



# SILKWORKS

LEYTON E10

A COLLECTION OF  
1 & 2 BEDROOM SHARED OWNERSHIP  
APARTMENTS





# SILKWORKS

LEYTON E10



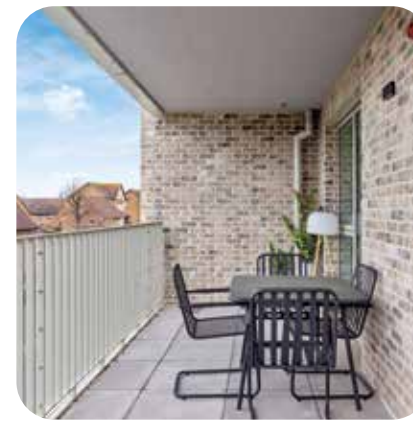




# WELCOME HOME



THE  
SILKWORKS  
LEYTON E10



Discover the epitome of modern living at Silkworks E10. A collection of 80 energy-efficient homes tailored for local first-time buyers.

Seize the opportunity to own a piece of urban luxury with these thoughtfully designed apartments that optimise space, ensuring a harmonious blend of comfort and functionality. Immerse yourself in the urban oasis of the rooftop gardens, providing a serene retreat that complements the vibrant city lifestyle.

Elevate your living experience at Silkworks E10, where affordable elegance meets innovative design.




This is more than a residence; it's an opportunity to be woven into the fabric of Leyton's rich heritage while enjoying the comforts of contemporary urban living.

At The Silkworks, residents will find a choice of indoor and outdoor amenity spaces to enjoy. These vibrant community hubs promise to bring neighbours together to bond over shared interests and create heartwarming connections.

Just imagine residents hosting lively movie nights, competitive game tournaments, or relaxing yoga sessions in the spacious, modern gathering areas. These ideal meeting spaces foster new friendships and a spirited sense of belonging among residents.

The ample room to connect promises this will be more than just another development - here, around every corner, you'll find the thoughtful amenities and welcoming community that turn a property into a home.

### Amenities include:

Level	Amenity
7&9	 The Active Garden and steps up to the Productive Garden and rooftop terraces
6	 Dining rooms with kitchens for hosting dinner parties
5	 An office-style space designated for quiet working, with desks in booths, task lighting and ample plug points
4	 A social games room with group seating, a pool table and projector screen
3	 A co-working lounge with Hyperoptic Wi-Fi and comfortable seating
2	 An air-conditioned exercise room for HIIT and aerobics workouts with a smart TV for streaming classes

SO MUCH  
MORE THAN  
JUST A HOME





# BUILT FOR EVERYONE

Where once fine silk threads were woven, a vibrant new community now takes shape at the Silkworks. This development intricately intertwines sleek new residences with amenities and conveniences tailored to all, promising a future as rich in spirit and character as Leyton's textile past.

▶ A co-working lounge with Hyperoptic Wi-Fi and comfortable seating



▶ Air-conditioned exercise room with a smart TV for streaming classes







# SPACE TO MEET



Discover a vibrant new living experience at The Silkworks in Leyton E10. These thoughtfully designed residences cater to first-time buyers and professionals of all walks of life.

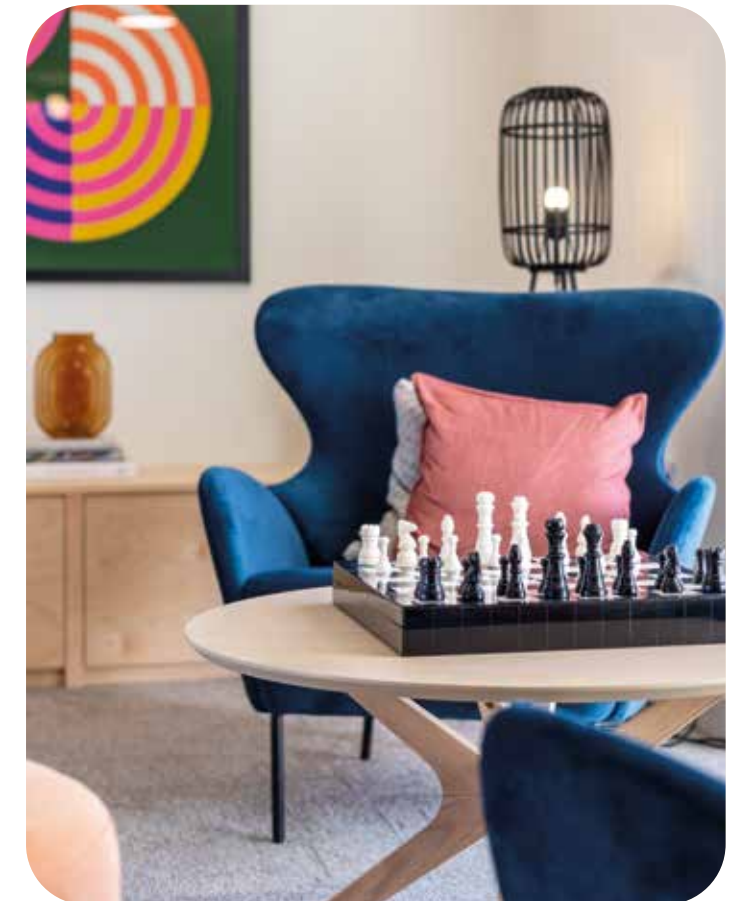
The Silkworks brings together an exceptional lifestyle in an inclusive community where everyone can feel at home.



- ◀ An office-style space designated for quiet working, with desks
- ▶ Dining rooms with kitchens for hosting dinner parties



- ▶ A social games room with group seating, a pool table and projector screen







◀ ▲ The Active Garden, Productive Garden and rooftop terraces

# SPACE TO BREATHE





# CLOSE TO EVERY WHERE

Nestled into this well-woven neighbourhood, transport links intricately connect this vibrant area to the rest of London's tapestry. Threading through the neighbourhood, the Central line, Overground, and buses intertwine across the capital.

