD **E17** WALTHAMSTOW

Jazz Yard is part of a vibrant new neighbourhood offering one and two bedroom apartments for sale, complete with health centre on the ground and first floors and 20 homes for social rent. Its architecture catches the eye for all the right reasons. A mixture of textured, glazed and coloured bricks creates a signature look while generously proportioned balconies add an extra touch of style.

Residents will benefit from a brand new communal podium roof garden with play zones, relaxation areas and landscape gardening. There are views over the soon to be completed, linear park adjacent to the development. And you won't have to wander far beyond the development before you come across the abundance of green open spaces in the local area.



COMPUTER GENERATED IMAGE



Take a stroll through the Lea Valley and Walthamstow Wetlands, both 0.9 miles and within walking distance of your front door at the Jazz Yard. Lea Valley Park offers acres of parkland, sports and activities. Whether you're after a quiet day's fishing or a pulsating afternoon of white-water rafting, all within easy reach of your front door.

HOLLOW POND, WALTHAMSTOW



Check image usage

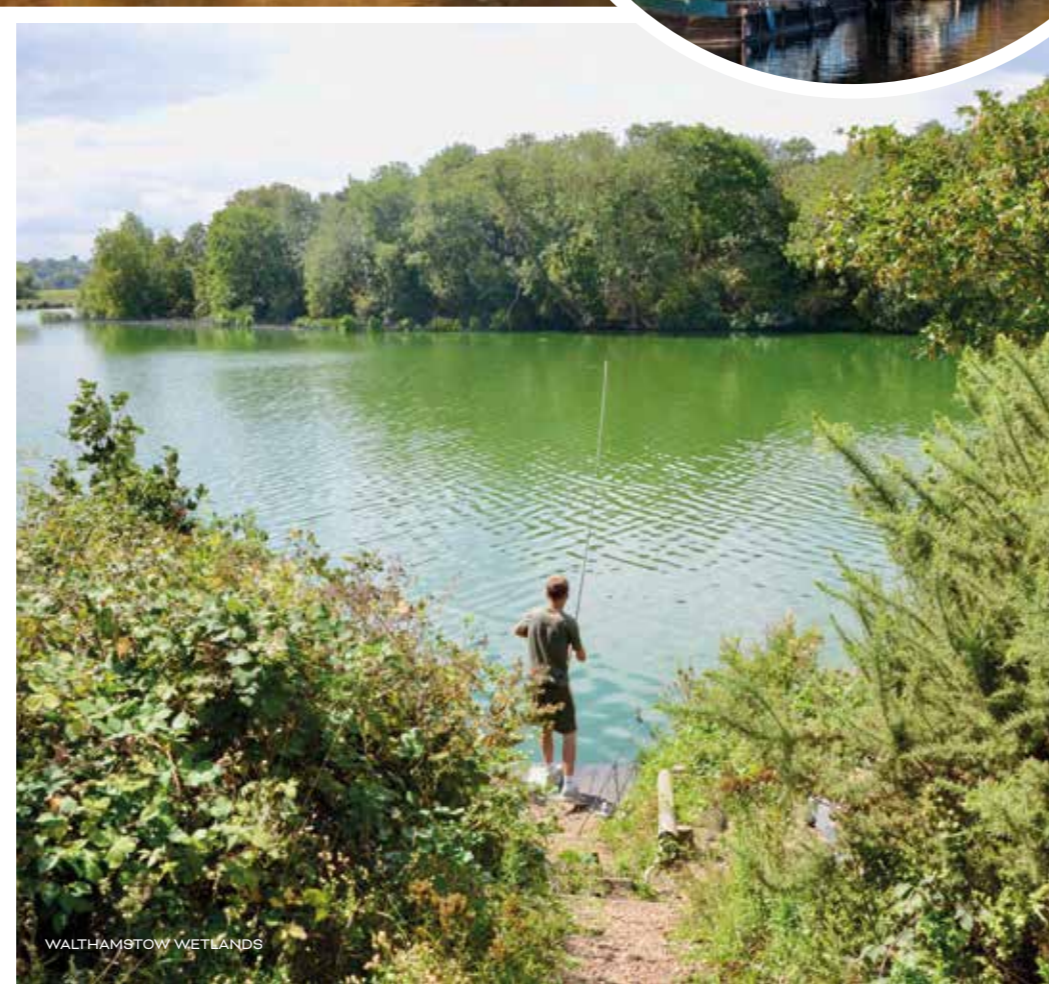


LEA VALLEY, WALTHAMSTOW

Explore Walthamstow Wetlands, the largest urban wetland reserve in Europe. It's a wonderful mix of reservoirs, walking trails and wildlife sanctuaries. Enjoy a picnic by the water, a leisurely walk, with binoculars at the ready, for spotting the local wildlife from an observation platform.

Jump on your bike and discover the Mini-Holland cycle and walking routes connecting Walthamstow to the Wetlands and Lea Valley Park. Part of the London Mayor's Healthy Streets Approach, it aims to make the borough more cycle-friendly. The scheme also includes the creation of new public spaces with seating, trees and flowerbeds.

This is a part of the world with more than its fair share of natural beauty. You don't have to travel far before you get to Walthamstow Marshes, Tottenham Hackney Marshes, Walthamstow Wetlands and Queen Elizabeth Olympic Park.



