

FRAMPTON

PARK

HACKNEY E9

ESTATE

1 - 3 BEDROOM
APARTMENTS
AND DUPLEXES

YOUR NEW HOME
WITH SHARED
OWNERSHIP

#HACKNEYISBUILDING

WELCOME TO FRAMPTON PARK ESTATE

A community-focused accessible development of 1, 2 & 3 bedroom apartments and duplexes that are available through shared ownership and outright sale.

Frampton Park Estate has been designed to champion what Hackney does best: community. This attractive development has been created to not just provide quality accommodation, but also quality of life. Located moments from Hackney's shops, restaurants, schools and entertainment, these contemporary homes have been designed to offer flexible living spaces that can suit any lifestyle.

Full-height windows maximise natural light and balconies provide all-important fresh air, while communal courtyards, gardens and play equipment create spaces where friends and families can come together to connect. Add to this Hackney's outstanding links to the rest of London and you have the perfect place to live, work and grow.

Frampton Park Estate is part of Hackney Council's wider regeneration programme, which is breathing new life into old areas by creating affordable new homes. With so much development in progress, this is your opportunity to play a part in Hackney's exciting future, not just for this generation, but for many more to come.

#HACKNEYISBUILDING





HACKNEY E9

This is our Hackney.
This is your Hackney.
This is home.

HACKNEY

It's stylish but still edgy.
It's urban but still green.
It's buzzing but still laid back. And it's friendly but still cool. Why would anyone want to be anywhere else?

Hackney is one of the most exciting places to be in the whole of London and there's a reason for that. Such a rich and varied history has

created an extraordinary melting pot of cultures where people are always free to be themselves, whoever that may be. The result is a welcoming community of creativity and unashamed self-expression that possesses a vibrancy so infectious, visitors travel from all over the world just to get a taste. This is our Hackney. This is your Hackney. This is home.

IT'S
ALWAYS
BEEN
HOME

IT'S A WAY OF LIFE

The thing that sets Hackney apart from the rest is that it doesn't just settle for the standard. Sure, it has everything you need, but what makes it really special are all the little extras you can find if you take the time to look. Let's start with the essentials. All the necessities can be found nearby, such as banks, pharmacies and supermarkets, but in Hackney you have extra options. For example, you can shop around the world with a choice of international stores, find the freshest fruit and veg at one of many street markets or do your bit for the environment at London's first zero-waste supermarket.

The same is true for retail. You can find some of the most recognised names in fashion within easy reach, but it's discovering the next big thing among the thriving community of smaller, edgier upcoming local designers that really makes the difference.

Hackney even does greenery better than most places in London. Take London Fields, for example. There aren't many places you can cool down after a game of tennis with a dip in an open-air heated lido. Alternatively, Well Street Common is the perfect place to get involved with the community at its annual festival, or you can

spend all day soaking up over 200 acres of beautiful history in Victoria Park, the so-called 'People's Park'.

When it comes to food, the options are endless. Each choice is as interesting as the next and could be anything from street food stalls through to the most exclusive Michelin-starred restaurants. With the reputation the area has built, it's no wonder that many of the capital's most innovative new restaurants choose Hackney as a location.

However, perhaps the thing that Hackney is most famous for is its nightlife. You can find some of the greatest places to party in the world here and that's no exaggeration. On top of that, the scene is constantly in flux with new pop-ups opening all the time, so there's always somewhere new to try.

If you are looking to start a family you will be delighted with the selection of local schools. Outstanding OFSTED primary education can be found at London Fields Primary School and Orchard Primary School. There is no shortage of options for 'Outstanding' secondary schools either with Mossbourne Community Academy and The City Academy both located in the borough.

HACKNEY
LIFE
COMMUNITY
SCHOOLS
WALK
WALK
WALK

WALK
LIFE
COMMUNITY
SCHOOLS
WALK
WALK
WALK





HACKNEY WALK

0.6 MILES AWAY

Hackney Walk is a luxury designer outlet offering big discounts on top brands. The area has always had a strong fashion heritage and this exciting new area has reignited that passion. Designed by British architect David Adjaye the outlet has rejuvenated a number of Victorian railway arches on Morning Lane transforming them into a hotspot within the borough.



BROADWAY MARKET

0.8 MILES AWAY

A street market with a colourful history stretching back to fruit and vegetable vendors in the 1890s. The market received a facelift in 2004 and is now going stronger than ever. There are over 70 permanent, independently-owned shops, cafés and restaurants open every day. As well as the vibrant Saturday market, with around 135 stalls selling everything from fresh produce to vintage clothes, be sure to check out the various different delicious street food options too.

IN THE BOROUGH

HACKNEY WICK

1.3 MILES AWAY

If you're looking for a place to inspire your creative side you'll find none better than Hackney Wick. With its abundance of street art and converted warehouses frequented by creative-types working away with their music on. Take a joyous stroll along the canal and become acquainted with the numerous bars and restaurants that line its banks.



WELL STREET MARKET

0.3 MILES AWAY

Within easy reach of the development, this market has everything you need to satisfy your taste buds. Independently-owned businesses line both sides of the street, then, on market day vendors set up in the middle ready to tempt you into a cheat day. Jack Cohen, founder of Tesco, started out at the market and you can still see that entrepreneurial spirit in the offerings of the vendors of today.



OLYMPIC PARK

1.5 MILES AWAY

Originally built for the London 2012 Olympic Games, this fantastic area was designed to host the globe's most elite athletes on the world stage and it certainly didn't disappoint! Fast forward nearly a decade since that unforgettable event and Olympic Park hasn't lost any of its appeal. Not only can you find state-of-the-art sporting venues such as London Stadium, London Aquatics Centre and Lee Valley VeloPark, but there is also a huge area of open space that allows you to enjoy award-winning parklands, waterways and playgrounds, completely free! Add to this some great food and drink options, regular events and even the world's tallest tunnel slide, and you have the perfect day out for all the family.



WESTFIELD STRATFORD CITY 2.5 MILES AWAY

It would be easier to talk about what you can't do at this awesome destination for shopping, food and entertainment. Top notch designer brands sit alongside high-street favourites and everyday essentials offering everything from birthday cards to brand-new cars. There's also a great selection of cafés and food outlets offering quick snacks like ice cream and doughnuts, or restaurants offering something more substantial. This provides the perfect opportunity to refuel before spending the night at the on-site luxury bowling alley.



Times, distances and directions are approximate only and are taken from google.co.uk/maps.