<b>Restaurants, Bars &amp; Cafés</b>	
Figo .....	01
Technical Pub .....	02
Deeney's .....	03
Zaxx .....	04
Chris's Fish Bar .....	05
Marmelo Kitchen .....	06
Strange Brew .....	07
Morny .....	08
Yardarm .....	09
Northcote Arms .....	10
The Leyton Star .....	11
Masala India .....	12
Bread & Oregano .....	13
Perky Blenders .....	14
Crate .....	15
Grow .....	16
<b>Culture</b>	
Dreamhouse Records .....	17
Eddie Rose Florist .....	18
Bike Shack .....	19
Gurdwara Sikh Sangat London East .....	20
Phlox Books .....	21
OnnyArt .....	22
<b>Parks / Greenspaces</b>	
Leyton Orient .....	23
Lee Valley Hockey & Tennis Centre .....	24
Leyton Leisure Centre .....	25
Tumbling Bay Playground .....	26
Hackney Concrete Bumps Skatepark .....	27
Coronation Gardens .....	28
Sidmouth Park .....	29
Abbots Park .....	30
Jack Cornwell Park .....	31
Wick Woodland .....	32
River Lawns .....	33
Wetlands Walk .....	34
Queen Elizabeth Olympic Park .....	35
Drapers Field Recreation Ground .....	36

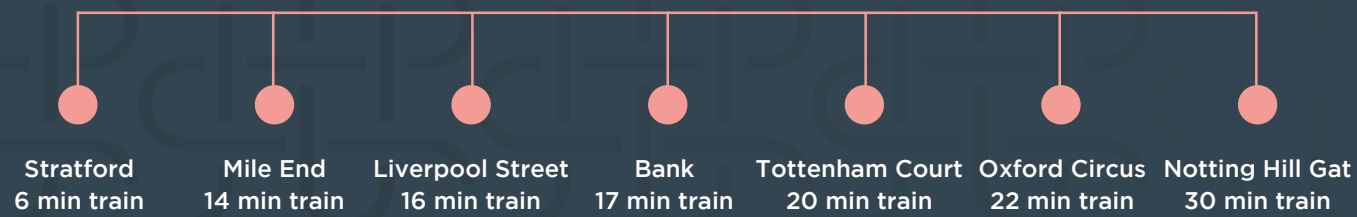




# LIVE EFFORTLESSLY



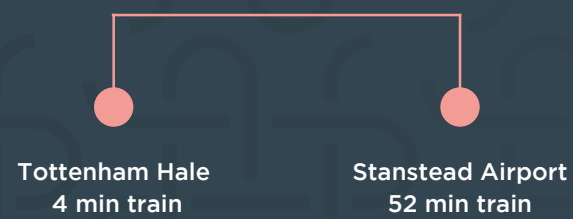
Leyton Underground - Central Line 12 min walk



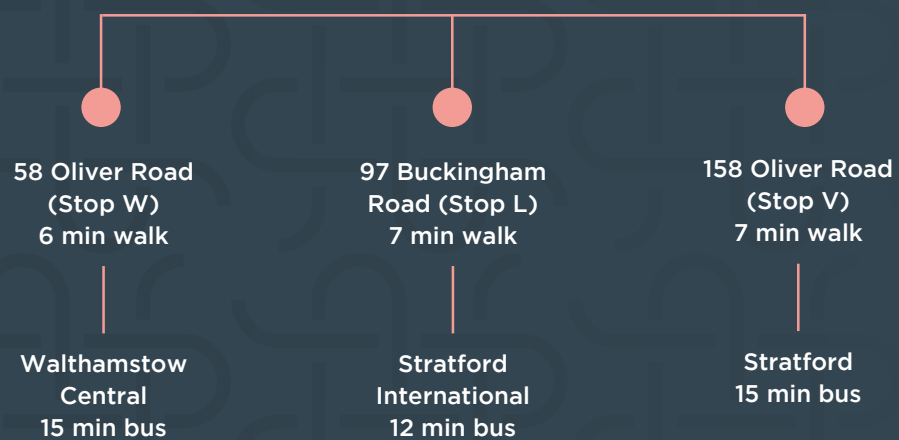
Leyton Midland Road - Overground  
15 min walk



Lea Bridge - Railway  
20 min walk



Buses Travel Time\*



Discover unparalleled convenience in the heart of Leyton with excellent transport links at your doorstep. Residents at The Silkworks enjoy easy access to the London Underground and Overground lines, as well as a network of local bus services. Leyton Tube station, on the Central line, is a mere 0.7 mile stroll away, while Leyton Midland Road station, connecting to the Gospel Oak to Barking Overground line, is just 15 minutes on foot and the vibrant Westfield shopping centre at Stratford is a mere one-stop tube ride away. From Stratford, Canary Wharf is within reach in just 10 minutes.



# VOTED ONE OF THE BEST PLACES TO LIVE IN LONDON

*The Sunday Times, 2021*

Discover the allure of Waltham Forest, acclaimed by The Sunday Times as a premier living locale in the capital. Embracing a vibrant transformation, Leyton is witnessing the emergence of 1,000 new homes, trendy restaurants, and collaborative spaces for local artisans. Join London's creative community in this dynamic East End district, where a thriving urban landscape awaits those seeking a contemporary and culturally rich lifestyle.





# LOCAL PLACES, LOCAL PEOPLE, LOCAL LEYTON



From brunch to supper, the culinary journey takes you around the globe with flavours from India, Italy, Greece, and Korea. Dive into the entrepreneurial spirit with local shops offering vinyl records, newly-published books paired with a glass of wine, and chic bouquets of fresh or dried flowers.

For the active residents, The Silkworks bike shelter provides easy access to a nearby pedal and e-bike specialist. Shake things up with a round of 'Music Bingo' or go retro with the classic 'Street Fighter' arcade game at The Northcote Arms or The Leyton Star. And if you're feeling adventurous, swing by the area's 'sustainable kitchen' for a refreshing glass of fermented Kombucha. At The Silkworks, every day is a celebration of diversity, creativity, and good vibes!

Get ready for a vibrant and eclectic lifestyle at The Silkworks. Imagine living in a community where every day is an adventure in a dynamic social scene. Picture grabbing your morning coffee from a psychedelic rock singer's coffee shop, indulging in a 'Macbeth' haggis toastie at a Scottish cafe, or sipping on cask ales brewed by women at the local pub.

Leyton offers an abundance of cafes, restaurants and conveniences right on your doorstep, making it an ideal neighbourhood for work and play. With quick transport links across London, you can easily connect to opportunities around the city while enjoying the comfort of your stylish new home.





With a focus on high-quality craftsmanship, the interiors at The Silkworks are designed to match modern city makers' lifestyles.

Think of the open-plan living space as a blank canvas, a chance to impose your personality. This is your chance to make your home your own.