WALTHAMSTOW WETLANDS



# LIFE BY THE WATER

LEA VALLEY, WALTHAMSTOW



EMPIRE CINEMA, CENTRAL WALTHAMSTOW



WALTHAMSTOW CENTRAL



Mother's Ruin Gin Palace

AWARD WINNING GIN AT MOTHER'S RUIN GIN PALACE



ORFORD ROAD, WALTHAMSTOW VILLAGE



# JOIN THE MOVEMENT



7 THE CRATE, ST JAMES STREET, WALTHAMSTOW



SUPPERCLUB.TUBE

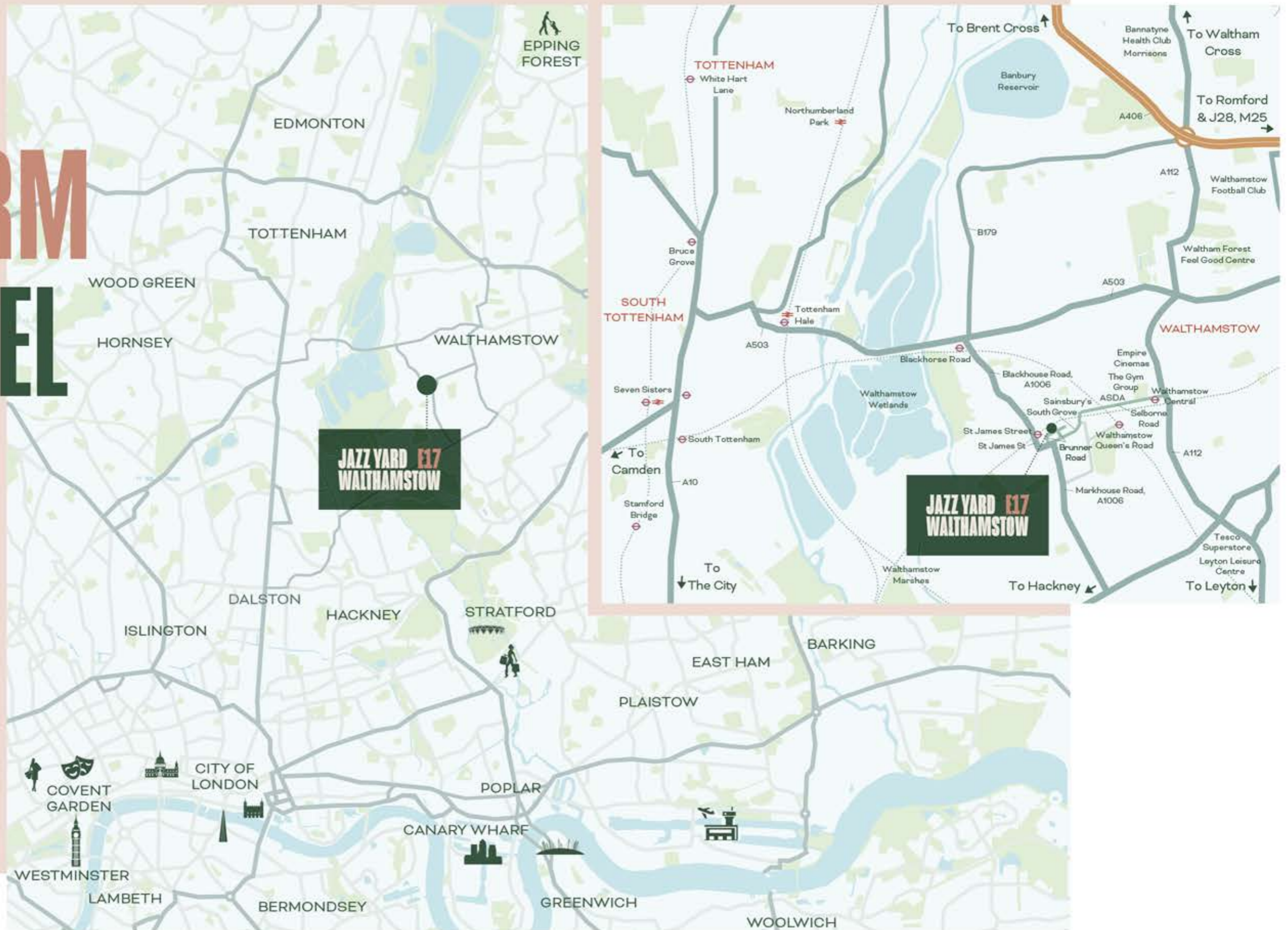
Quirky pop-up stores, music festivals, studios, darned-tasty restaurants and a surprisingly large concentration of trendy micro-breweries – not to mention a whole gallery of William Morris arts and crafts awesomeness – make this a part of London where you'll never be bored. No wonder it was voted the London Mayor's first ever Borough of Culture back in 2019.

You'll have cafés and a cinema within an easy walk of your front door and the opportunity to sample cuisines from every corner of the globe. Make sure to check out The Crate. It's a great place to meet up with friends, try a new restaurant or simply hang out. When it comes to shopping, it's choices, choices, choices. You'll have everything from open-air stalls and an antiques market to a modern shopping mall.

# YOUR PLATFORM TO TRAVEL

If you're heading into the West End for the latest exhibition, checking out the latest restaurant opening, off to the big match or planning a night out clubbing in Shoreditch, the best of London is within easy reach. In fact, many of the capital's best bits are a quick tube or train ride away. For world class sports facilities – and world class shopping too – you don't have to travel any further than Stratford.

Then, when you want to escape the city streets, it's easy to find peace and quiet in East Anglia. From the charming Essex countryside to the peace and quiet of the Norfolk Broads, from delightful little villages to traditional seaside resorts, there's always somewhere new to explore.