CENTRAL LONDON

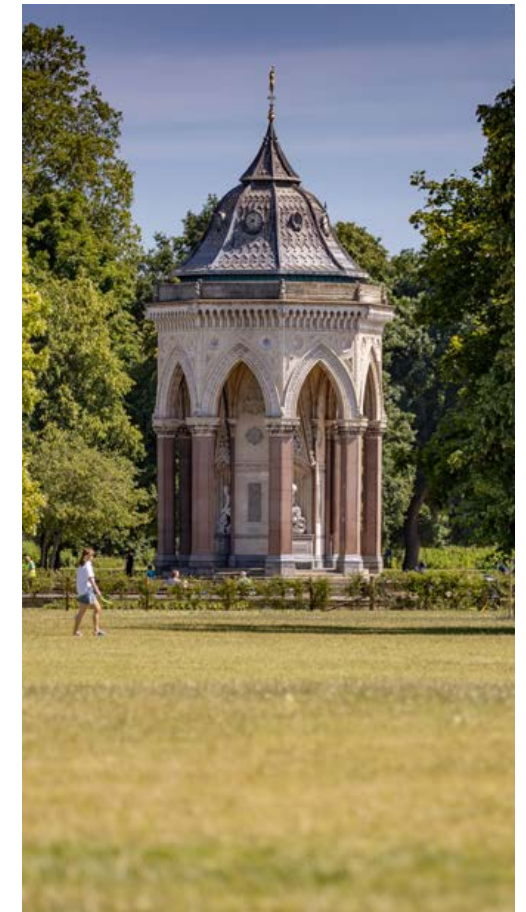
5.0 MILES AWAY

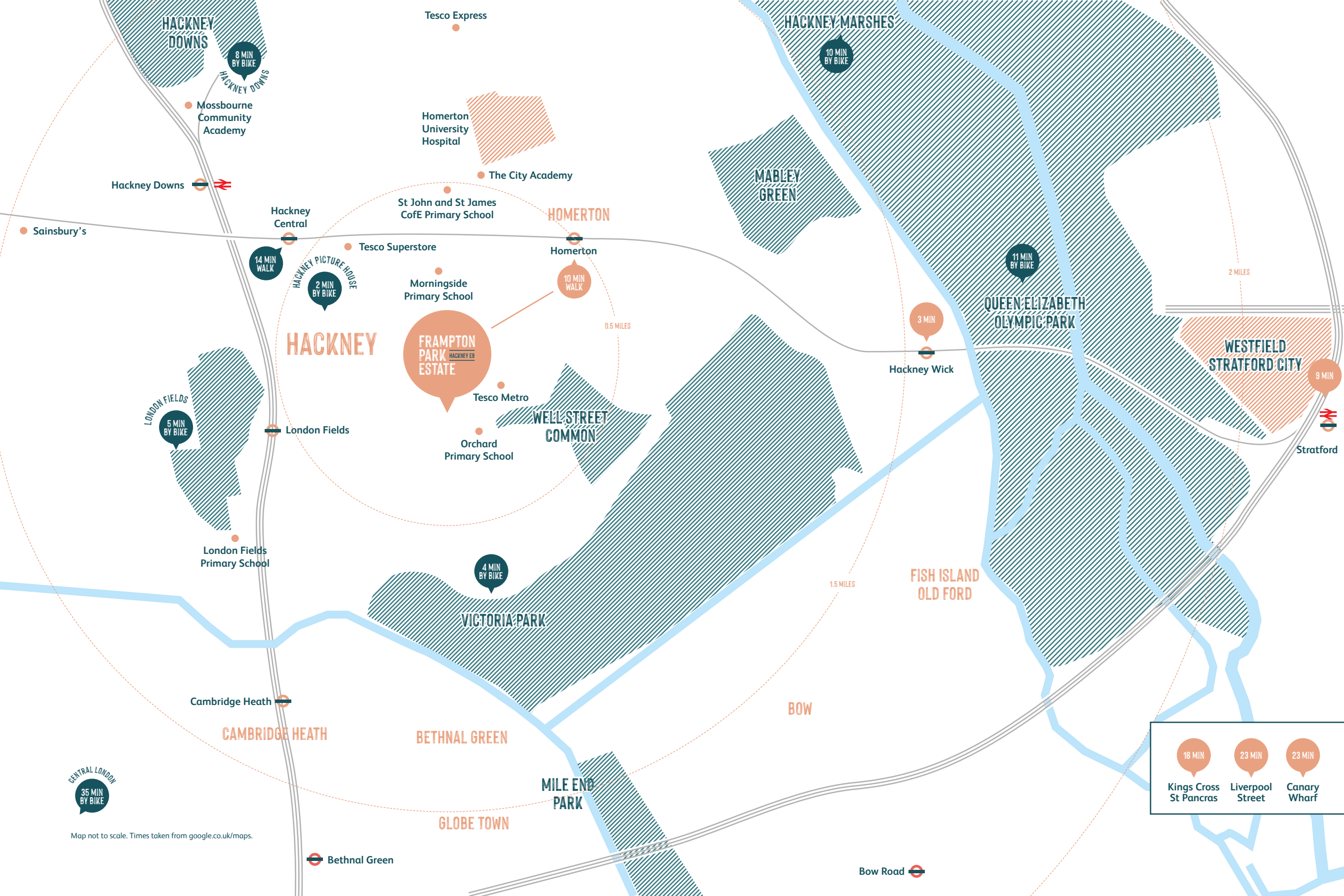
The centre of London is world-famous for its history, culture, shopping and entertainment. There are endless things to do in this extraordinary city and it's all within easy reach. Aside from the countless tourist attractions, such great connections make it easy to catch the latest West End show, shop for all the freshest fashion on Oxford Street, or enjoy the best of Covent Garden's bars, restaurants and nightlife. It's also great for the kids with classic favourites like SEA LIFE London, Madame Tussauds and London Zoo providing endless entertainment.

NEARBY

VICTORIA PARK 0.6 MILES AWAY

Victoria Park is an oasis of green in the concrete of the city and at Frampton Park Estate it could be right on your doorstep. Affectionately known as The People's Park, this huge open space has a rich history spanning 175 years. The park features large open spaces, a selection of sports pitches, playgrounds for the kids, and even a boating lake, to name a few. All this and plenty more has earned it the coveted Green Flag People's Choice award on numerous occasions.





HACKNEY
DOWNS

8 MIN
BY BIKE

Mossbourne
Community
Academy

Hackney Downs

Sainsbury's

Hackney
Central

14 MIN
WALK

HACKNEY PICTURE HOUSE
2 MIN
BY BIKE

Tesco Superstore

Morningside
Primary School

HACKNEY

FRAMPTON
PARK
ESTATE
HACKNEY ES

HOMERTON

Homerton

10 MIN
WALK

Tesco Metro

Orchard
Primary School

WELL STREET
COMMON

LONDON FIELDS
5 MIN
BY BIKE

London Fields

London Fields
Primary School

4 MIN
BY BIKE

VICTORIA PARK

Cambridge Heath

CAMBRIDGE HEATH

BETHNAL GREEN

MILE END
PARK

GLOBE TOWN

BOW

FISH ISLAND
OLD FORD

QUEEN ELIZABETH
OLYMPIC PARK

11 MIN
BY BIKE

Hackney Wick

3 MIN

WESTFIELD
STRATFORD CITY

Stratford

9 MIN

CENTRAL LONDON

35 MIN
BY BIKE

Map not to scale. Times taken from google.co.uk/maps.