# STYLE YOUR HOME



### Residents' facilities and communal areas

- Five carefully-designed amenity spaces with a variety of uses; dining, exercise, wellness, socialising, co-working and reflection
- Two roof terraces; one for activity with children's play equipment and another with lush green planting and the opportunity to grow your own fruit and vegetables
- Entrance lobby with double-height ceilings and comfy sofas
- Post boxes and parcel room
- Residential fire alarm
- Secure internal bicycle storage

### Kitchen

- Fully-fitted handled kitchen by Krieder
- Slimline laminate worktop and upstand
- Blanco chrome mixer tap
- Granite composite sink with drainer grooves
- Built-in Beko appliances
- Ceramic hob with stainless steel splash back
- Fan oven
- Undercounter fridge with freezer compartment to one bed homes
- Tall integrated fridge freezer to two bed homes
- Under-oven drawer
- Extractor hood
- LED slim downlights under wall cabinets
- Plumbing and wiring provided for dishwasher

# SPECIFICATION

### Shower room (One bed)

- Stylish wet room with walk-in shower and fixed glass shower screen
- Ceramics suite by Geberit (WC pan + wash hand basin);  
Brassware by Hansgrohe in a chrome effect
- Corian vanity top and upstand
- Decorative IP rated chrome effect wall light
- Classic straight electric heated towel rail
- Mirror above sink

### Bathrooms (Two bed)

- Stylish bathroom with bath and fixed glass shower screen\*
- Ceramics suite by Geberit (WC pan + wash hand basin);  
Brassware by Hansgrohe in a chrome effect

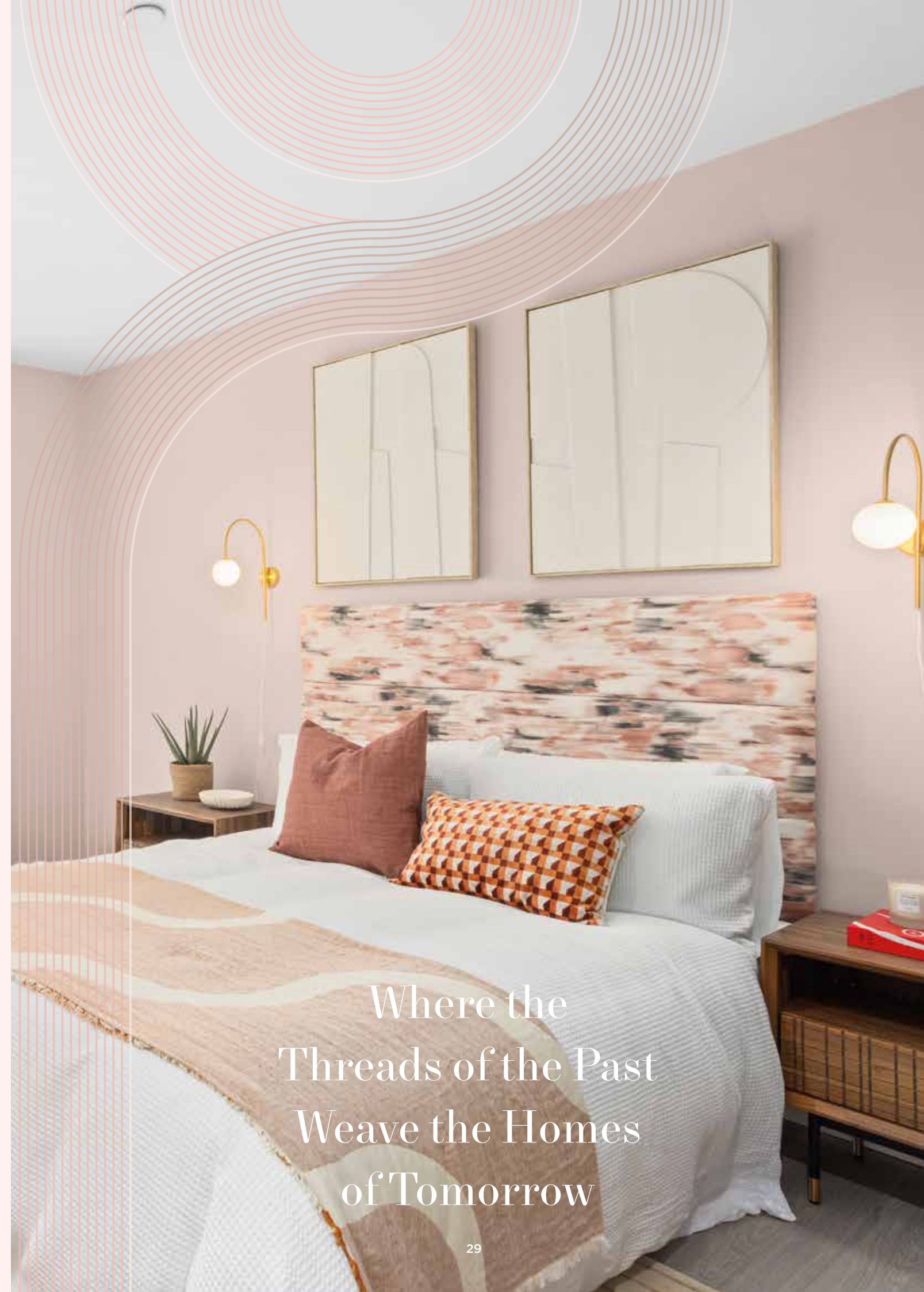
### Electrical and heating

- Wiring for BT Openreach Fibre and Hyperoptic (subscription required)
- Dimmable downlights to living room and bedroom
- Downlighting to hallway, kitchen and wet room
- Digital heating control with panel radiators
- Video entry system
- Master switch for lighting
- Power points provided throughout
- USB ports within bedroom wall sockets

### Utility cupboard

- Off-site steel frame pre plumbed utility pod
- Heat Interface Unit (HIU)
- Heating and hot water from a centralised boiler
- Mechanical Ventilation with Heat Recovery (MVHR) unit
- Consumer unit for electrics
- Plumbing and wiring for washing machine
- Connection boxes for broadband and telephone

\*Specification & finishes are indicative only, please speak to a member of the sales team for more information.