Map not to scale



CENTRAL PARADE, HOE STREET, WALTHAMSTOW



TURTLE BAY RESTAURANT, HOE STREET



# BE PART OF E17



THE VILLAGE PUB WALTHAMSTOW



LOCAL BAKERY, ST. JAMES STREET



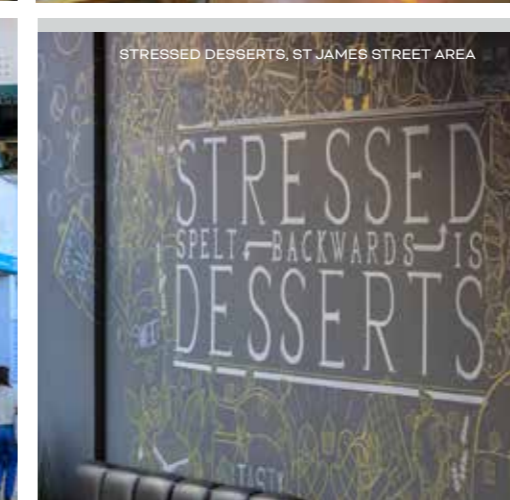
PUMPHOUSE MUSEUM, WALTHAMSTOW



ST J'S, 18-20 ST JAMES STREET, WALTHAMSTOW



ORFORD ROAD, WALTHAMSTOW VILLAGE



STRESSED DESSERTS, ST JAMES STREET AREA



FIVE GUYS, WALTHAMSTOW

# ALL ABOARD

These days the Jazz Railway has been replaced with regular services from St James Street station that whisk you into Liverpool Street in under twenty minutes. The station, and the adjacent bus station, are just a few minutes from your front door.

Or you could walk a few minutes further in the other direction and connect with the Victoria Line at Walthamstow Central. From here you have direct access to King's Cross, Oxford Circus and Victoria.

This is a part of London well served with cycle routes and it also gives you excellent road connections via the North Circular to all parts of London and the national motorway network. For travelling abroad, you can link up easily with the Eurostar terminal at St Pancras, London City airport and Stansted, via the M11.



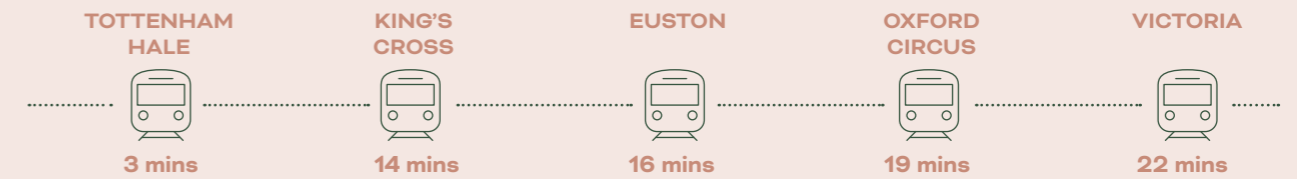
## TRAIN

St James Street Station is just round the corner of the Jazz Yard E17 providing quick and easy travel connections north and south of Walthamstow and fast travel times into London Liverpool Street.



## TUBE

Walthamstow Central Station is 0.6 miles from Jazz Yard E17, giving superb access into Central London and major rail terminals for access across the UK



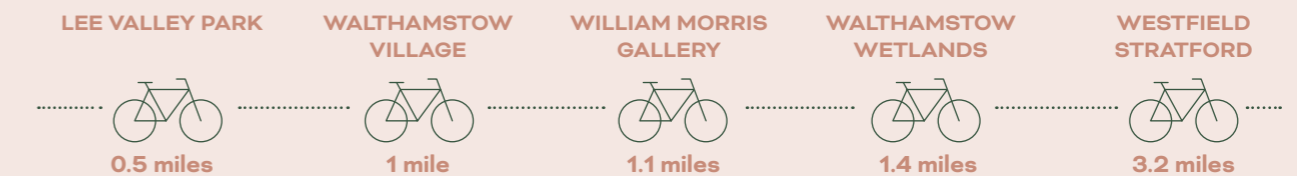
## WALK

Step out of your front door and you'll find a plethora of entertainment, shops and restaurants all within easy walking distance, including CRATE St James, an exciting business community for creatives, retailers, food outlets and service businesses in the heart of Walthamstow.



## CYCLE

The borough won Mini-Holland funding of £27million from Transport for London (TfL) to invest in the road network making it an excellent place to cycle. A programme of works will significantly improve cycle routes, residential areas and redesign major junctions across Walthamstow.



## DRIVE

Conveniently located just 2.5 miles from the North Circular A406 and 4.5 miles from the M11, giving quick and easy access around London. Stansted airport can be reached in under 40 minutes for international travel.



Source: Travel times taken from [tfl.gov.uk](http://tfl.gov.uk), [google.co.uk/maps](http://google.co.uk/maps) and [nationalrail.co.uk](http://nationalrail.co.uk)





## KITCHEN

- Contemporary Howdens kitchen
- Matt effect slate grey cabinets with handleless soft touch doors & drawers
- Deep white marble effect worktop with upstands
- White toughened glass splash backs
- LED strip lights to underside of wall units
- Square stainless steel Lamona Rumworth sink with swan neck tap
- Integrated Indesit electric oven with ceramic hob and cooker hood
- Integrated Indesit dishwasher & fridge freezer
- Indesit Washer dryer (integrated if in kitchen, freestanding if in hallway cupboard)

## BATHROOM & EN-SUITES

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Wall-hung WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Twyford Bath with hinged bath glass screen
- Shower mixer in chrome finish with silver framed glass door
- Westbourne 3-door mirrored cabinet\*
- Chrome heated towel rail
- Shaver sockets to bathrooms and en-suites
- Full height Johnsons tiling to bathroom with coordinating floor tiles\*