Bethnal Green

Bow Road

18 MIN	23 MIN	23 MIN
Kings Cross St Pancras	Liverpool Street	Canary Wharf

PROUD
TO BE
HOME

BALCONE

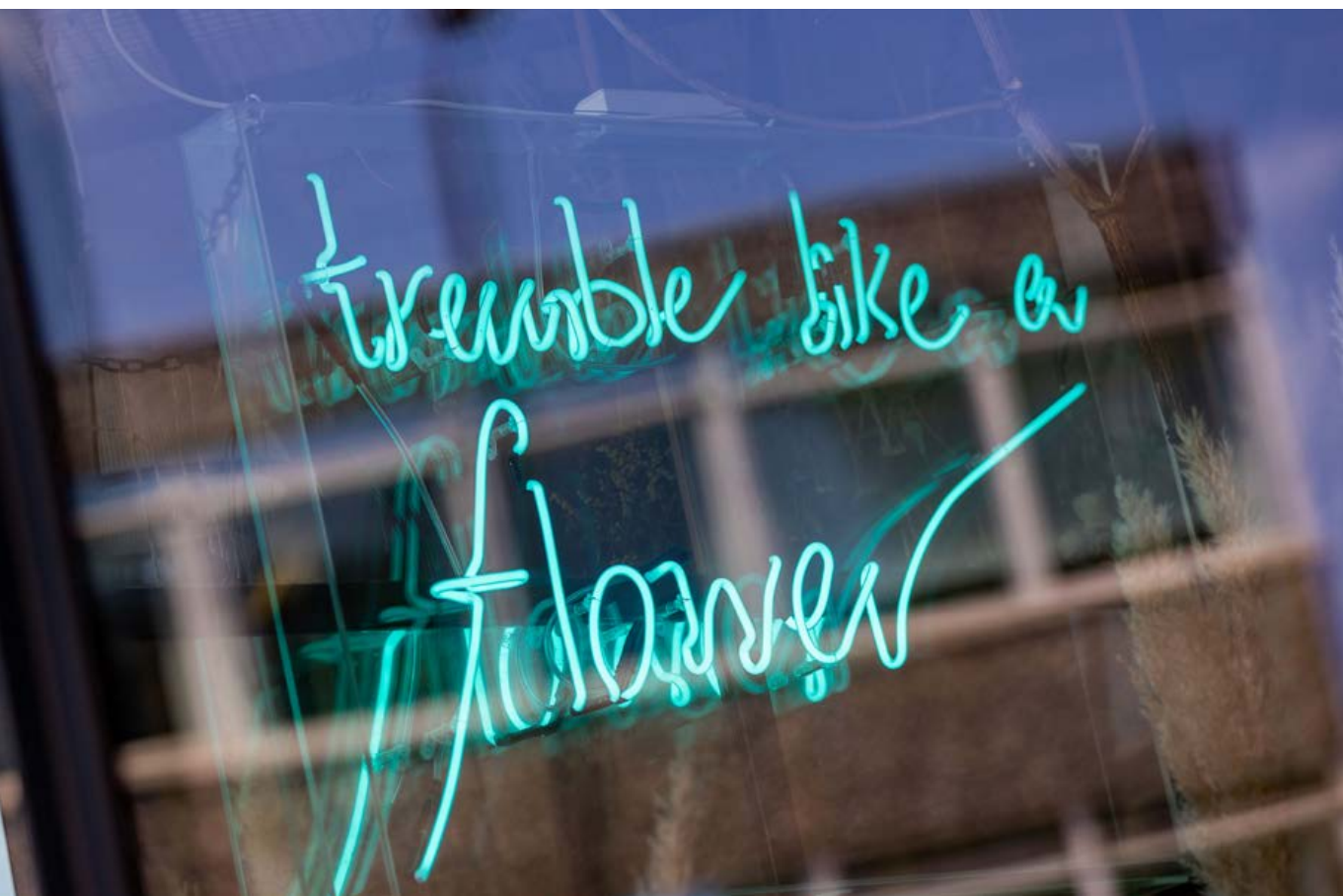
THE COSY CORNER OF VICTORIA PARK
THAT OFFERS GREAT COFFEE, WINES,
FOOD AND MUCH MORE



This wonderfully understated café provides a friendly, welcoming atmosphere where you can enjoy fantastic coffee during the day, something a little stronger in the evening and delicious fresh food throughout.

The menu is varied, with plenty of options for all tastes. Whether you're looking for top-quality vegan treats, pure diet-flouting indulgence or just a takeaway flat white, Balcone does it all in style.





HACKNEY E9

PROUD
TO BE
HOME

REBEL REBEL

IMAGINATIVE AND AWARD-WINNING FLAMBOYANT
FLORISTS DESIGNING FOR SOME OF THE WORLD'S
MOST PRESTIGIOUS CLIENTS AND BRANDS

 REBELREBEL8

 WWW.REBELREBEL.CO.UK

 0.5 MILES AWAY

Vogue, Warner Bros, RHS Chelsea Flower Show and Tate. These are just a few of the super-brands that can be found on Rebel Rebel's long list of satisfied customers. This independent florist not only produces

the most stunning arrangements for weddings, corporate events, parties and installations, but it also offers workshops that teach you to create your very own masterpiece over wine, nibbles and laughter.

PROUD
TO BE
HOME

E5 BAKEHOUSE

ORGANIC BAKERY AND MILLHOUSE
SPREAD UNDER THREE RAILWAY
ARCHES IN HACKNEY



E5BAKEHOUSE



WWW.E5BAKEHOUSE.COM

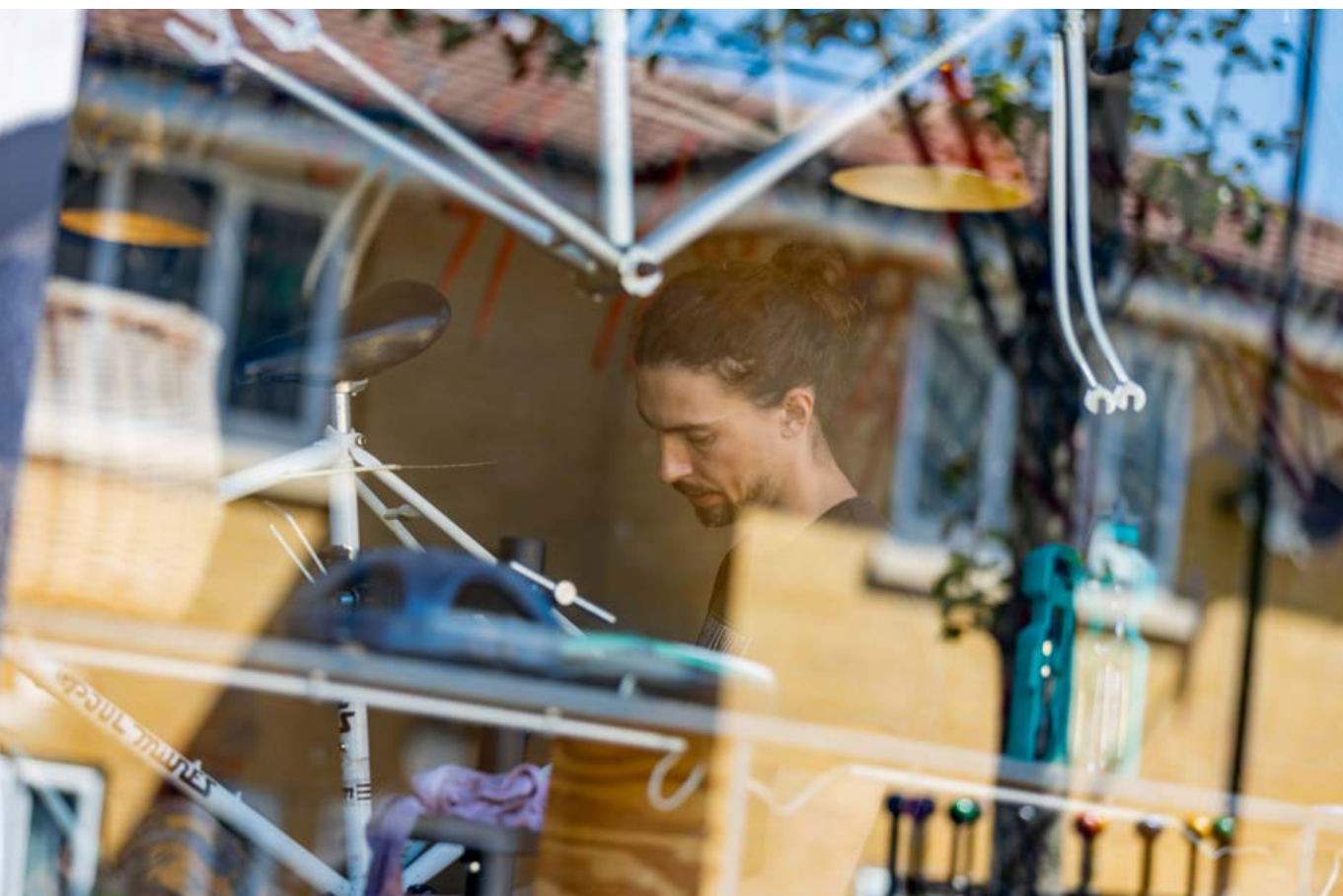


0.3 MILES AWAY

This artisan bakery, set within classic East London railway arches, bakes fresh organic breads daily, but that's just the start. E5 Bakehouse is also a café that serves up some of the tastiest breakfast, brunch, lunch

and homemade cakes in the area, all served alongside their very own small-batch roasted coffee. Plus, if you like what you taste, check out one of their regular bread, pizza and cookery classes.