Where the  
Threads of the Past  
Weave the Homes  
of Tomorrow





### Floor finishes

- Luxury vinyl wide plank flooring in a timber effect to kitchen, living, bedroom and entrance area
- Large format porcelain floor tiles to wet room with tiled upstand

### Security and peace of mind

- 10 year Premier Guarantee building warranty
- On-site CCTV
- 24 month defects warranty cover
- Secured By Design Standard

### Sustainable features

- Solar panels contribute to the power supply to communal areas
- Energy efficient integrated LED downlights
- Soft landscaping providing ecology benefits
- All timber used in the kitchen furniture and laminate flooring is PEFC certified and sourced from sustainable managed forestry
- Corian vanity top is both hygienic, renewable and repairable
- Shower is fitted with EcoSmart technology that requires 60% less water than conventional shower products

### General build

- Traditional reinforced concreted frame structure
- Steel framing system (SFS) and facing brickwork façade
- Double or triple glazed composite windows by Velfac
- Timber fence boundary treatment



\*Specification & finishes are indicative only, please speak to a member of the sales team for more information.



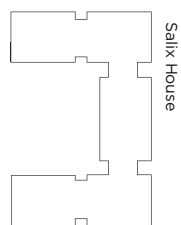
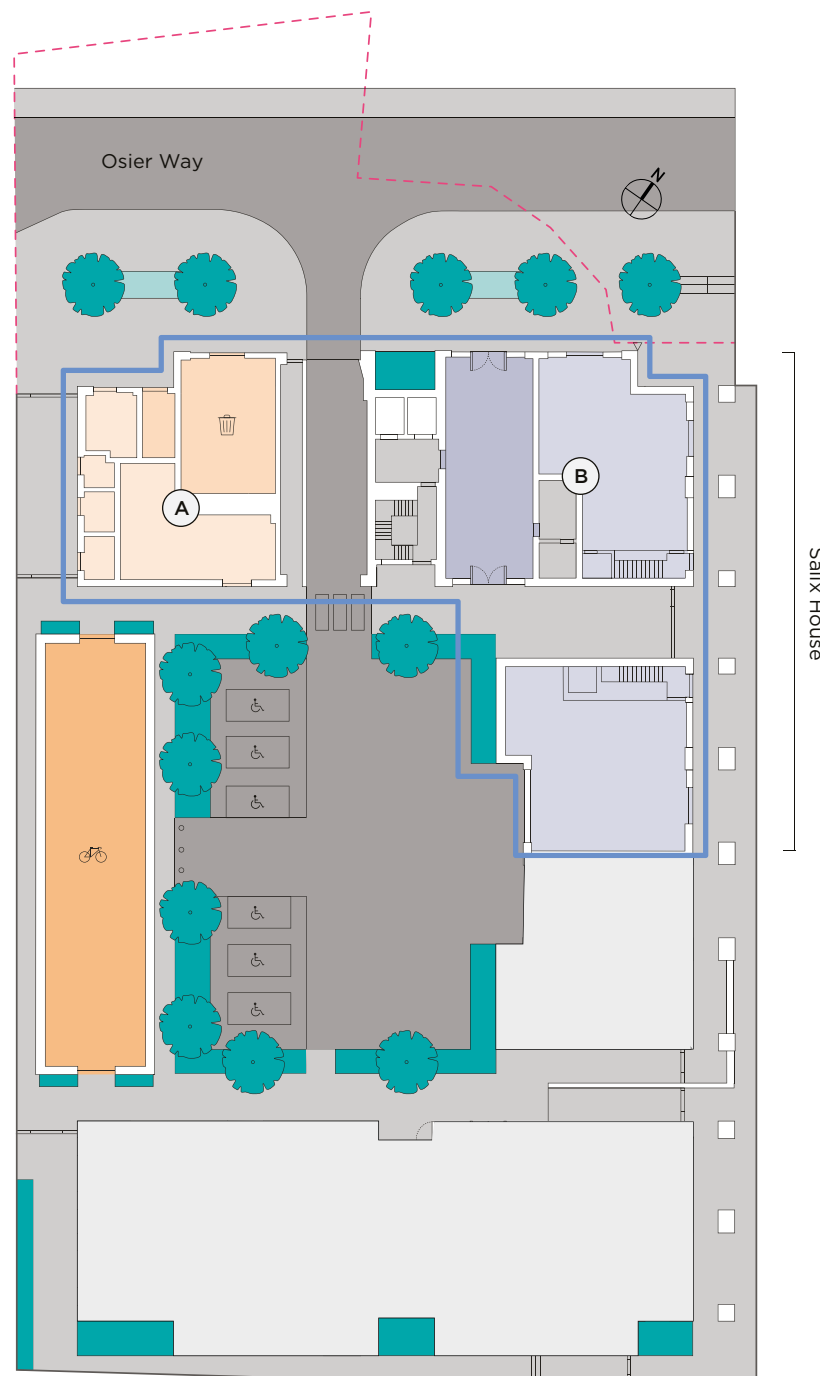


# SITE PLAN



# PLOT LOCATOR

- Road
- Communal Walkway
- Lifts
- Lobby
- Commercial
- Refuse
- Bike Store
- The Silkworks