## BEDROOM

- 80% wool Grendon Twist cream carpet
- Space-pro wardrobe with light grey frame, mirrored doors and chrome hanging rail (Private Sale master bedroom only)

## HEATING, ELECTRICAL & LIGHTING

- Thermostatically zonal controlled radiator heating sourced by on-site communal heating system.
- Sky Q outlets provided plus incoming fibre optic provision from Openreach and Virgin
- Pendants to living/dining room & bedrooms
- Low energy downlighters to kitchen, hall, bathroom & en-suites
- Polished chrome switches and sockets
- Mains operated ceiling mounted smoke/heat detectors
- Sprinkler system to all homes

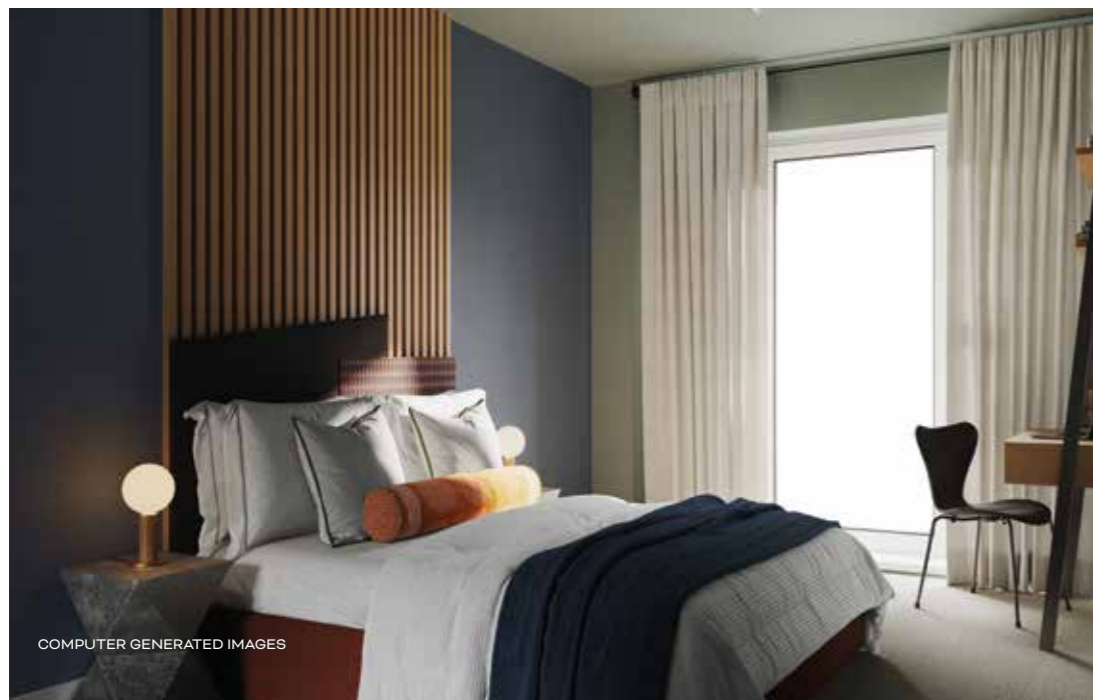
# BELLS & WHISTLES

## GENERAL

- Private balcony to each home and access to landscaped communal garden with under 5's play area
- Secure communal bicycle storage for every home
- Resident lift to all floors
- White roller blinds to all rooms with blackout blind to bedrooms
- Video door entry system
- NHBC 12-year Warranty

## WALL & FLOOR FINISHES

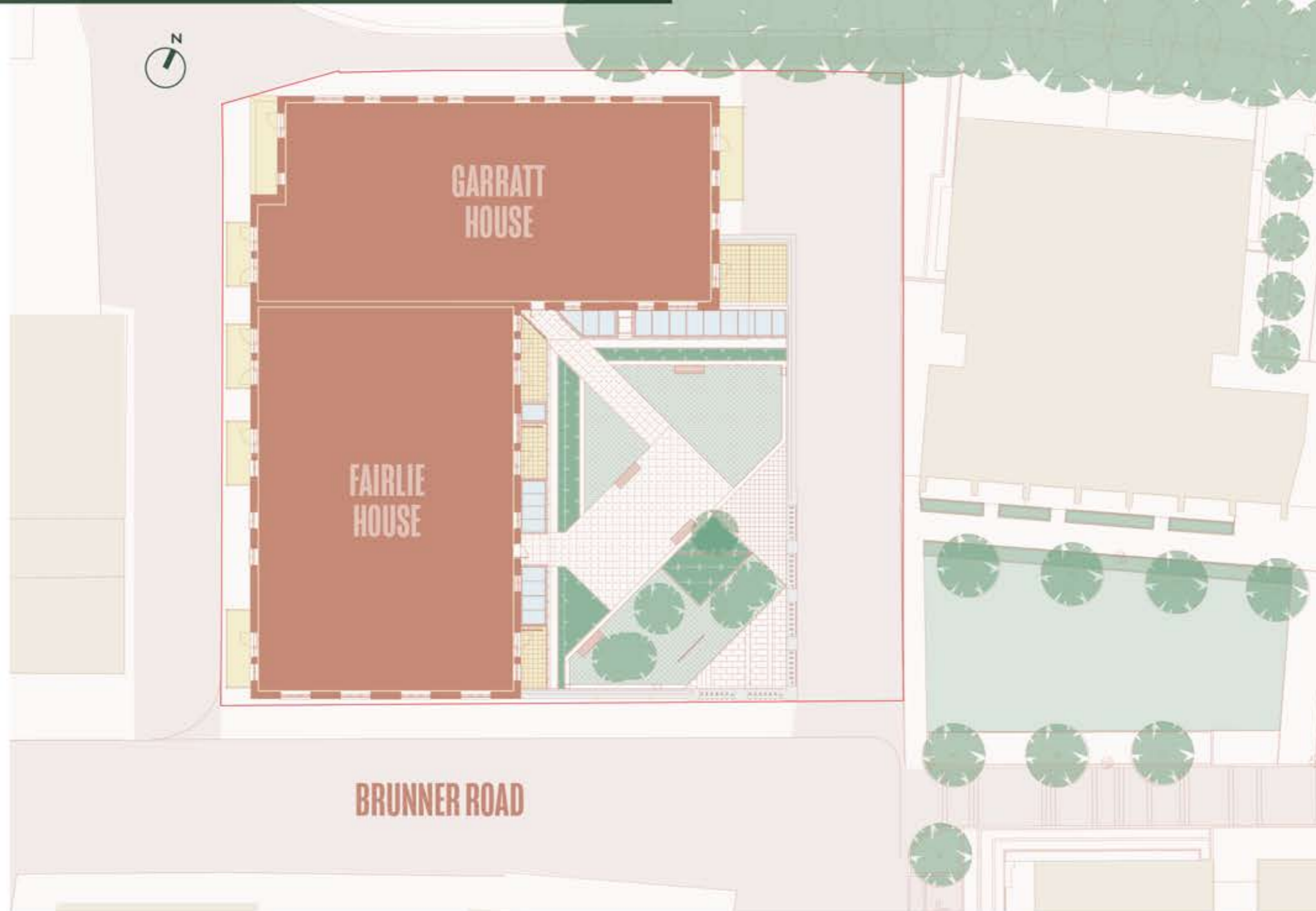
- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to hallways and living/kitchen/dining areas
- Johnsons large-format floor and wall tiles to bathrooms and en suites