HACKNEY E9

PROUD
TO BE
HOME

FRANKENBIKE

COMMUNITY-MINDED BIKE SHOP SPECIALISING
IN RETRO, VINTAGE, SECONDHAND AND CUSTOM
BUILDS PLUS SERVICING AND REPAIRS IN E9

 FRANKENBIKECC

 WWW.FRANKENBIKE.CC

 1.3 MILES AWAY

Whether you are looking for a way to commute to work without breaking the bank, searching for something with a bit of character, or you're a keen cyclist who wants to create a completely custom-made

masterpiece, Frankenbike can help. This bike shop sells recycled, upcycled, retro and vintage secondhand bikes of all shapes and sizes and the experts at its onsite workshop can fix just about anything!

A SITE OF MANY PARTS

Frampton Park Estate comprises three distinct blocks, each one offering its own individual character, but all three providing quality, comfort and versatility. Designed with community in mind, the way this development is laid out makes the walk from the street to your front door an absolute pleasure.



FRAMPTON HOUSE

3 BEDROOM APARTMENT AND
2 BEDROOM DUPLEXES



LYTTELTON HOUSE

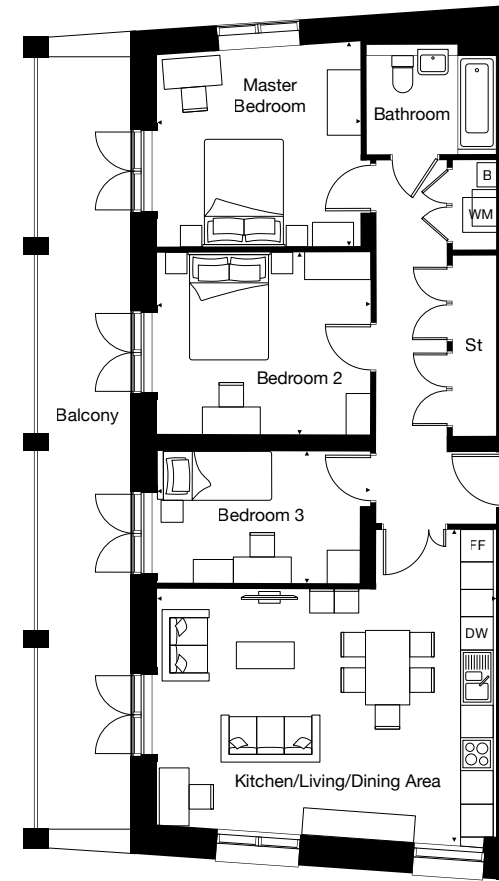
1, 2 & 3 BEDROOM APARTMENTS
AND A 2 BEDROOM DUPLEX

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

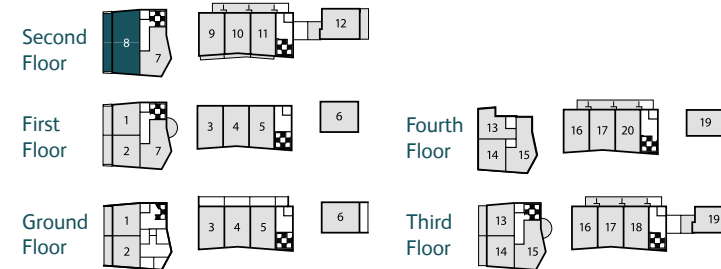


- Courtyards
- Lyttelton House
- Frampton House

FRAMPTON HOUSE APARTMENT



SECOND FLOOR



B = Boiler DW = Dishwasher FF = Fridge Freezer
 ST = Store WM = Washing Machine

PLOT 8

3 BEDROOM APARTMENT



KITCHEN/LIVING/DINING AREA

6.16m x 5.76m
 20'2" x 18'10"

MASTER BEDROOM

3.73m x 3.70m
 12'2" x 12'1"

BEDROOM 2

3.88m x 3.31m
 12'8" x 10'10"

BEDROOM 3

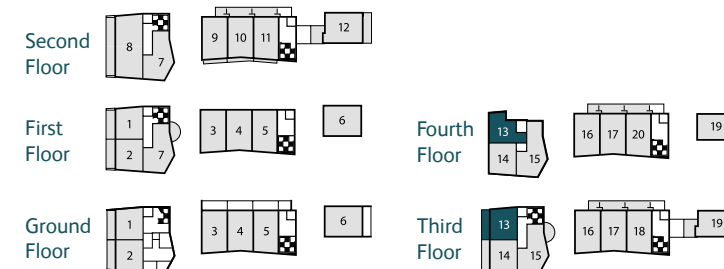
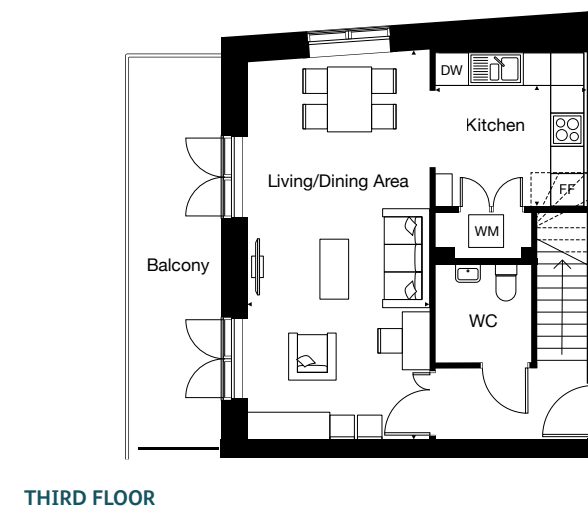
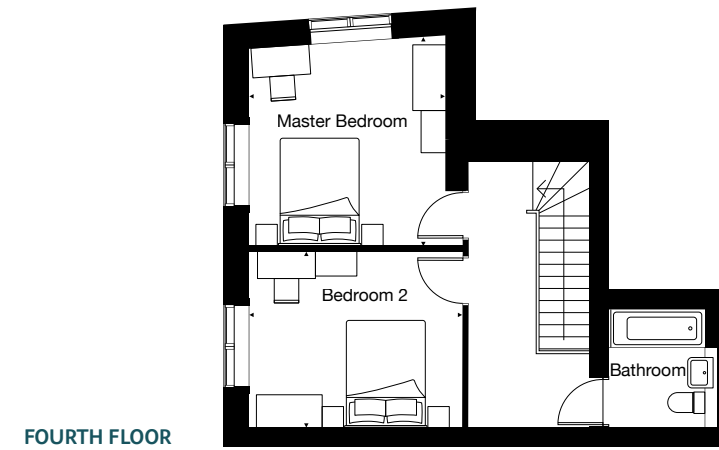
3.88m x 2.41m
 12'8" x 7'10"

TOTAL AREA

91 sq m | 979 sq ft

These plans are not drawn to scale and the images and measurements are to be used as a guide only.

FRAMPTON HOUSE DUPLEXES



DW = Dishwasher FF = Fridge Freezer WC = Cloakroom
WM = Washing Machine

PLOT 13

2 BEDROOM DUPLEX



LIVING/DINING AREA

6.87m x 3.31m
22'6" x 10'10"

KITCHEN

2.10m x 1.40m
6'10" x 4'7"

MASTER BEDROOM

3.81m x 3.57m
12'6" x 11'8"

BEDROOM 2

3.88m x 3.20m
12'8" x 10'5"

TOTAL AREA

88 sq m | 947 sq ft

These plans are not drawn to scale and the images and measurements are to be used as a guide only.