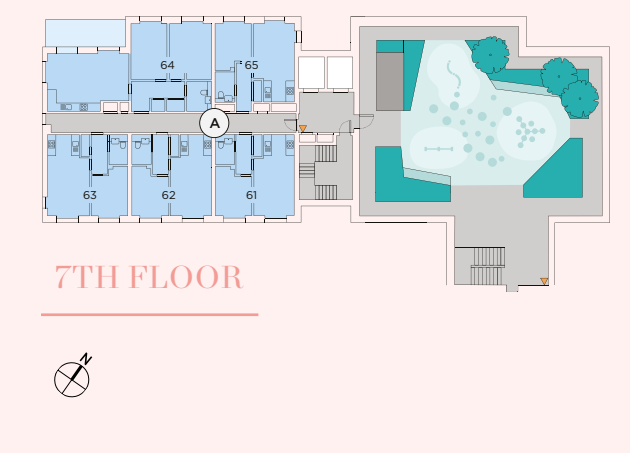
2ND FLOOR



3RD TO 5TH FLOOR



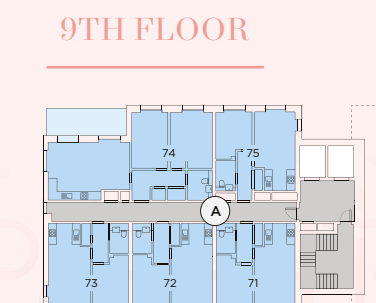
6TH FLOOR



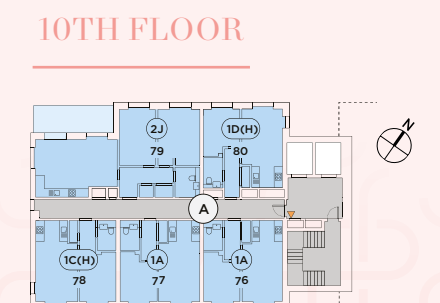
7TH FLOOR



8TH FLOOR



9TH FLOOR



10TH FLOOR

**KEY**

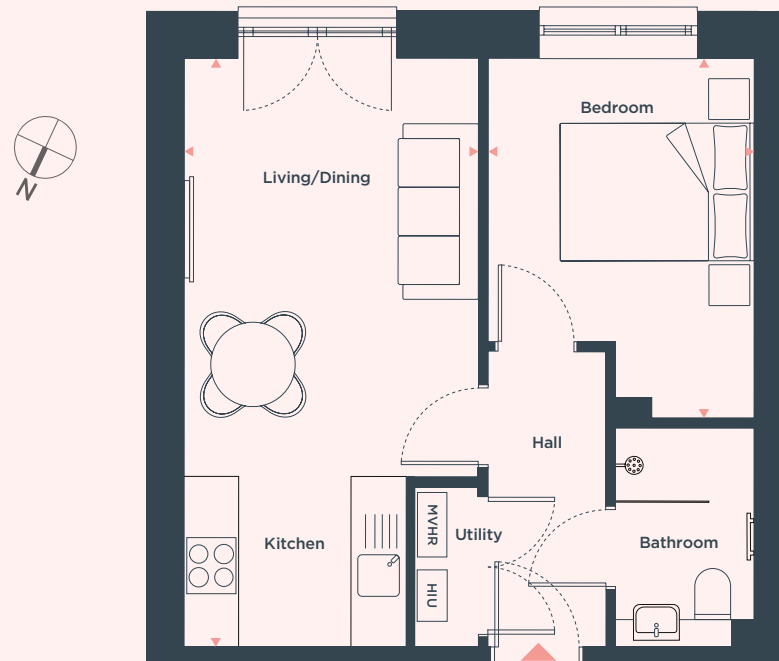
- The Silkworks Apartments
- Private Terrace
- Show Home
- Communal Walkway
- Amenity Space
- Lifts
- ▲ CCTV





## ONE BEDROOM APARTMENT

PLOTS: 1, 2, 13, 14, 25, 26, 37, 38, 49, 50, 61, 62, 66, 67, 71, 72, 76 & 77

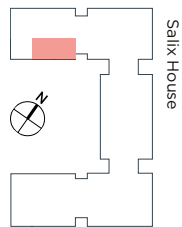


<b>LIVING / DINING / KITCHEN</b>	6.40m x 3.23m	21'0" x 10'7"
<b>BEDROOM</b>	3.91m x 2.92m	12'10" x 9'7"
<b>Total Area</b>	40.1 sq.m.	432 sq.ft.

Heat Interface Unit **HIU**  
 Mechanical Ventilation  
 Heat Recovery Unit **MVHR**

### FLAT NUMBERS

Floors	Salix House
2nd	1 2
3rd	13 14
4th	25 26
5th	37 38
6th	49 50
7th	61 62
8th	66 67
9th	71 72
10th	76 77



Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



## ONE BEDROOM APARTMENT

PLOTS: 12, 24, 36, 48 & 60

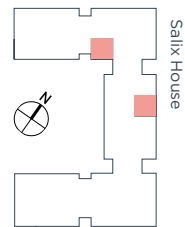


<b>LIVING / DINING / KITCHEN</b>	6.40m x 3.23m	21'0" x 10'7"
<b>BEDROOM</b>	3.91m x 2.92m	12'10" x 9'7"
<b>Total Area</b>	40.1 sq.m.	432 sq.ft.

Heat Interface Unit **HIU**  
 Mechanical Ventilation  
 Heat Recovery Unit **MVHR**

### FLAT NUMBERS

Floors	Salix House
2nd	12
3rd	24
4th	36
5th	48
6th	60



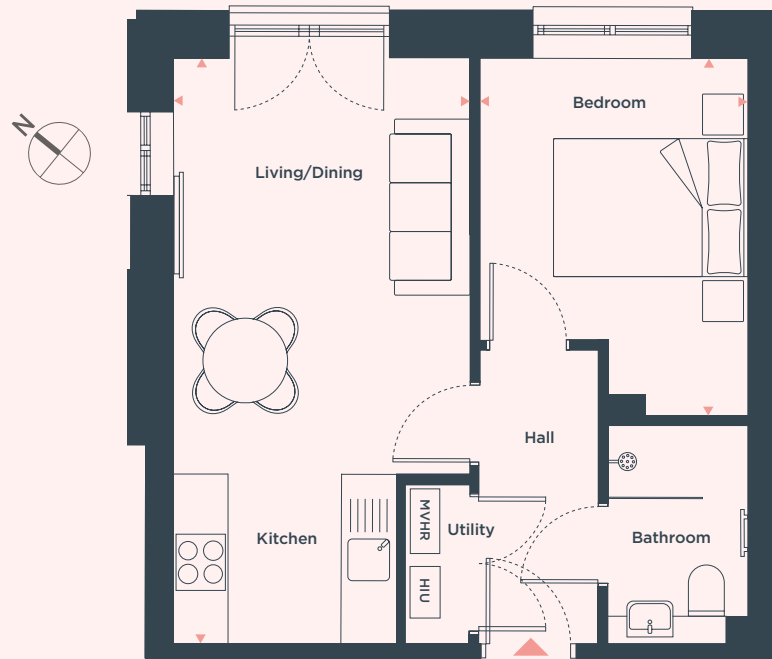
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## ONE BEDROOM APARTMENT

PLOTS: 9, 21, 33, 45 & 57



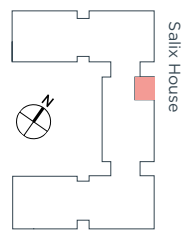
## ONE BEDROOM APARTMENT

PLOTS: 3, 8, 15, 20, 27, 32, 39, 44, 51, 56, 63, 68, 73 & 78



<b>LIVING / DINING / KITCHEN</b>	6.40m x 3.22m	21'0" x 10'7"
<b>BEDROOM</b>	3.91m x 2.92m	12'10" x 9'7"
<b>Total Area</b>	40.0 sq.m.	431 sq.ft.

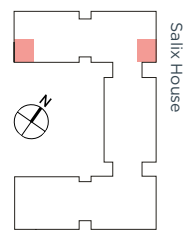
FLAT NUMBERS	
Floors	Salix House
2nd	9
3rd	21
4th	33
5th	45
6th	57



Heat Interface Unit **HIU**  
 Mechanical Ventilation  
 Heat Recovery Unit **MVHR**

<b>LIVING / DINING / KITCHEN</b>	6.40m x 3.22m	21'0" x 10'7"
<b>BEDROOM</b>	3.91m x 2.92m	12'10" x 9'7"
<b>Total Area</b>	40.0 sq.m.	431 sq.ft.

FLAT NUMBERS	
Floors	Salix House
2nd	03 08
3rd	15 20
4th	27 32
5th	39 44
6th	51 56
7th	63
8th	68
9th	73
10th	78



Heat Interface Unit **HIU**  
 Mechanical Ventilation  
 Heat Recovery Unit **MVHR**

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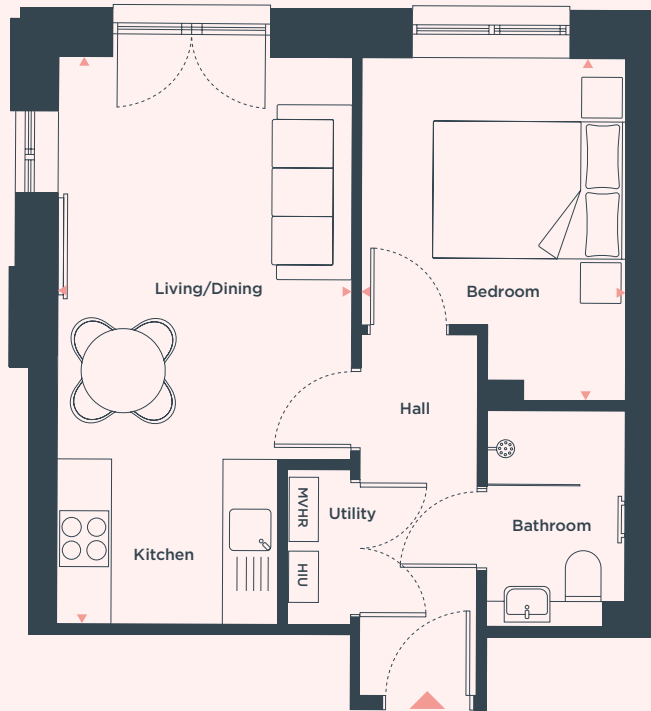
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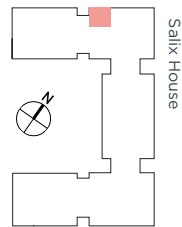
# ONE BEDROOM APARTMENT

PLOTS: 6, 18, 30, 42 & 54



<b>LIVING / DINING / KITCHEN</b>	6.25m x 3.20m	20'6" x 10'6"
<b>BEDROOM</b>	3.75m x 2.92m	12'4" x 9'7"
<b>Total Area</b>	39.9 sq.m.	430 sq.ft.

FLAT NUMBERS	
Floors	Salix House
2nd	6
3rd	18
4th	30
5th	42
6th	54



Heat Interface Unit **HIU**  
Mechanical Ventilation  
Heat Recovery Unit **MVHR**



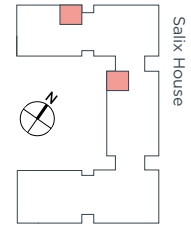
# ONE BEDROOM APARTMENT

PLOTS: 5, 11, 17, 23, 29, 35, 41, 47, 53, 59, 65, 70, 75 & 80



<b>LIVING / DINING / KITCHEN</b>	6.25m x 3.20m	20'6" x 10'6"
<b>BEDROOM</b>	3.75m x 2.92m	12'4" x 9'7"
<b>Total Area</b>	39.9 sq.m.	430 sq.ft.

FLAT NUMBERS	
Floors	Salix House
2nd	5 11
3rd	17 23
4th	29 35
5th	41 47
6th	53 59
7th	65
8th	70
9th	75
10th	80



Heat Interface Unit **HIU**  
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Heat Recovery Unit **MVHR**

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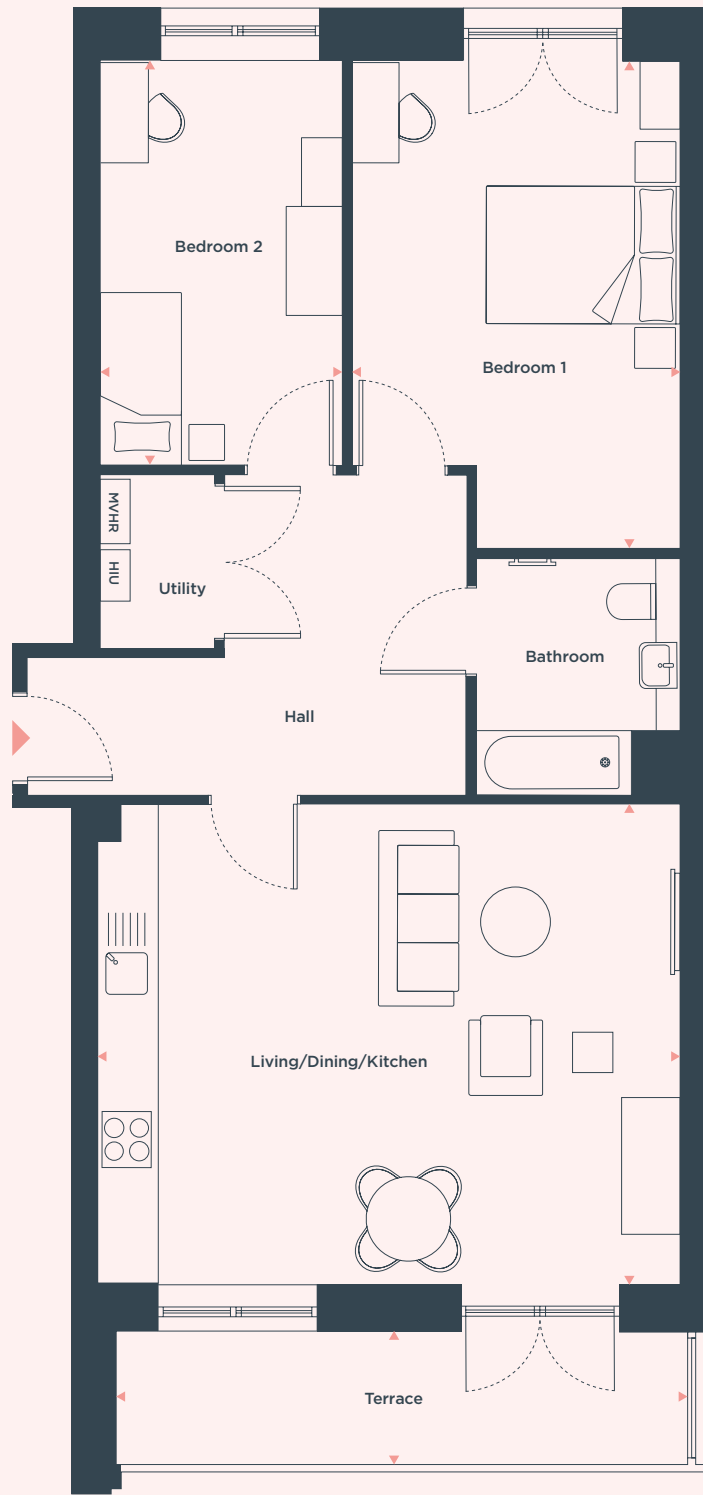
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# TWO BEDROOM APARTMENTS

PLOTS: 10, 22, 34, 46 & 58

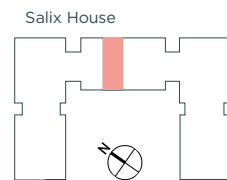


<b>LIVING / DINING / KITCHEN</b>	6.33m x 5.26m	20'9" x 17'3"
<b>BEDROOM 1</b>	5.36m x 3.58m	17'7" x 11'9"
<b>BEDROOM 2</b>	4.45m x 2.63m	14'7" x 8'7"
<b>TERRACE</b>	6.23m x 1.46m	20'5" x 4'10"
<b>Total Area</b>	86.1 sq.m.	927 sq.ft.

### FLAT NUMBERS

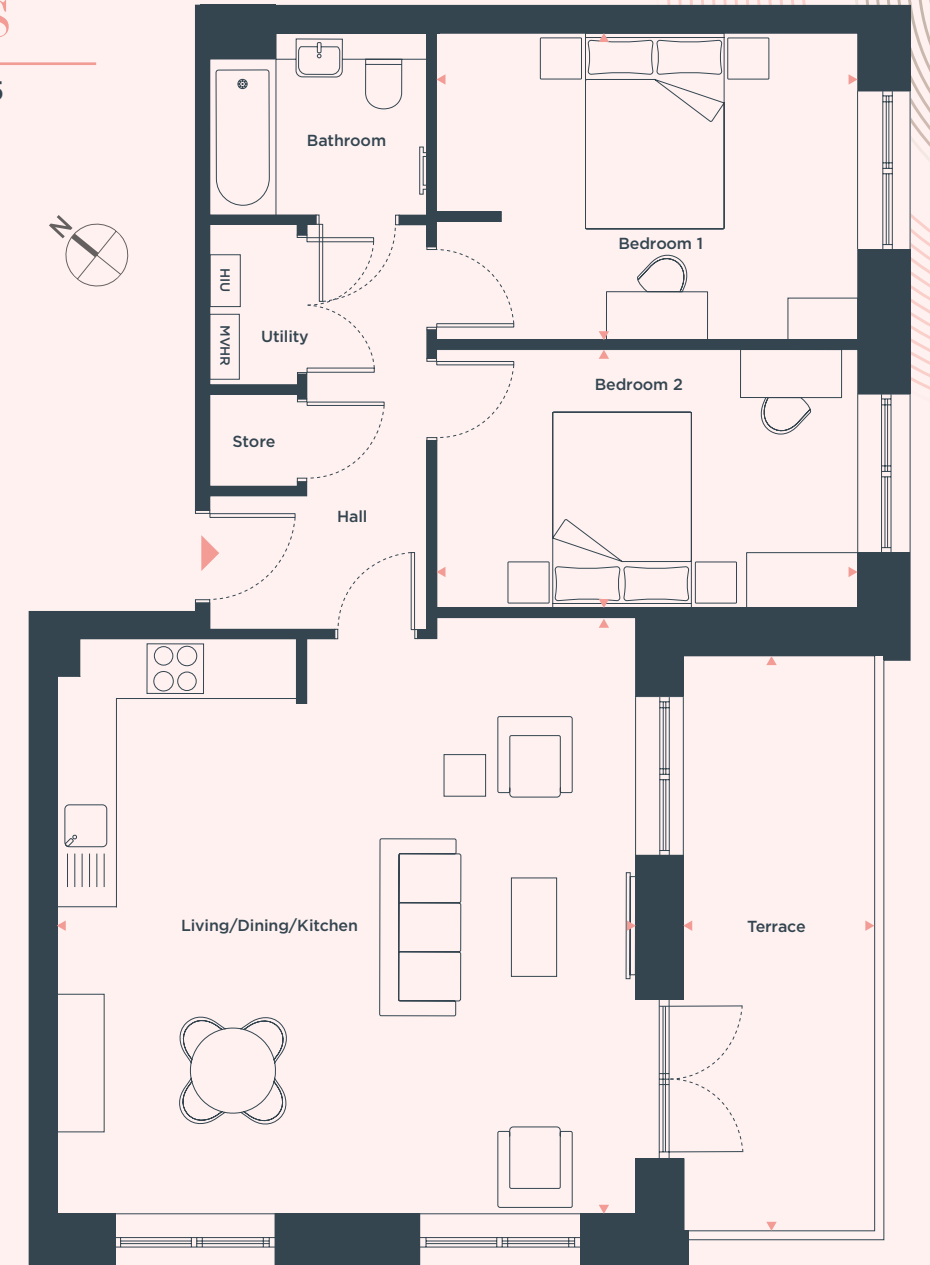
Floors	Salix House
2nd	10
3rd	22
4th	34
5th	46
6th	58

Heat Interface Unit **HIU**  
Mechanical Ventilation  
Heat Recovery Unit **MVHR**



# TWO BEDROOM APARTMENTS

PLOTS: 7, 19, 31, 43 & 55

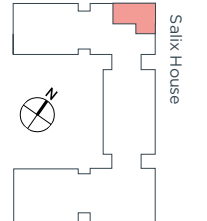


<b>LIVING / DINING / KITCHEN</b>	6.49m x 6.26m	21'4" x 20'6"
<b>BEDROOM 1</b>	4.55m x 3.34m	14'11" x 10'11"
<b>BEDROOM 2</b>	4.55m x 2.81m	14'11" x 9'3"
<b>TERRACE</b>	6.26m x 2.06m	20'7" x 6'9"
<b>Total Area</b>	84.7 sq.m.	912 sq.ft.

### FLAT NUMBERS

Floors	Salix House
2nd	7
3rd	19
4th	31
5th	43
6th	55

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Mechanical Ventilation  
Heat Recovery Unit **MVHR**



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# TWO BEDROOM APARTMENTS

PLOT: 4

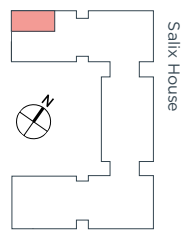


<b>LIVING / DINING / KITCHEN</b>	6.49m x 4.43m	21'4" x 14'6"
<b>BEDROOM 1</b>	4.52m x 3.34m	14'10" x 10'11"
<b>BEDROOM 2</b>	4.52m x 2.81m	14'10" x 9'3"
<b>TERRACE</b>	6.26m x 2.06m	20'7" x 6'9"
<b>Total Area</b>	71.4 sq.m.	769 sq.ft.

FLAT NUMBERS  
Floors Salix House

2nd 4

Heat Interface Unit HIU  
Mechanical Ventilation Heat Recovery Unit MVHR



# TWO BEDROOM APARTMENTS

PLOTS: 16, 28, 40, 52, 64, 69, 74 & 79

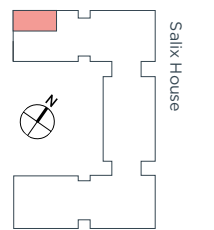


<b>LIVING / DINING / KITCHEN</b>	6.49m x 4.43m	21'4" x 14'6"
<b>BEDROOM 1</b>	4.52m x 3.34m	14'10" x 10'11"
<b>BEDROOM 2</b>	4.52m x 2.81m	14'10" x 9'3"
<b>TERRACE</b>	6.26m x 2.06m	20'7" x 6'9"
<b>Total Area</b>	71.4 sq.m.	769 sq.ft.

FLAT NUMBERS  
Floors Salix House

3rd 16  
4th 28  
5th 40  
6th 52  
7th 64  
8th 69  
9th 74  
10th 79

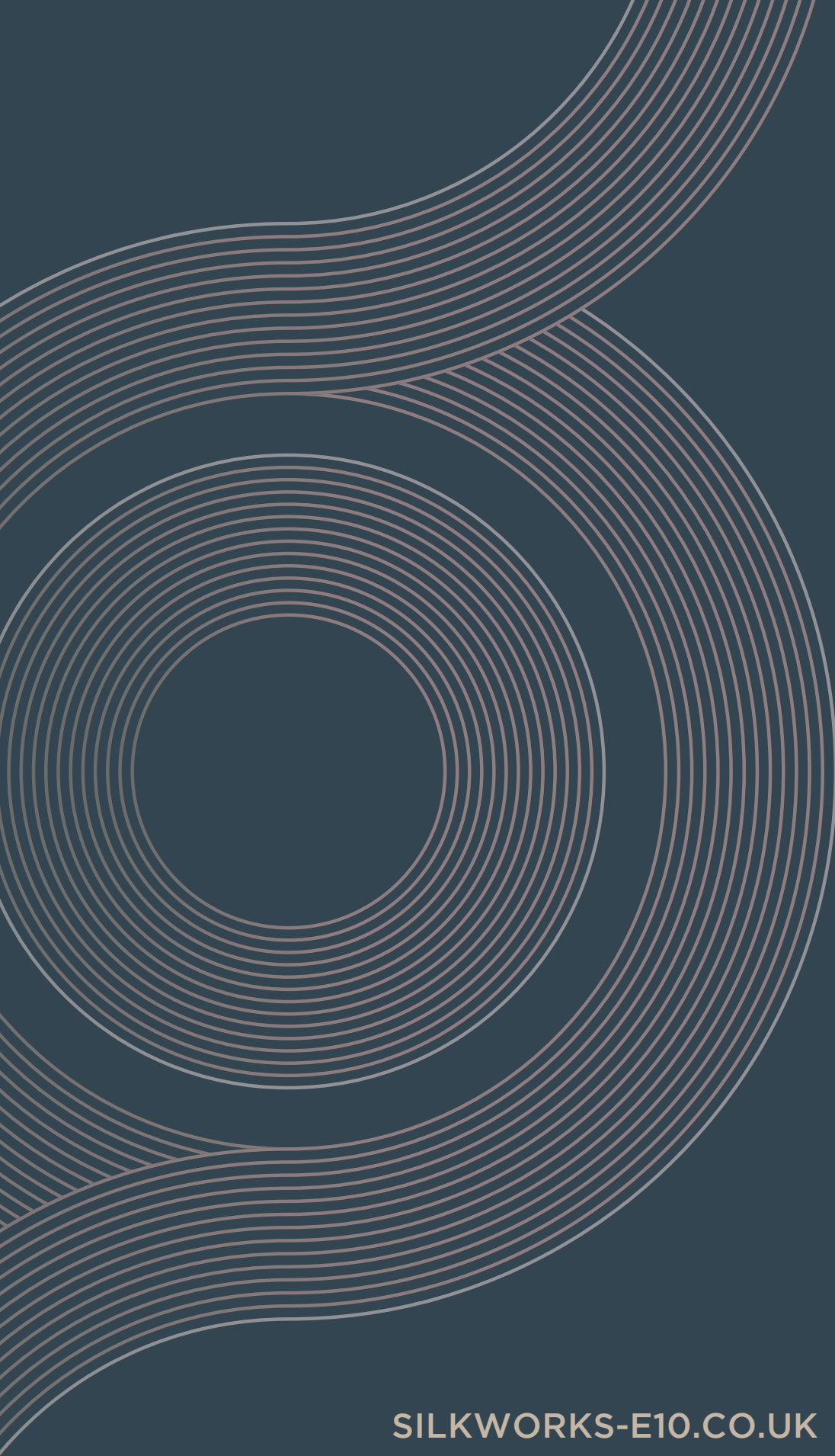
Heat Interface Unit HIU Mechanical Ventilation Heat Recovery Unit MVHR



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**SILKWORKS-E10.CO.UK**

THE SILKWORKS, OSIER WAY, LEYTON, LONDON, E10