COMPUTER GENERATED IMAGES

\* Shared ownership homes have full width mirror and full height tiling around bath enclosure only.

# SITE PLAN



## PLOT LOCATOR

### KEY

- PRIVATE SALE ONE BEDROOM APARTMENT
- PRIVATE SALE TWO BEDROOM APARTMENT
- SHARED OWNERSHIP ONE BEDROOM APARTMENT
- SHARED OWNERSHIP TWO BEDROOM APARTMENT



■ Apartments benefit from a terrace at the podium level

# PRIVATE SALE - ONE BEDROOM APARTMENTS

## ONE BEDROOM

### FAIRLIE HOUSE APARTMENTS

21, 27, 33, 39, 45,  
51 & 57



11th Floor - Apt 57  
10th Floor - Apt 51  
9th Floor - Apt 45  
8th Floor - Apt 39  
7th Floor - Apt 33  
6th Floor - Apt 27  
5th Floor - Apt 21



## DIMENSIONS

Living/Dining/Kitchen	5.26m x 4.57m	17' 3" x 15' 0"
Bedroom	4.20m x 3.57m	13' 9" x 11' 9"
Total Area Apt	50.1 sq.m.	539.3 sq.ft.

## KEY

FF Fridge/Freezer  
DW Dishwasher  
B Boiler  
W Wardrobe  
WD Washer/Dryer  
SC Service Cupboard

## ONE BEDROOM

### FAIRLIE HOUSE APARTMENTS

16, 22, 28, 34, 40, 46,  
52 & 58



11th Floor - Apt 58  
10th Floor - Apt 52  
9th Floor - Apt 46  
8th Floor - Apt 40  
7th Floor - Apt 34  
6th Floor - Apt 28  
5th Floor - Apt 22  
4th Floor - Apt 16



Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. Sixty Bricks terms and conditions apply. All content within this document is indicative only. Sixty Bricks reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of print.

## DIMENSIONS

Living/Dining/Kitchen	5.32m x 4.57m	17' 6" x 15' 0"
Bedroom	4.15m x 3.50m	13' 7" x 11' 6"
Total Area Apt	50.4 sq.m.	542.5 sq.ft.

## KEY

FF Fridge/Freezer  
DW Dishwasher  
B Boiler  
W Wardrobe  
WD Washer/Dryer  
SC Service Cupboard

# PRIVATE SALE - ONE BEDROOM APARTMENTS

## ONE BEDROOM

### FAIRLIE HOUSE APARTMENTS

19, 25, 31, 37, 43,  
49 & 55



11th Floor - Apt 55  
10th Floor - Apt 49  
9th Floor - Apt 43  
8th Floor - Apt 37  
7th Floor - Apt 31  
6th Floor - Apt 25  
5th Floor - Apt 19



### DIMENSIONS

Living/Dining/Kitchen	8.44m x 3.31m	27' 8" x 10' 11"
Bedroom	4.90m x 2.75m	16' 0" x 9' 0"
Total Area	53 sq.m.	570.5 sq.ft.

### KEY

FF Fridge/Freezer  
DW Dishwasher  
S Store  
W Wardrobe  
WD Washer/Dryer  
SC Service Cupboard

## ONE BEDROOM

### FAIRLIE HOUSE APARTMENTS

20, 26, 32, 38, 44, 50 & 56



11th Floor - Apt 56  
10th Floor - Apt 50  
9th Floor - Apt 44  
8th Floor - Apt 38  
7th Floor - Apt 32  
6th Floor - Apt 26  
5th Floor - Apt 20



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### DIMENSIONS

Living/Dining/Kitchen	8.44m x 3.31m	27' 8" x 10' 11"
Bedroom	4.90m x 2.75m	16' 0" x 9' 0"
Total Area	53 sq.m.	570.5 sq.ft.

### KEY

FF Fridge/Freezer  
DW Dishwasher  
S Store  
W Wardrobe  
WD Washer/Dryer  
SC Service Cupboard

# PRIVATE SALE - TWO BEDROOM APARTMENTS

## TWO BEDROOM

### FAIRLIE HOUSE

### APARTMENTS

17, 23, 29, 35, 41, 47,

53 & 59



- 11th Floor - Apt 59
- 10th Floor - Apt 53
- 9th Floor - Apt 47
- 8th Floor - Apt 41
- 7th Floor - Apt 35
- 6th Floor - Apt 29
- 5th Floor - Apt 23
- 4th Floor - Apt 17

### DIMENSIONS

Living/Dining/Kitchen	6.79m x 4.50m	22' 4" x 14' 9"
Bedroom 1	3.60m x 3.15m	11' 9" x 10' 4"
Bedroom 2	4.60m x 3.48m	15' 5" x 11' 3"
Total Area Apt 17	78.1 sq.m.	840.7 sq.ft.
Total Area Apt 23, 29, 35, 41, 47, 53 & 59	77.6 sq.m.	835.4 sq.ft.

### KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

## TWO BEDROOM

### FAIRLIE HOUSE

### APARTMENTS

12, 18, 24, 30, 36, 42,

48, 54 & 60



- 11th Floor - Apt 60
- 10th Floor - Apt 54
- 9th Floor - Apt 48
- 8th Floor - Apt 42
- 7th Floor - Apt 36
- 6th Floor - Apt 30
- 5th Floor - Apt 24
- 4th Floor - Apt 18
- 3rd Floor - Apt 12

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### DIMENSIONS

Living/Dining/Kitchen	6.74m x 5.10m	22' 1" x 16' 9"
Bedroom 1	3.47m x 3.15m	11' 4" x 10' 4"
Bedroom 2	4.35m x 3.50m	14' 3" x 11' 5"
Total Area Apt	77.1 sq.m.	829.9 sq.ft.

### KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

# SHARED OWNERSHIP - ONE BEDROOM APARTMENTS

## ONE BEDROOM

FAIRLIE HOUSE  
APARTMENTS  
3, 9 & 15



4th Floor - Apt 15  
3rd Floor - Apt 9  
2nd Floor - Apt 3

### DIMENSIONS

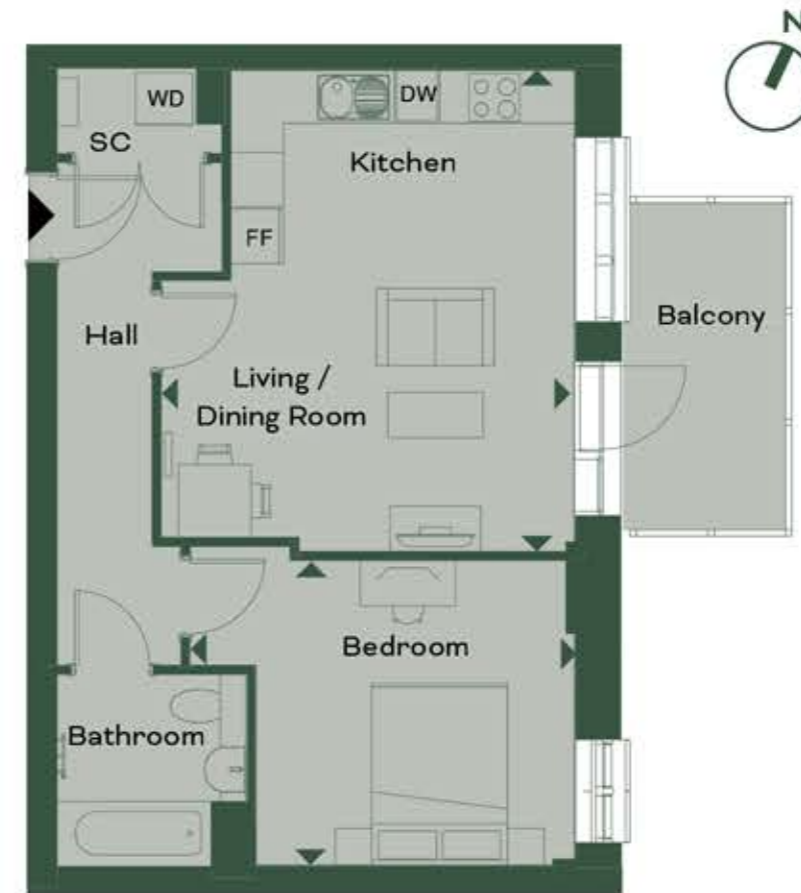
Living/Dining/Kitchen	5.30m x 4.50m	17' 4" x 14' 9"
Bedroom	4.20m x 3.50m	13' 11" x 11' 9"
Total Area	50.1 sq.m.	539.3 sq.ft.

### KEY

FF Fridge/Freezer  
DW Dishwasher  
B Boiler  
WD Washer/Dryer  
SC Service Cupboard

## ONE BEDROOM

FAIRLIE HOUSE  
APARTMENTS  
4 & 10



3rd Floor - Apt 10  
2nd Floor - Apt 4 has a terrace

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### DIMENSIONS

Living/Dining/Kitchen	5.30m x 4.50m	17' 4" x 14' 9"
Bedroom	4.20m x 3.50m	13' 11" x 11' 9"
Total Area Apt 4	50.1 sq.m.	539.3 sq.ft.
Total Area Apt 10	50.4 sq.m.	542.5 sq.ft.

### KEY

FF Fridge/Freezer  
DW Dishwasher  
B Boiler  
WD Washer/Dryer  
SC Service Cupboard

# SHARED OWNERSHIP - ONE BEDROOM APARTMENTS

## ONE BEDROOM

FAIRLIE HOUSE  
APARTMENTS  
1, 7 & 13



4th Floor - Apt 13  
3rd Floor - Apt 7  
2nd Floor - Apt 1

### DIMENSIONS

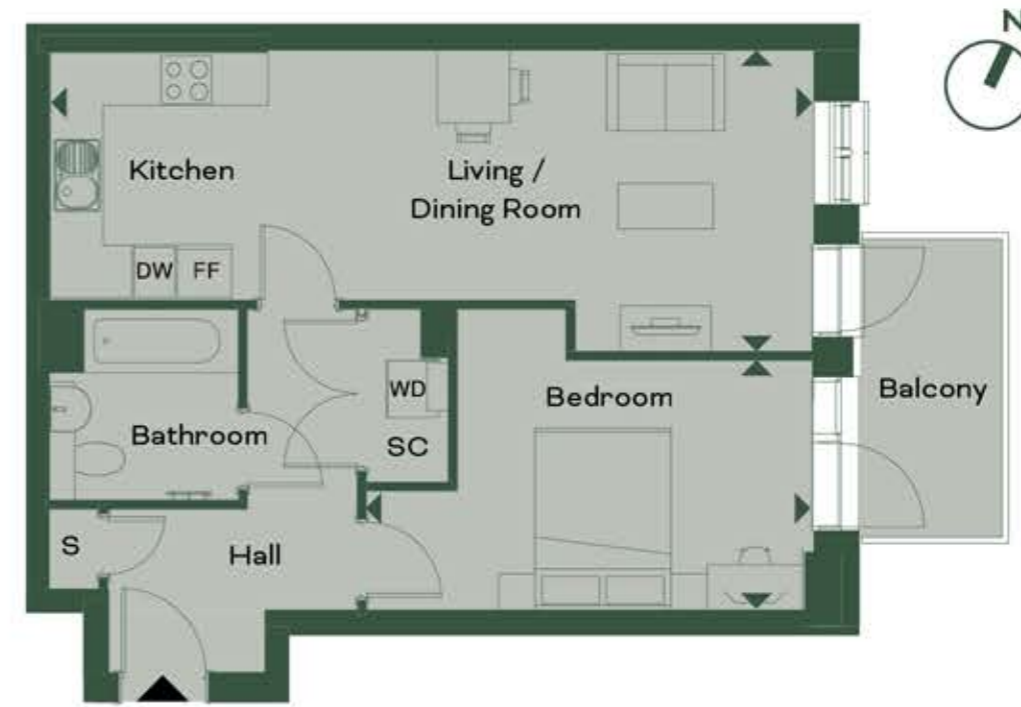
Living/Dining/Kitchen	8.44m x 3.31m	27' 8" x 10' 11"
Bedroom	4.90m x 2.74m	16' 0" x 8' 11"
Total Area	53 sq.m.	570.5 sq.ft.

### KEY

FF	Fridge/Freezer
DW	Dishwasher
S	Store
WD	Washer/Dryer
W	Wardrobe
SC	Service Cupboard

## ONE BEDROOM

FAIRLIE HOUSE  
APARTMENTS  
2, 8 & 14



4th Floor - Apt 14  
3rd Floor - Apt 8  
2nd Floor - Apt 2 has terrace

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### DIMENSIONS

Living/Dining/Kitchen	8.45m x 3.31m	27' 8" x 10' 11"
Bedroom	4.90m x 2.70m	16' 0" x 8' 10"
Total Area	53 sq.m.	570.5 sq.ft.

### KEY

FF	Fridge/Freezer
DW	Dishwasher
S	Store
WD	Washer/Dryer
W	Wardrobe
SC	Service Cupboard

# SHARED OWNERSHIP - ONE BEDROOM APARTMENTS

## ONE BEDROOM

GARRATT HOUSE  
APARTMENTS  
14, 18 & 22



7th Floor - Apt 22  
6th Floor - Apt 18  
5th Floor - Apt 14

### DIMENSIONS

Living/Dining/Kitchen	7.68m x 3.10m	25' 2" x 10' 2"
Bedroom	3.60m x 3.45m	11' 9" x 11' 3"
Total Area	50.5 sq.m.	543 sq.ft.

### KEY

FF	Fridge/Freezer
DW	Dishwasher
S	Store
WD	Washer/Dryer
SC	Service Cupboard

# SHARED OWNERSHIP - TWO BEDROOM APARTMENT

## TWO BEDROOM

FAIRLIE HOUSE  
APARTMENT  
6



2nd Floor - Apt 6

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### DIMENSIONS

Living/Dining/Kitchen	6.60m x 4.80m	21' 7" x 15' 8"
Bedroom 1	3.90m x 3.58m	12' 9" x 11' 8"
Bedroom 2	4.40m x 2.35m	14' 5" x 7' 8"
Total Area	65.9 sq.m.	709.4 sq.ft.

### KEY

FF	Fridge/Freezer
DW	Dishwasher
B	Boiler
WD	Washer/Dryer
SC	Service Cupboard



# SHARED OWNERSHIP - TWO BEDROOM APARTMENTS

## TWO BEDROOM

FAIRLIE HOUSE  
APARTMENTS  
5 & 11



3rd Floor - Plot 11  
2nd Floor - Plot 5

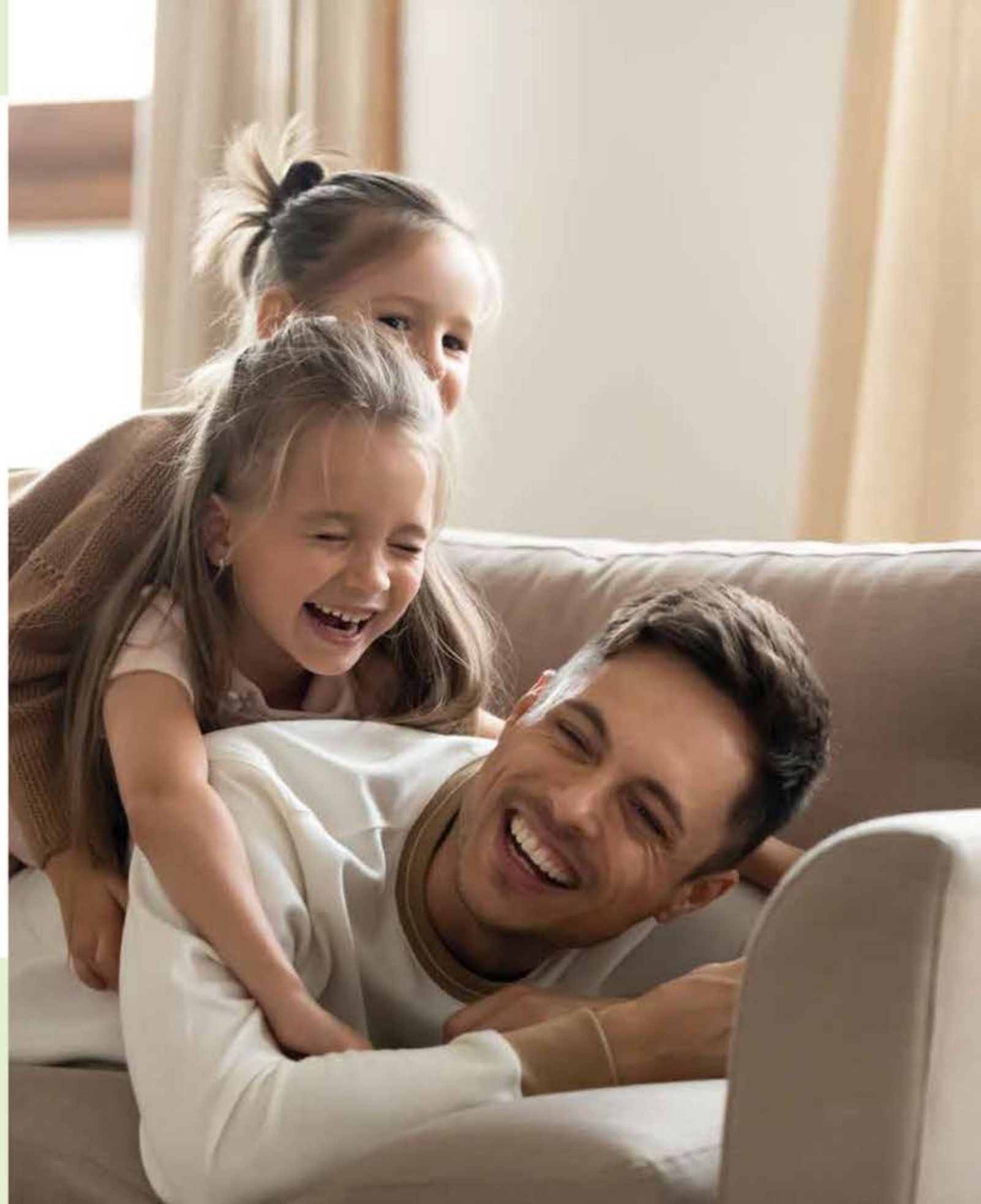
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### DIMENSIONS

Living/Dining/Kitchen	6.74m x 5.10m	22' 1" x 16' 8"
Bedroom 1	3.91m x 3.47m	12' 9" x 11' 4"
Bedroom 2	4.35m x 3.50m	14' 3" x 11' 5"
Total Area	78.1 sq.m.	840.7 sq.ft.

### KEY

FF	Fridge/Freezer
DW	Dishwasher
B	Boiler
WD	Washer/Dryer
SC	Service Cupboard



## SIXTY BRICKS

Sixty Bricks is a housing development company wholly owned by Waltham Forest Council.

We build quality private sale, shared ownership and social rented homes in Waltham Forest. Our homes include studios, 1, 2 and 3 bedroom apartments of which a proportion on each development are built to fully wheelchair accessible standards.

We are committed to providing homes for Waltham Forest residents, so priority for our new homes is given to those who live and work in the borough.

Sixty Bricks is the developer of the Jazz Yard and responsible for selling the new homes. The Council is the freeholder and managing agent on all Sixty Bricks developments.



Backed by  
HM Government



SIXTY  
BRICKS

Building communities by  
Waltham Forest Council

# JAZZ YARD **E17** WALTHAMSTOW

Garratt House,  
78 Brunner Road,  
Walthamstow,  
London, E17 7GB

Fairlie House,  
76 Brunner Road,  
Walthamstow,  
London, E17 7GA

## redloft

020 7539 3745

[sixtybricks.co.uk/jazz-yard](https://sixtybricks.co.uk/jazz-yard)

[sixtybricks@redloft.co.uk](mailto:sixtybricks@redloft.co.uk)



Backed by  
HM Government



**Waltham Forest**



**SIXTY  
BRICKS**

Building communities by  
Waltham Forest Council