PLOT 14

2 BEDROOM DUPLEX



LIVING/DINING AREA

7.01m x 3.31m
22'11" x 10'10"

KITCHEN

2.20m x 2.10m
7'2" x 6'10"

MASTER BEDROOM

5.17m x 2.83m
16'11" x 9'3"

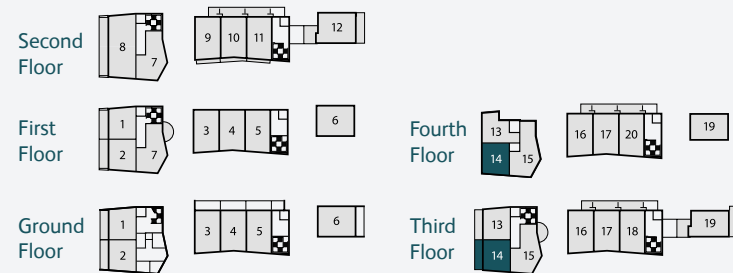
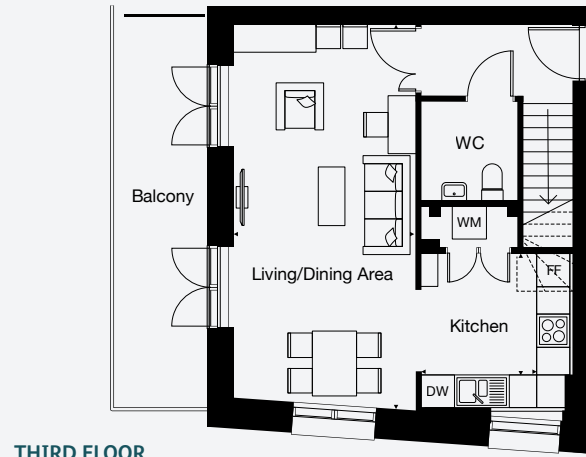
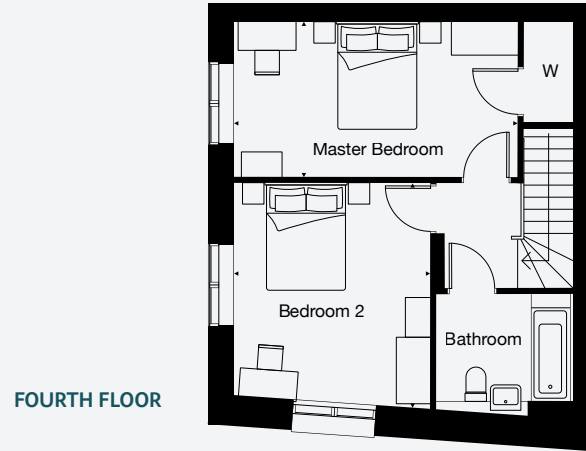
BEDROOM 2

4.10m x 3.57m
13'5" x 11'8"

TOTAL AREA

88 sq m | 947 sq ft

FRAMPTON PARK ESTATE



DW = Dishwasher FF = Fridge Freezer W = Wardrobe
WC = Cloakroom WM = Washing Machine

HACKNEY E9

PLOT 15

2 BEDROOM DUPLEX



LIVING ROOM

4.63m x 3.62m
15'2" x 11'10"

KITCHEN/DINING AREA

6.65m x 3.12m
21'9" x 10'2"

MASTER BEDROOM

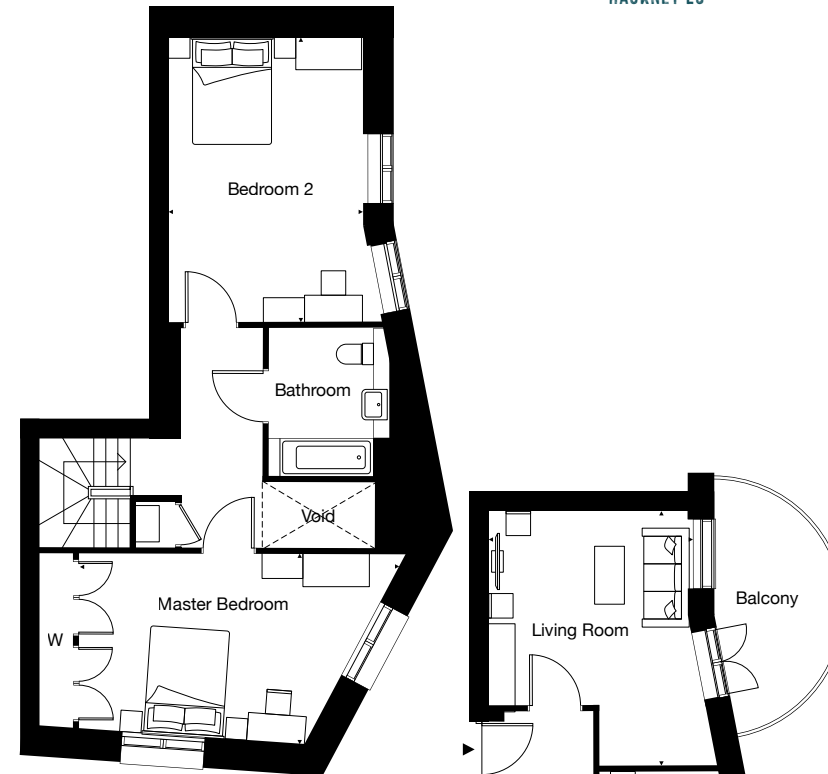
5.92m x 3.45m
19'5" x 11'3"

BEDROOM 2

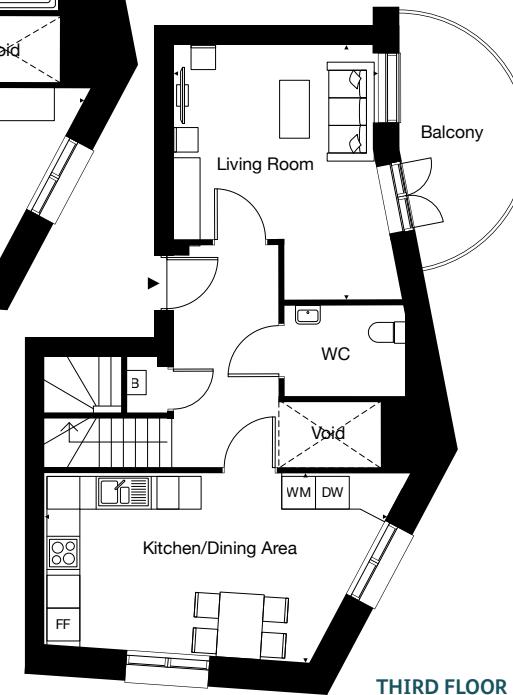
5.18m x 3.53m
16'11" x 11'6"

TOTAL AREA

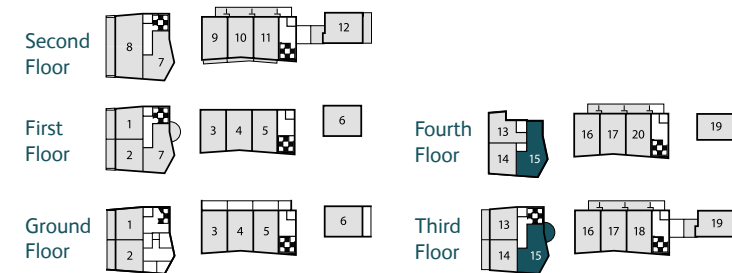
118 sq m | 1,270 sq ft



FOURTH FLOOR

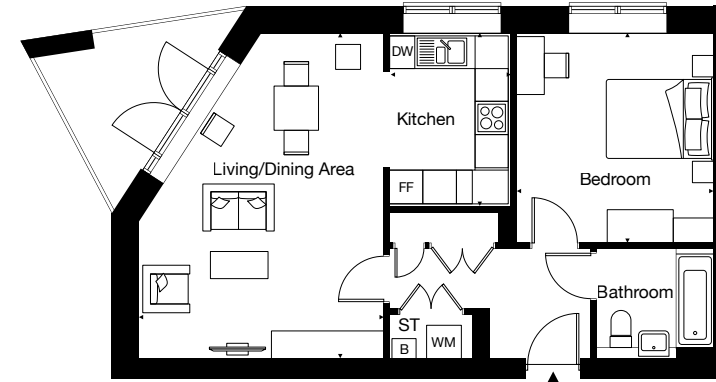
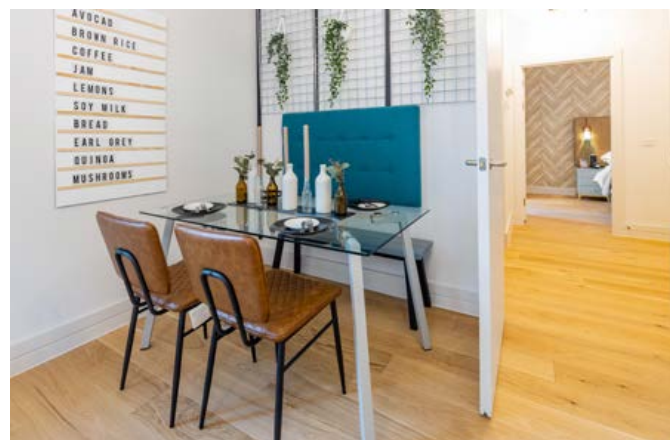


THIRD FLOOR



DW = Dishwasher FF = Fridge Freezer W = Wardrobe
WC = Cloakroom WM = Washing Machine

LYTTELTON HOUSE APARTMENTS



*PLOTS 7 & 13 ARE MIRRORED

PLOTS 1, 6, 7*, 12 & 13*

1 BEDROOM APARTMENT



LIVING/DINING AREA

5.92m x 4.46m
19'5" x 14'7"

KITCHEN

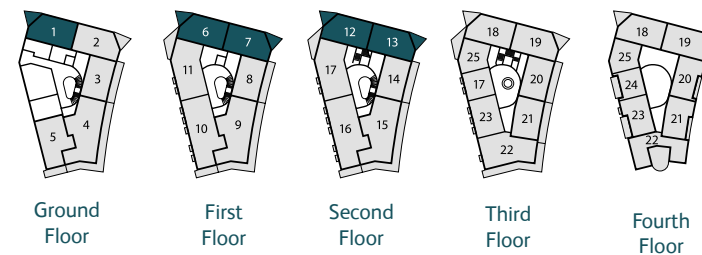
3.15m x 2.20m
10'4" x 7'2"

BEDROOM

3.82m x 3.60m
12'6" x 11'9"

TOTAL AREA

59 sq m | 635 sq ft



B = Boiler DW = Dishwasher FF = Fridge Freezer
ST = Store WM = Washing Machine

These plans are not drawn to scale and the images and measurements are to be used as a guide only.

PLOTS 8 & 14

1 BEDROOM APARTMENT



LIVING/DINING AREA

5.96m x 3.20m
19'6" x 10'5"

KITCHEN

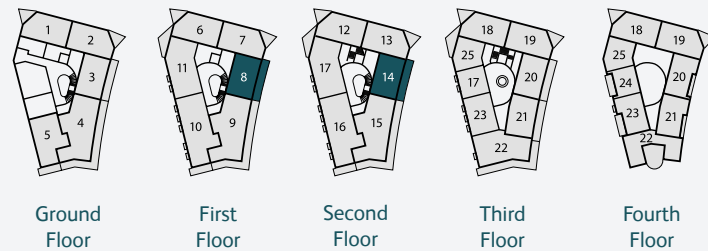
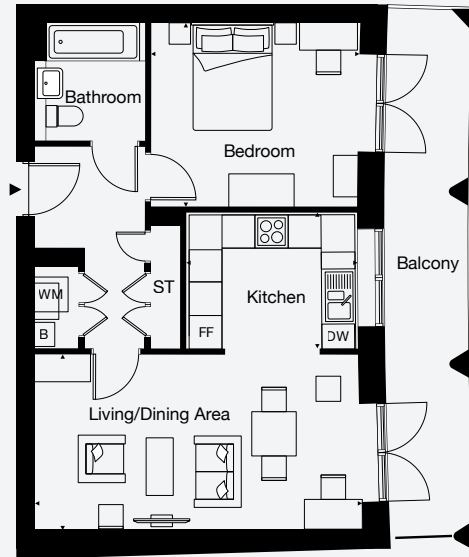
3.12m x 1.82m
10'2" x 5'11"

BEDROOM

3.81m x 3.35m
12'6" x 10'11"

TOTAL AREA

55 sq m | 592 sq ft



B = Boiler DW = Dishwasher FF = Fridge Freezer
ST = Store WM = Washing Machine

PLOTS 4 & 9

2 BEDROOM APARTMENT



LIVING/DINING AREA

4.98m x 3.59m
16'4" x 11'9"

KITCHEN

3.17m x 1.55m
10'4" x 5'1"

MASTER BEDROOM

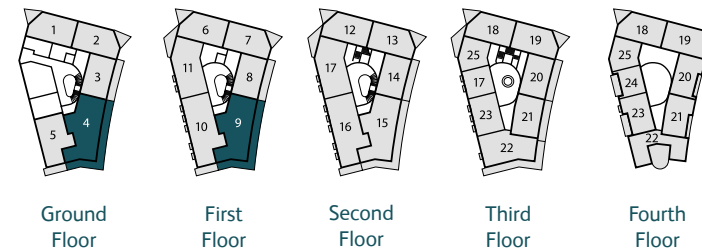
4.38m x 3.45m
14'4" x 11'3"

BEDROOM 2

4.41m x 3.46m
14'5" x 11'4"

TOTAL AREA

98 sq m | 1,054 sq ft



B = Boiler DW = Dishwasher FF = Fridge Freezer
ST = Store WC = Cloakroom WM = Washing Machine

PLOT 5

1 BEDROOM APARTMENT



LIVING/DINING AREA

5.48m x 4.00m
17'11" x 13'1"

KITCHEN

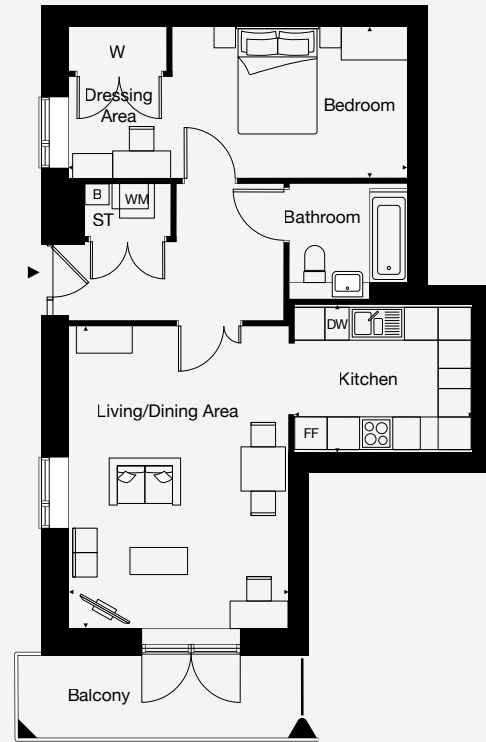
3.27m x 2.69m
10'8" x 8'9"

BEDROOM

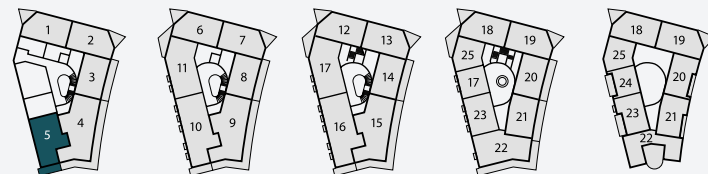
6.17m x 2.75m
20'2" x 9'0"

TOTAL AREA

65 sq m | 699 sq ft



GROUND FLOOR



Ground Floor First Floor Second Floor Third Floor Fourth Floor

B = Boiler DW = Dishwasher FF = Fridge Freezer
ST = Store W = Wardrobe WM = Washing Machine

PLOT 16

3 BEDROOM APARTMENT



LIVING/DINING AREA

7.00m x 4.00m
22'11" x 13'1"

KITCHEN

3.27m x 2.69m
10'8" x 8'9"

MASTER BEDROOM

4.00m x 3.20m
13'1" x 10'5"

BEDROOM 2

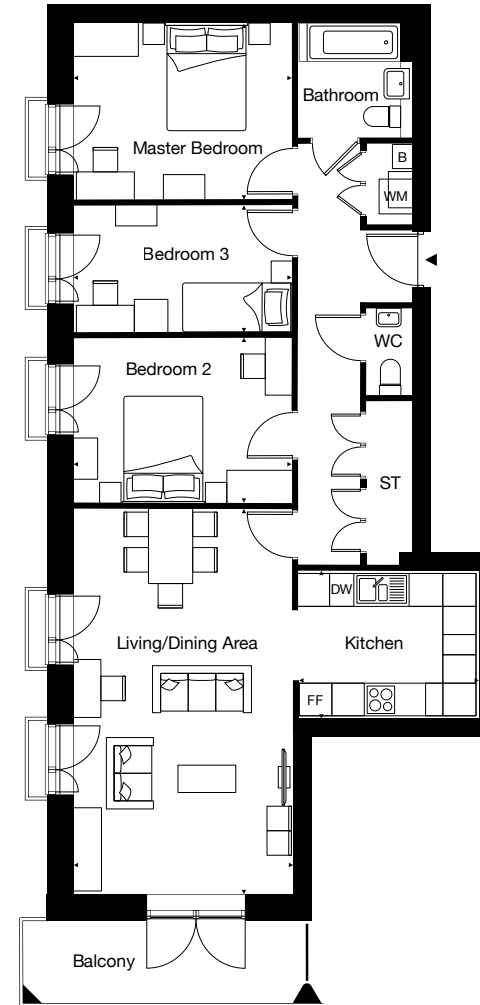
4.00m x 3.00m
13'1" x 9'10"

BEDROOM 3

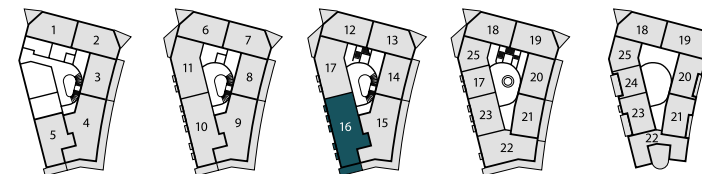
4.00m x 2.31m
13'1" x 7'6"

TOTAL AREA

96 sq m | 1,033 sq ft



SECOND FLOOR



Ground Floor First Floor Second Floor Third Floor Fourth Floor

B = Boiler DW = Dishwasher FF = Fridge Freezer
ST = Store WC = Cloakroom WM = Washing Machine

PLOTS 11 & 17

2 BEDROOM APARTMENT



LIVING/DINING AREA

5.83m x 4.94m
19'1" x 16'2"

KITCHEN

3.39m x 2.06m
11'1" x 6'9"

MASTER BEDROOM

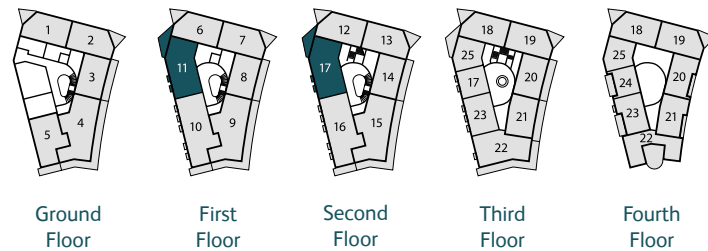
4.00m x 3.30m
13'1" x 10'9"

BEDROOM 2

4.00m x 3.12m
13'1" x 10'2"

TOTAL AREA

82 sq m | 882 sq ft



B = Boiler DW = Dishwasher FF = Fridge Freezer
ST = Store WM = Washing Machine

PLOT 15

3 BEDROOM APARTMENT



LIVING/DINING AREA

5.01m x 3.59m
16'5" x 11'9"

KITCHEN

3.17m x 1.55m
10'4" x 5'1"

MASTER BEDROOM

3.90m x 3.29m
12'9" x 10'9"

BEDROOM 2

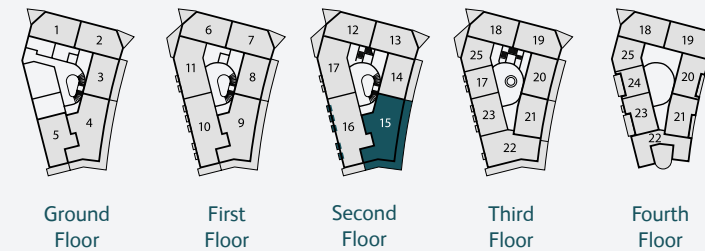
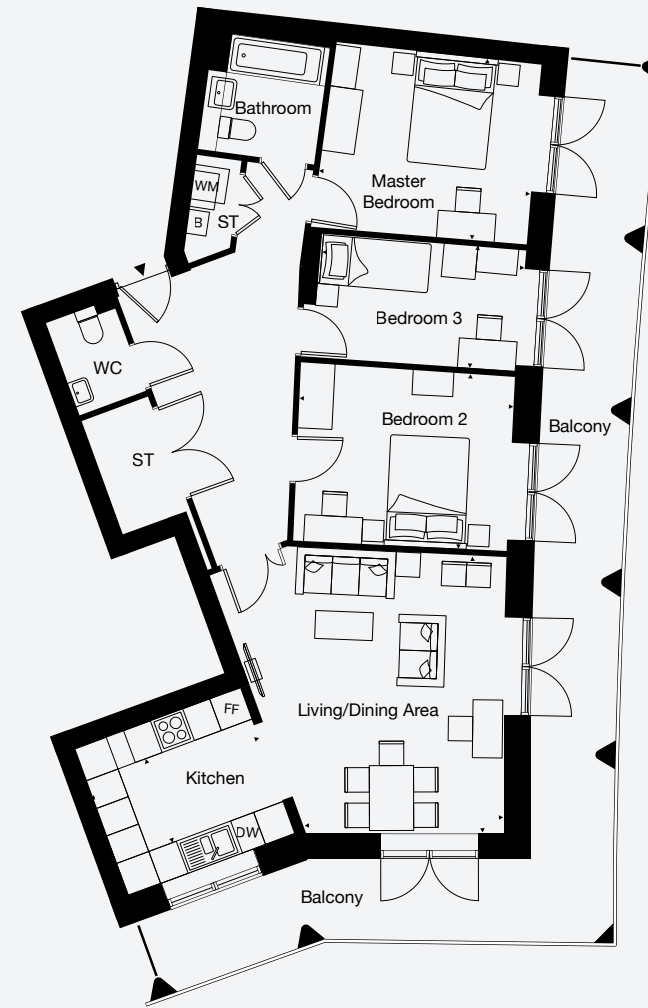
3.92m x 3.16m
12'10" x 10'4"

BEDROOM 3

3.68m x 2.20m
12'0" x 7'2"

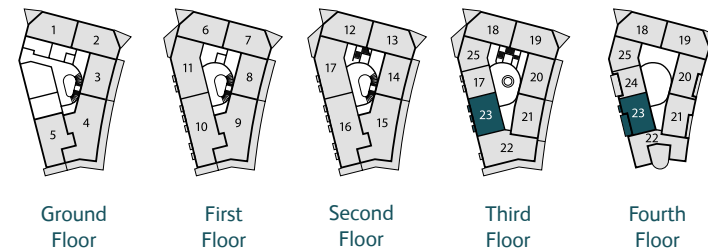
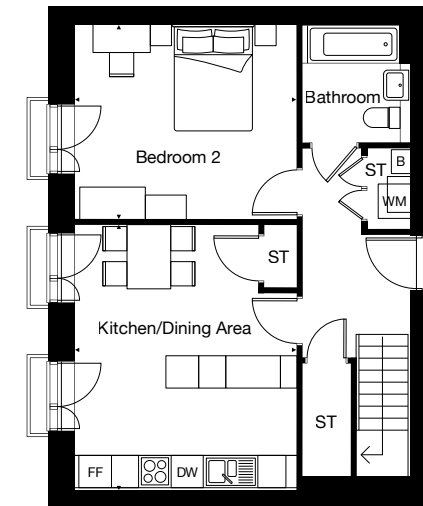
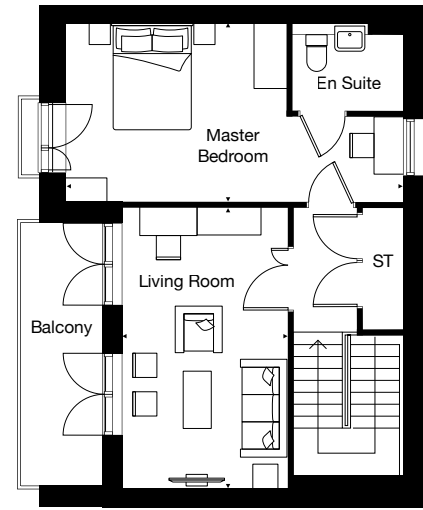
TOTAL AREA

99 sq m | 1,065 sq ft



B = Boiler DW = Dishwasher FF = Fridge Freezer
ST = Store WC = Cloakroom WM = Washing Machine

LYTTELTON HOUSE DUPLEX



PLOT 23

2 BEDROOM DUPLEX



LIVING ROOM

7.10m x 3.91m
16'9" x 9'9"

KITCHEN/DINING AREA

4.88m x 4.07m
16'0" x 13'5"

MASTER BEDROOM

4.05m x 3.29m
13'2" x 10'7"

BEDROOM 2

4.07m x 3.56m
13'5" x 11'6"

TOTAL AREA

102 sq m | 1,097 sq ft

B = Boiler DW = Dishwasher FF = Fridge Freezer

ST = Store WM = Washing Machine

WE
BELIEVE
THAT

QUALITY
IS KEY

KITCHEN

- Handleless White Super Matt units from Howdens
- Caesarstone worktop in 2003 Concrete
- Integrated oven, hob, dishwasher and fridge freezer
- Washer/dryer
- Extractor hood
- Under cabinet lighting
- Recessed LED downlights
- White Johnson's tiles on walls
- Oak flooring

LIVING/DINING AREA

- Oak flooring
- Pendant light

BATHROOM/SHOWER ROOM

- Full wall mirror over countertop
- White Johnson's tiles on walls
- Chrome towel rail
- Light grey Johnson floor tiles with grip finish
- White Armitage Shanks suite
- Thermostatic bath mixer tap with shower over
- Frameless glass shower screen
- Recessed LED downlights

BEDROOM

- Oak flooring
- Pendant light

GENERAL

- External lighting on balcony/terrace
- Gas central heating
- Walls are finished in Dulux Brilliant White – Vinyl Matt
- Built-in storage

Specification is subject to minor change. Please speak to a Sales Executive for details.

How much will it cost?

Non-refundable Reservation Fee
If we are able to offer you a property we will ask you to pay £500 to reserve it. This is deducted from the final price of your purchase at completion.

BUYING WITH SHARED OWNERSHIP AND HOW IT WORKS

What is Shared Ownership?

Shared Ownership* is a part-buy, part-rent way of owning your own home. By purchasing a share of a new home the deposit and mortgage you need will be less than if you were to buy the home in full on the open market. The initial share you can buy is between 25% and 75%, with the rest owned by the Council.

You will raise a mortgage to buy the maximum share that you can afford and pay rent on the remaining share you don't own. The monthly costs will usually be less than if you were buying the property outright or privately renting a comparable property.

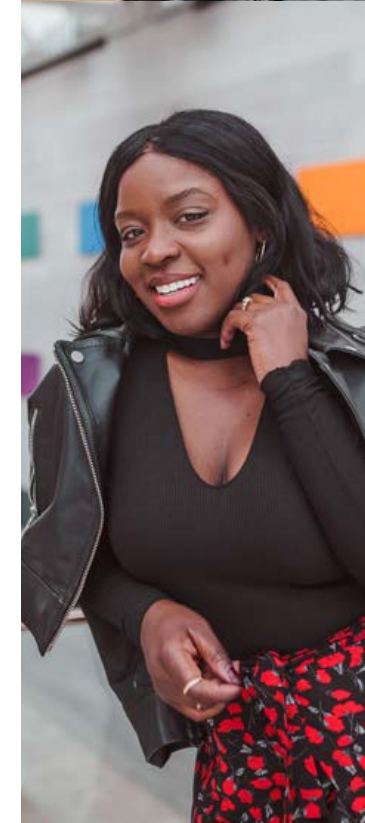
You only buy what you can afford initially so that you don't overstretch yourself financially. After one year of ownership, you can buy more shares when you can afford to, or simply sell your share when you want to move.

You will also pay a charge for the maintenance of the building and communal parts, known as a service charge.

Why choose Shared Ownership?

Shared Ownership is popular because it gives people an affordable way into home ownership, and overall monthly costs are usually less than you would pay in rent for an equivalent property on the open market.

*Shared Ownership – Terms and conditions apply.



Property Valuation

The amount you have to pay varies and in some cases additional fees may be required by your mortgage provider. Always ask your mortgage provider or mortgage adviser for a schedule of fees up front.

Legal Fees

You will need to instruct a solicitor to act on your behalf. Legal fees vary, so always ask for an estimate first. A solicitor who has experience of dealing with shared ownership sales will be able to give you a realistic quote or a fixed fee proposal.

Stamp Duty

Stamp Duty will vary depending on the size of the share you buy and how you chose to pay it. Your solicitor will calculate this for you.

FRAMPTON PARK ESTATE

DESPITE A CONTINUED LACK OF INVESTMENT FROM GOVERNMENT, WE'RE DELIVERING HUGELY AMBITIOUS PLANS TO

#HACKNEYISBUILDING

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TO FIND OUT MORE VISIT
WWW.HACKNEY.GOV.UK/BUILDING

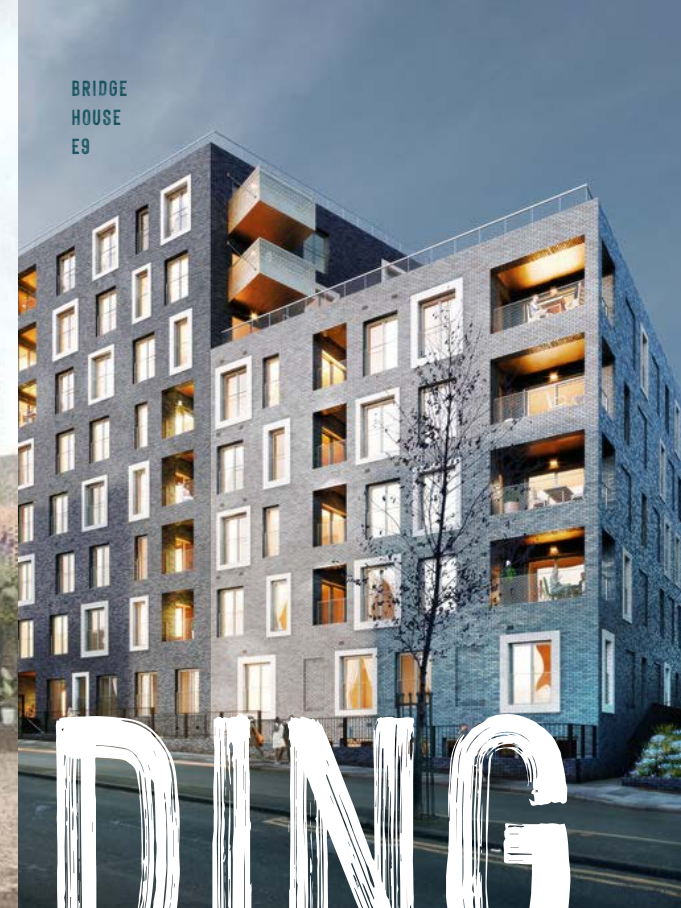


All content within this document is indicative only. Hackney Council reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. August 2020.

MANDEVILLE STREET E5



BRIDGE HOUSE E9



PEDRO STREET E5



COVILLE E1



FRAMPTON PARK
ESTATE HACKNEY
LONDON E9

sales@hackney.gov.uk

020 8356 3840

www.hackneysales.org

A development by:

