



256 CHURCH ROAD  
LEYTON E10 7JG

PRELIMINARY SALES PACK



AN EXCEPTIONAL OFF PLAN OPPORTUNITY FOR OWNER/OCCUPIERS  
AND INVESTORS ALIKE.





# The development

256 CHURCH ROAD • LEYTON E10



Computer generated image, precise architectural details may vary.

This striking development is set to become a new landmark for luxury living in Leyton, offering 38 highly specified 1, 2 & 3 bedroom apartments together with two superlative 3 bedroom town houses.





## The location

256 CHURCH ROAD • LEYTON E10

The development occupies a corner site fronting both Church Road and Tallack Road with access to the apartments from Tallack Road.

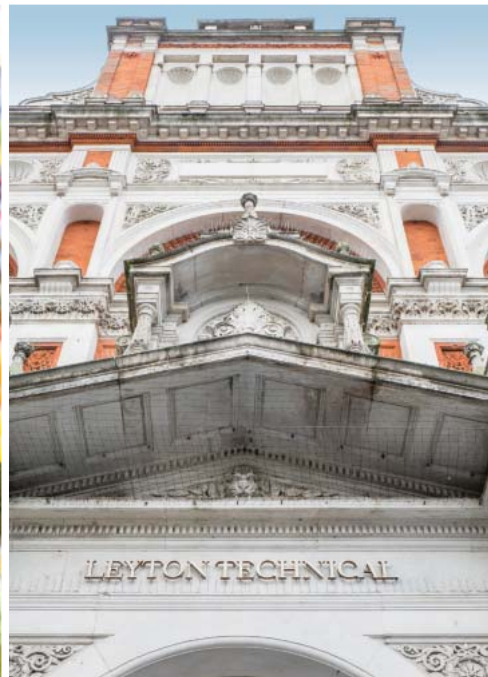
The location enjoys excellent road, rail and tube connections with both Central line and Victoria line services within 30 minutes walk.

Nearer still - around 15 minutes walk away lies Lea Bridge station operating an 8 minute service into Stratford.

### LOCATION FEATURES INCLUDE:

- Fast primary road connections - Waterworks Corner (A406/A503) 12 minutes, Green Man Roundabout (A11/A12) 12 minutes, M11 (J4) Charlie Brown's Roundabout 16 minutes.
- Convenient for Central line services from Leyton - Liverpool Street 11 minutes, Bank 13 minutes.
- Victoria line services from Walthamstow Central include Kings Cross/St Pancras in 15 minutes and Oxford Circus in 20 minutes.
- Fast and direct access to the Queen Elizabeth Olympic Park, Westfield and Stratford's buzzing nightlife, entertainment and restaurants.
- 8 minutes via Lea Bridge mainline into Stratford - connecting to tube, overground, DLR and Crossrail Services.





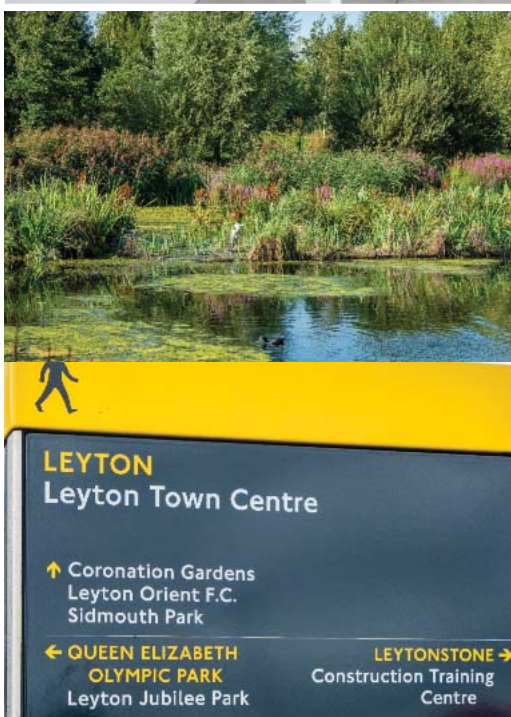
# The lifestyle

256 CHURCH ROAD • LEYTON E10

Today, Leyton offers cosmopolitan living in a district that is seeing significant regeneration - as the focus of London shifts to the East.

The area boasts comprehensive brand name shopping, retail parks, a plethora of parkland, fine educational facilities together with a superb transport infrastructure.

Everything in place for a luxurious lifestyle at 256 Church Road.





# Proposed site plan

256 CHURCH ROAD • LEYTON E10



The development will be extensively landscaped with ground level communal courtyard gardens and a roof terrace garden at 4th floor level for the use of residents in core C. Each home has also been designed to incorporate either a private balcony, terrace or garden.

# Block floor plans

256 CHURCH ROAD • LEYTON E10



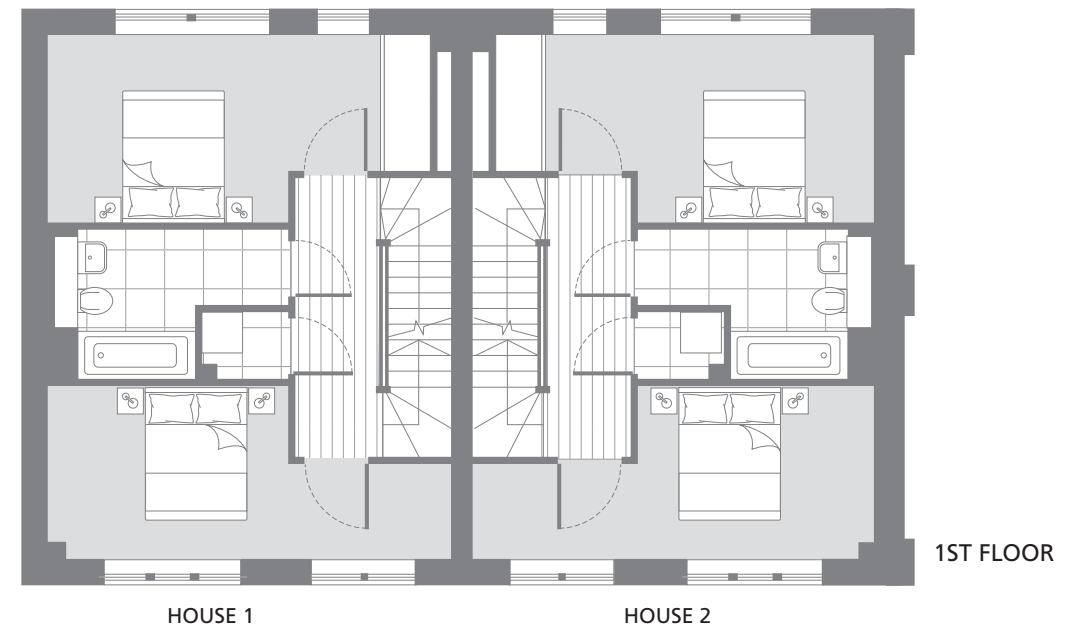
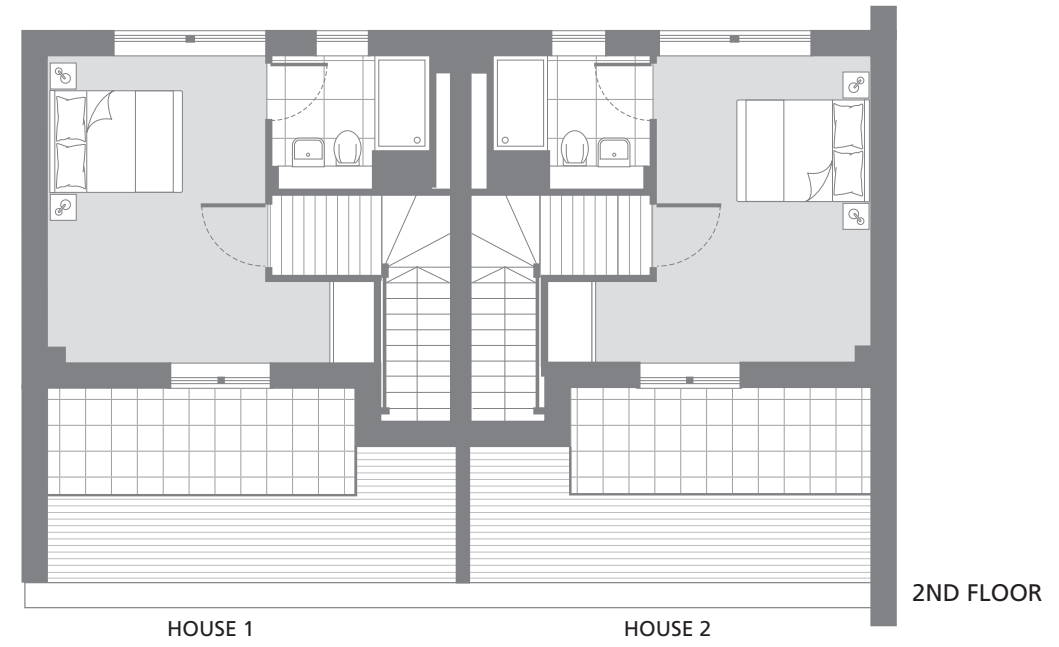
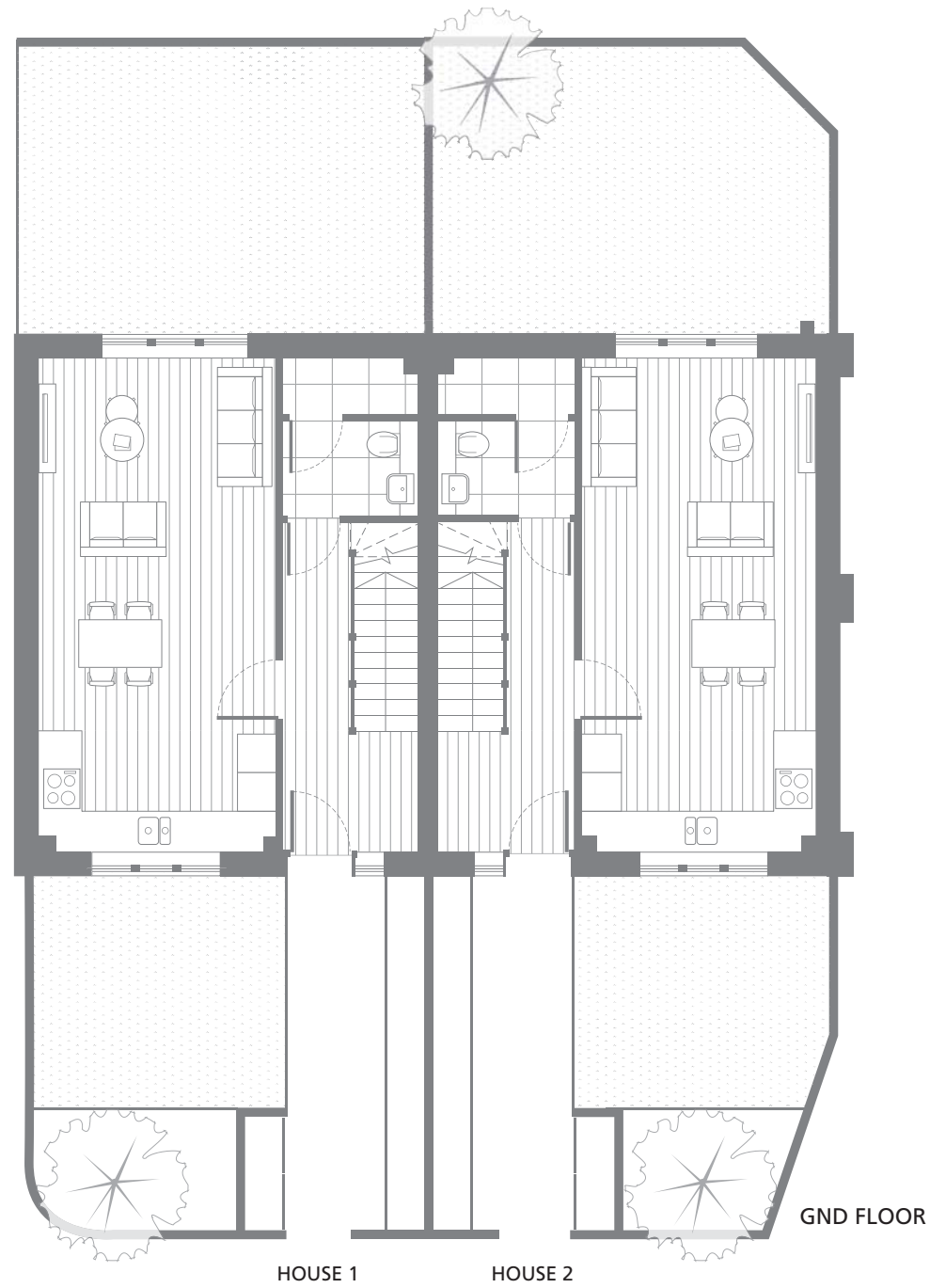
## DEVELOPMENT FEATURES INCLUDE:

- A choice of 1, 2 & 3 bedroom apartment styles.
- Two executive 3 bedroom town houses with private gardens and upper floor terrace space.
- Three individual apartment cores, each accessible at ground level.
- Selected apartments with private entrances fronting Tallack Road.
- Vehicular access to the rear of the building with disabled parking facilities.
- Extensive landscaped communal courtyard gardens.
- Roof garden at 4th floor level for the exclusive use of residents in core C.
- All apartments to benefit from either a private balcony, terrace or garden area.
- Residents lift serving all apartment levels from each core.



Computer generated images showing communal rear gardens and townhouse façade.

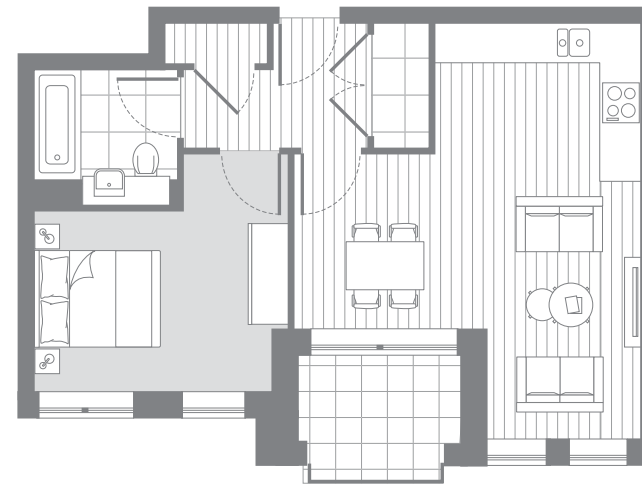
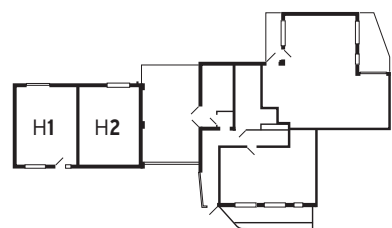
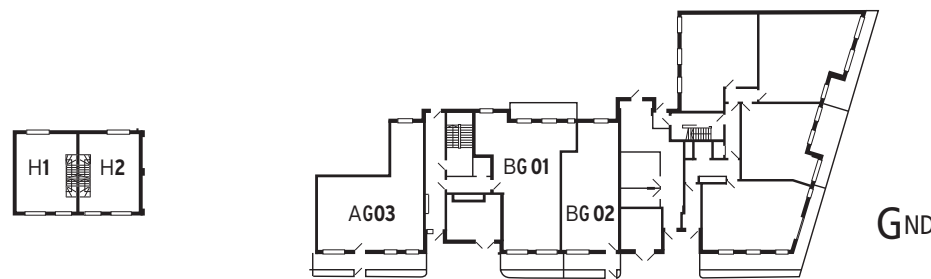
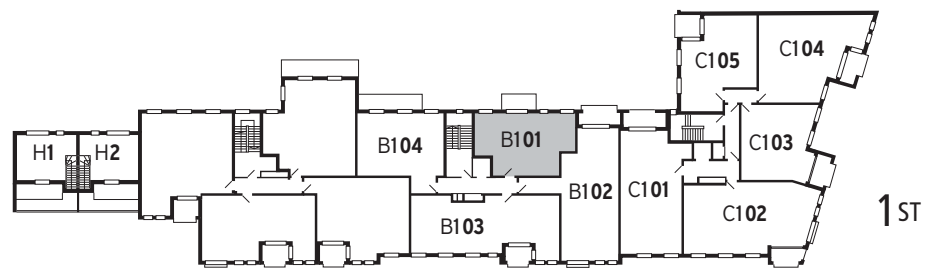
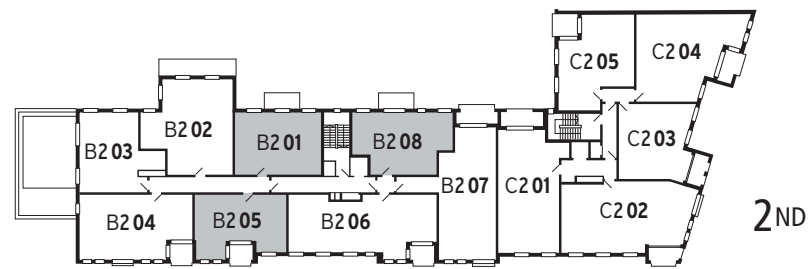
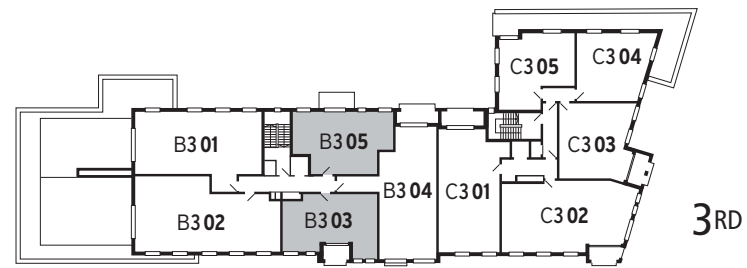
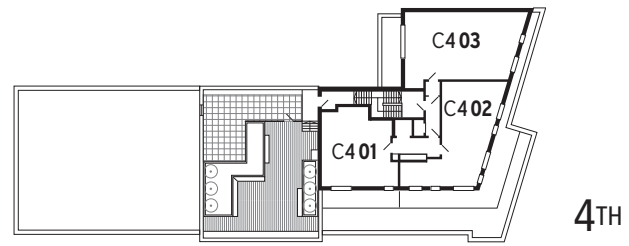
# Town Houses



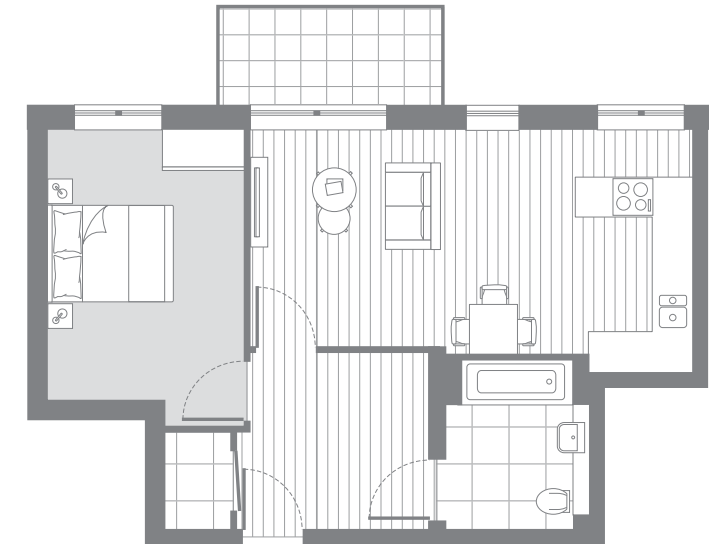
	SQ.M.	SQ.FT.		SQ.M.	SQ.FT.
<b>HOUSE 1</b>			<b>HOUSE 2</b>		
Interior area	113.7	1224	Interior area	113.5	1222
Exterior area	72.7	783	Exterior area	70.8	762



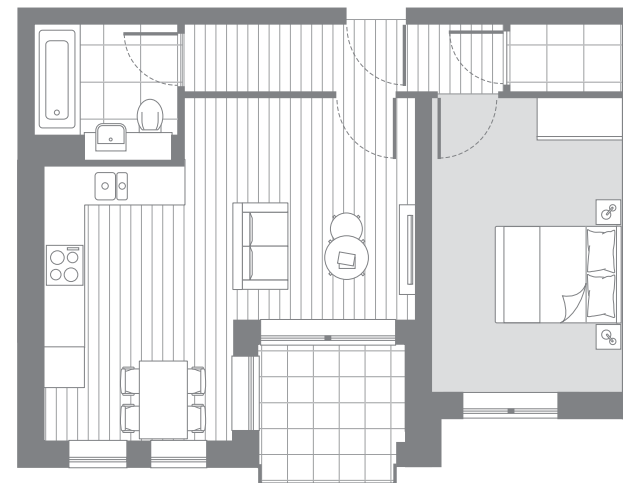
# 1 Bed apartments



B303	SQ.M.	SQ.FT.
Interior area	50.1	540
Exterior area	4.7	50



B101 B208 B305	SQ.M.	SQ.FT.
Interior area	53.6	577
Exterior area	5.1	55



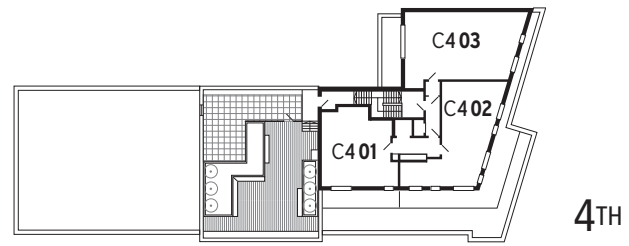
B205	SQ.M.	SQ.FT.
Interior area	50.0	538
Exterior area	4.9	53



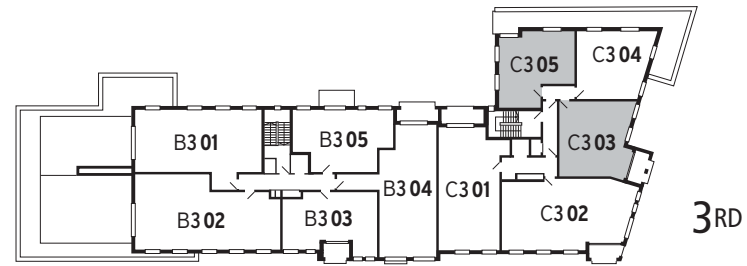
B201	SQ.M.	SQ.FT.
Interior area	52.3	563
Exterior area	5.4	58



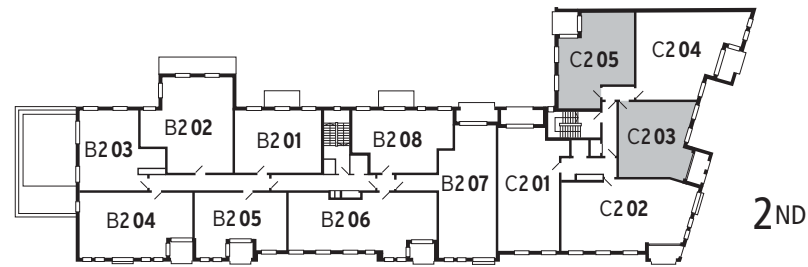
# 1 Bed apartments



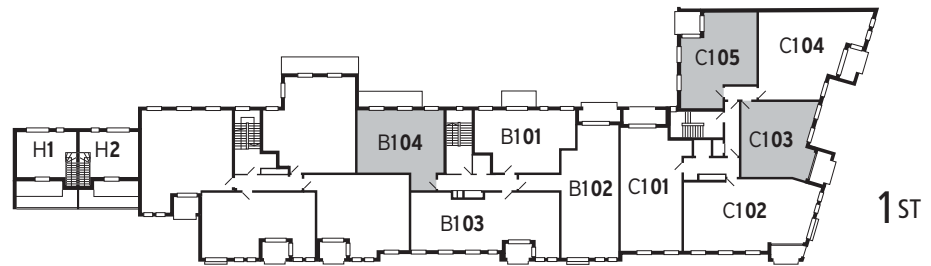
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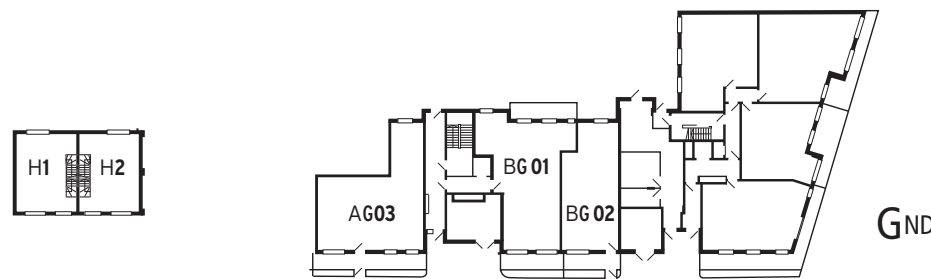
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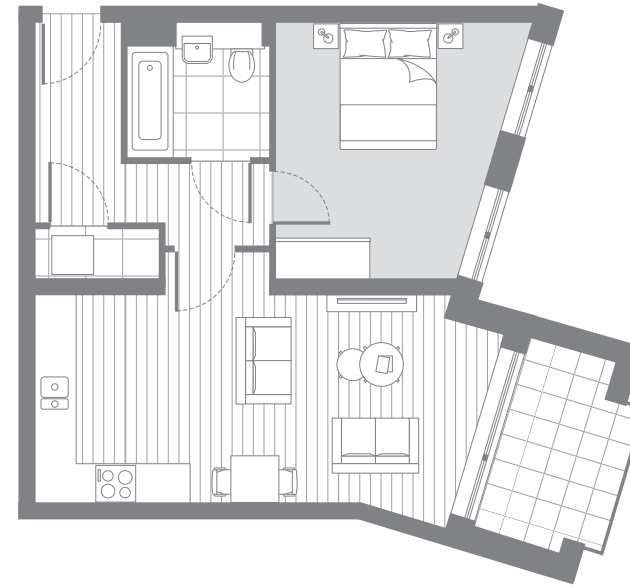
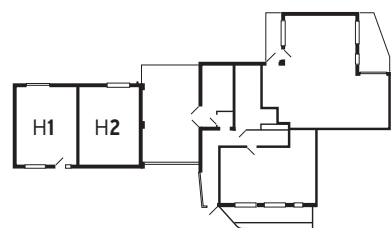
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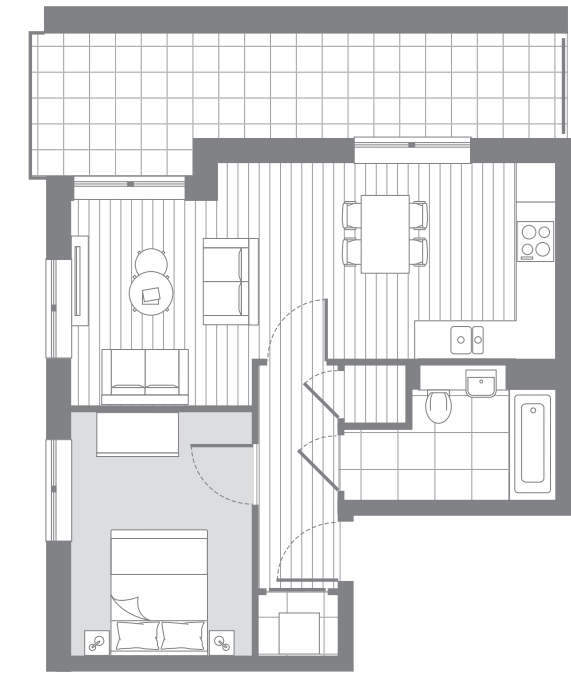
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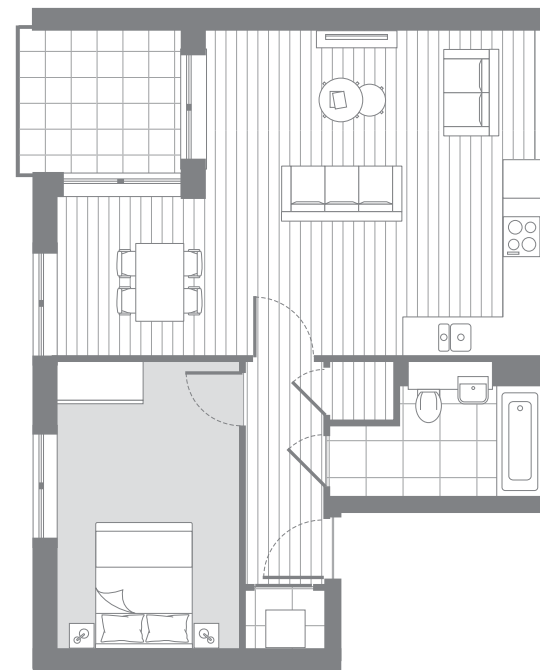
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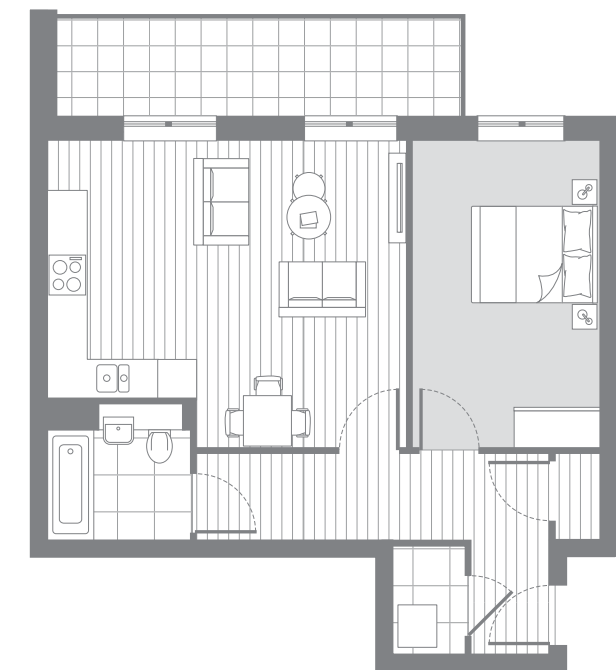
C103	C203	C303	SQ.M.	SQ.FT.
Interior area			51.7	557
Exterior area			5.7	61



C305	SQ.M.	SQ.FT.
Interior area	47.3	509
Exterior area	14.7	158



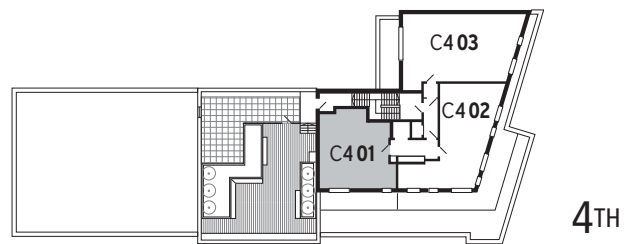
C105	C205	SQ.M.	SQ.FT.
Interior area		57.7	621
Exterior area		5.5	59



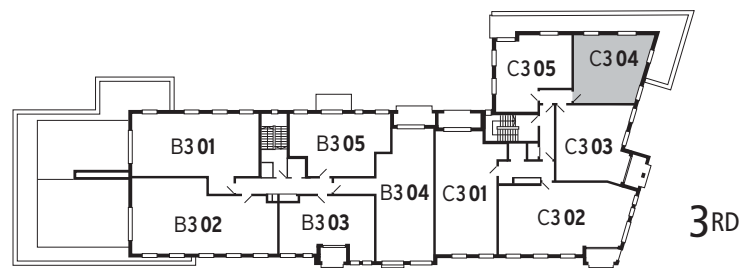
B104	SQ.M.	SQ.FT.
Interior area	56.6	609
Exterior area	9.4	101



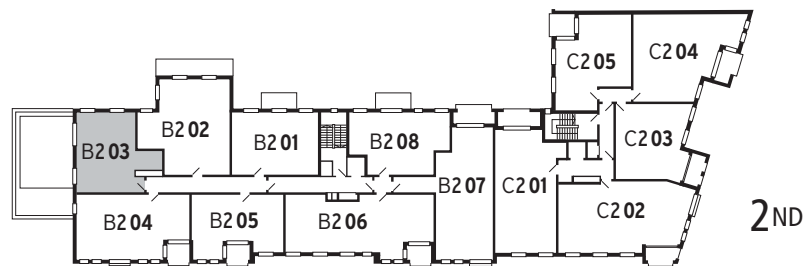
# 1 Bed apartments



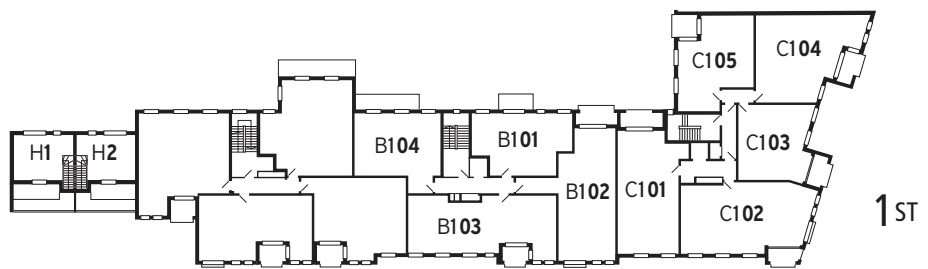
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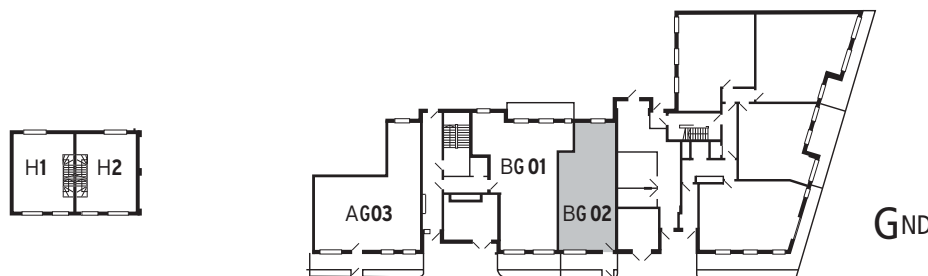
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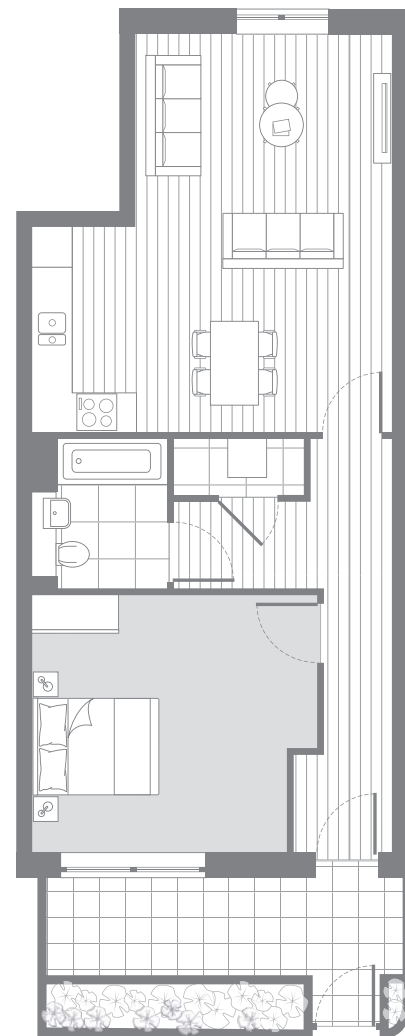
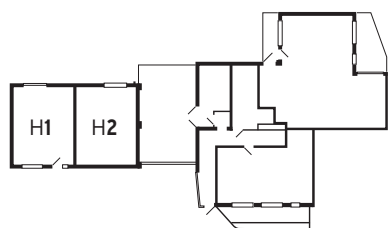
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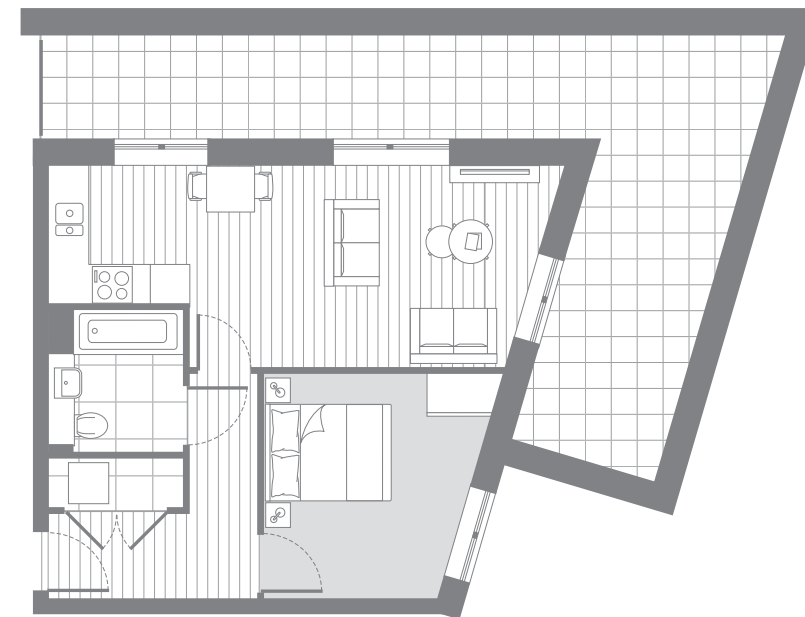
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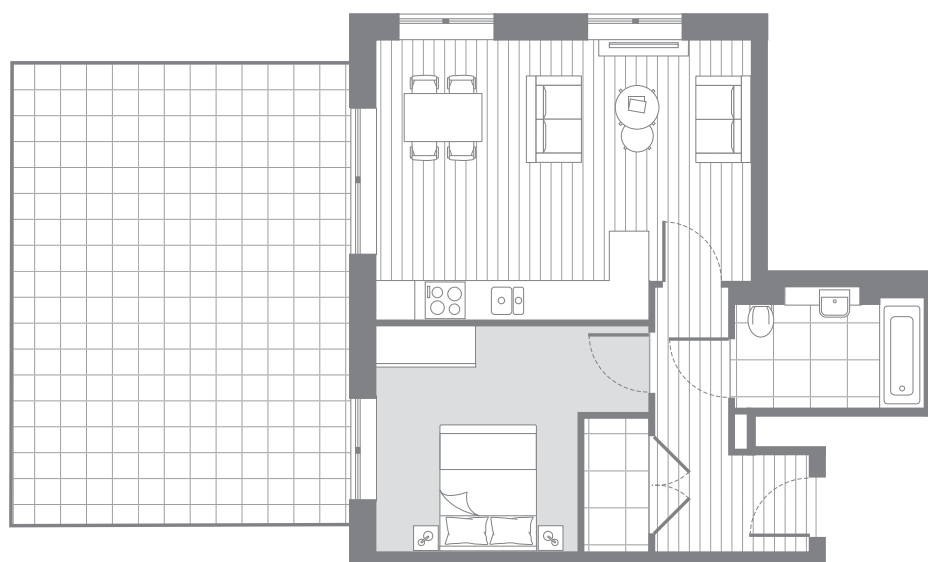
G<sup>ND</sup>



BG02	SQ.M.	SQ.FT.
Interior area	65.2	702
Exterior area	9.1	98



C304	SQ.M.	SQ.FT.
Interior area	46.8	504
Exterior area	30.3	326



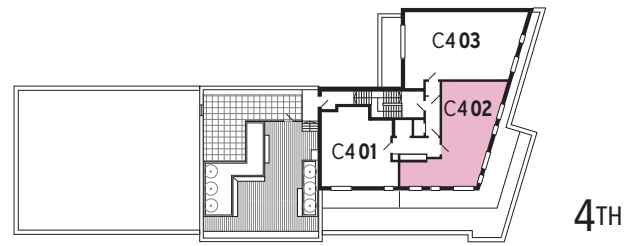
B203	SQ.M.	SQ.FT.
Interior area	52.0	560
Exterior area	38.2	411



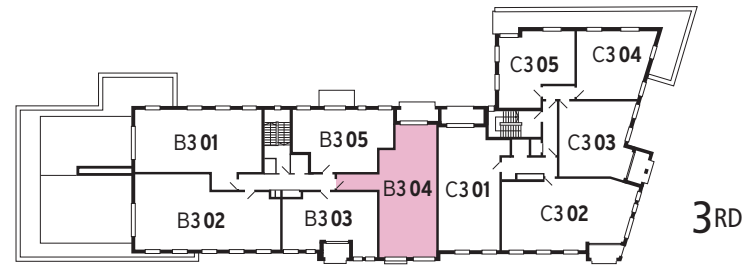
C401	SQ.M.	SQ.FT.
Interior area	52.0	560
Exterior area	12.9	139



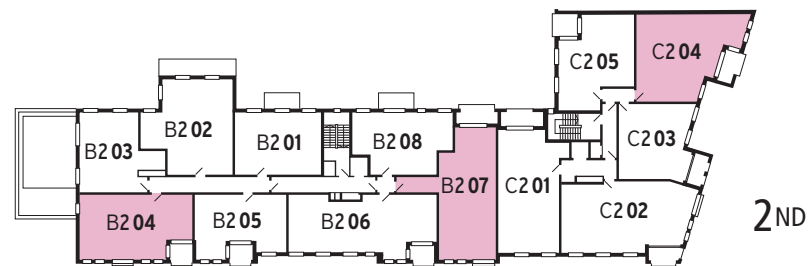
# 2 Bed apartments



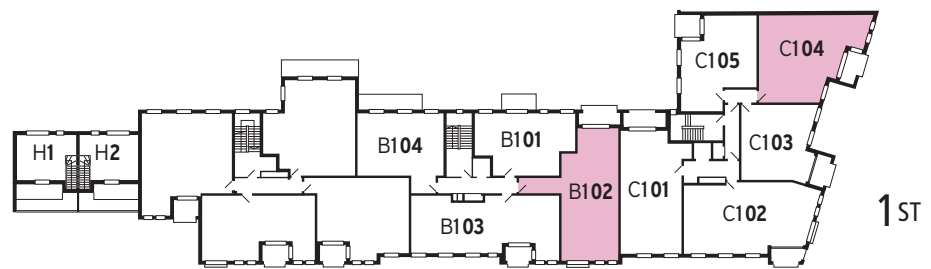
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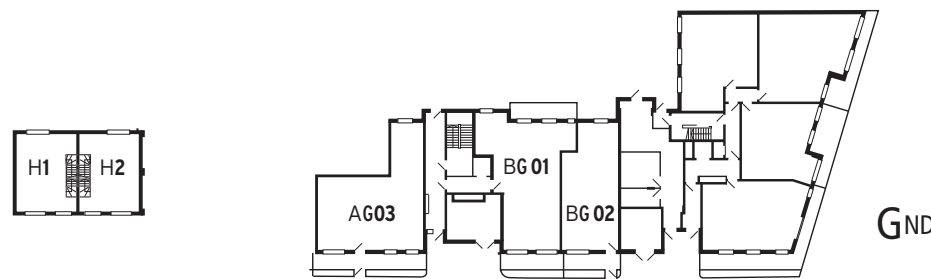
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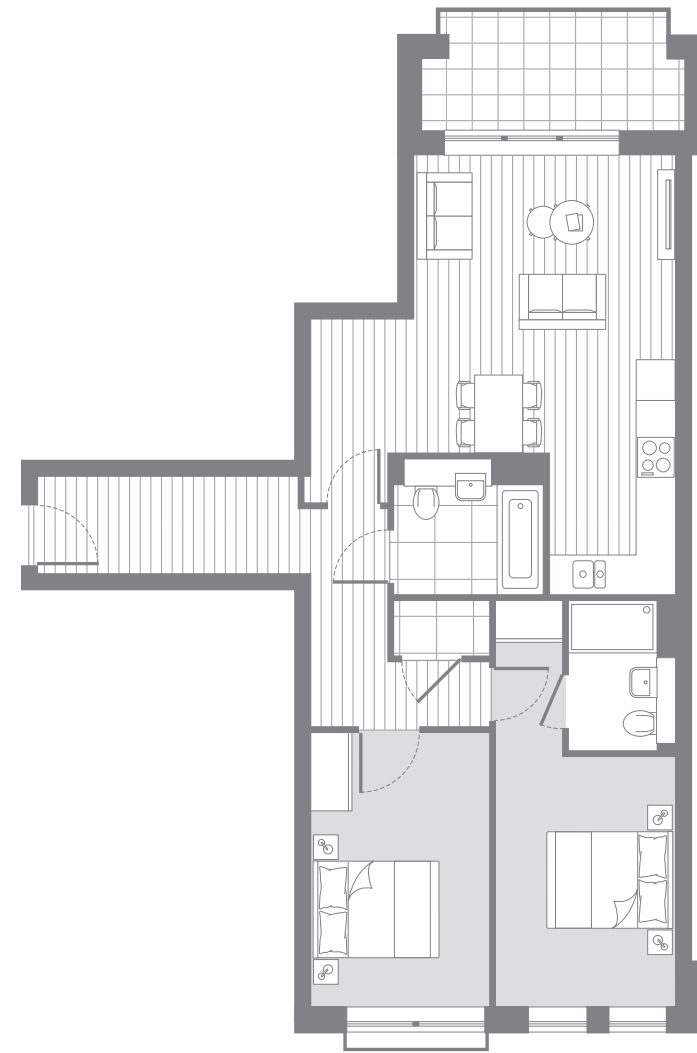
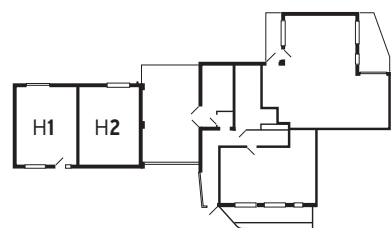
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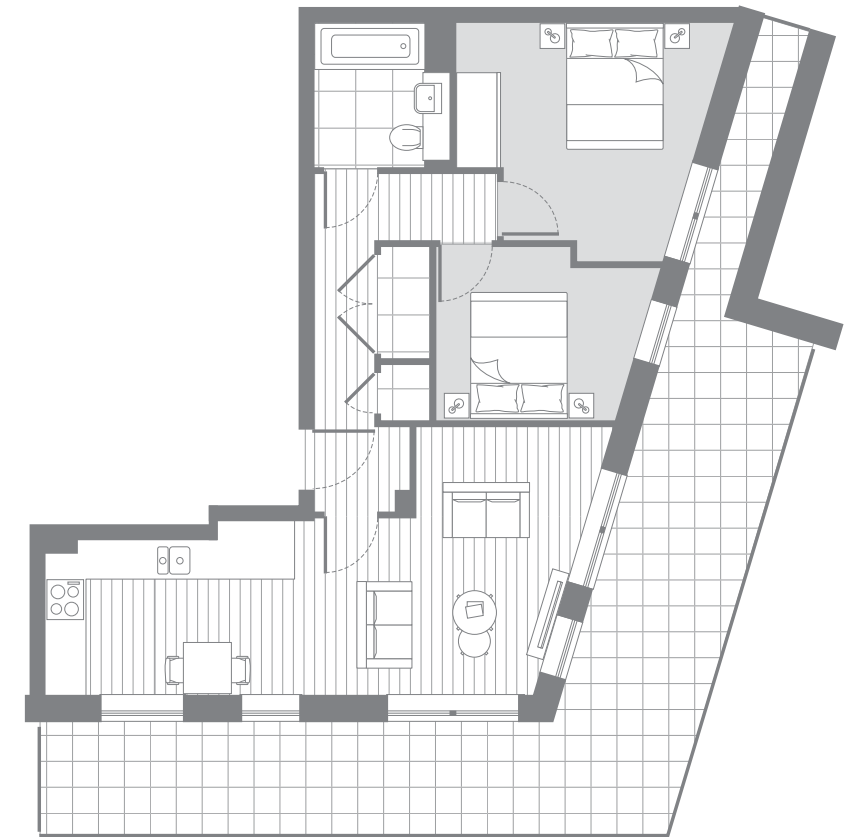
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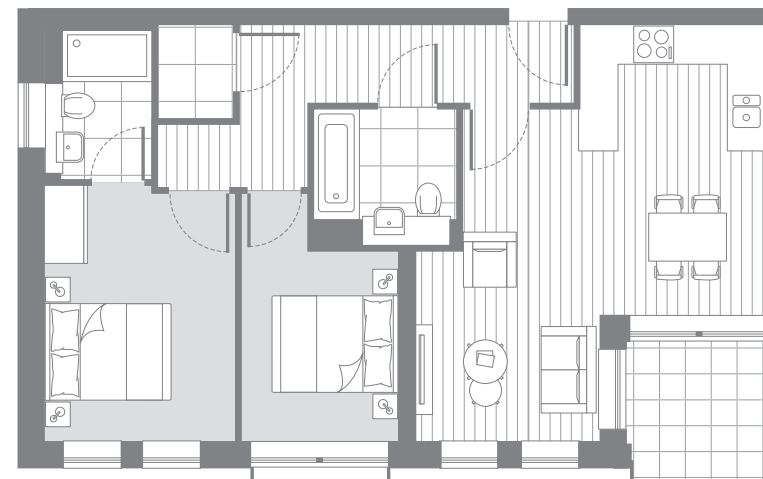
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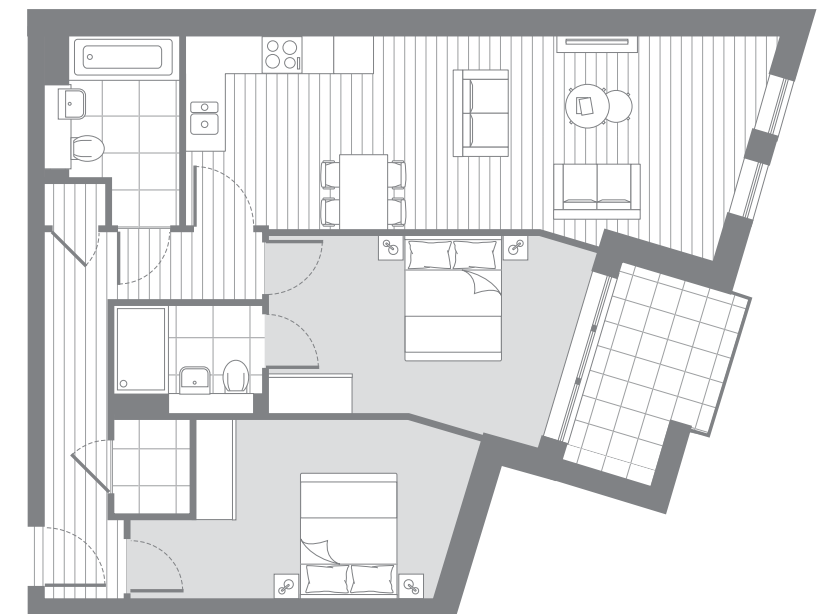
B102 B207 B304	SQ.M.	SQ.FT.
Interior area	76.1	819
Exterior area	7.1	76



C402	SQ.M.	SQ.FT.
Interior area	61.8	665
Exterior area	34.7	374



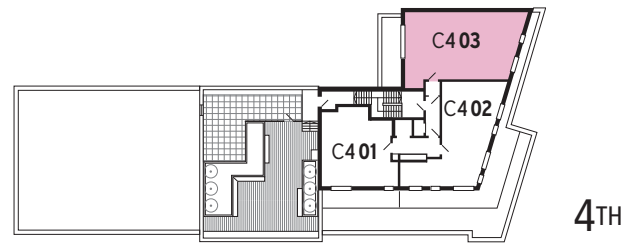
B204	SQ.M.	SQ.FT.
Interior area	66.7	717
Exterior area	4.8	52



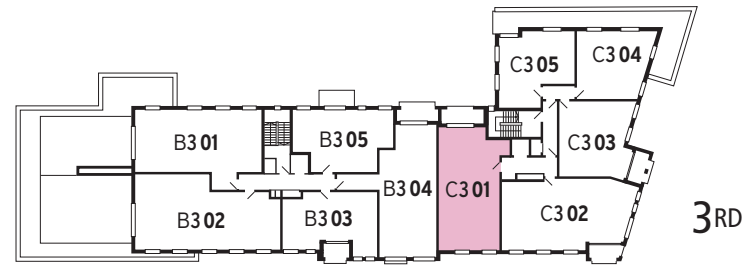
C104 C204	SQ.M.	SQ.FT.
Interior area	75.9	817
Exterior area	6.0	65



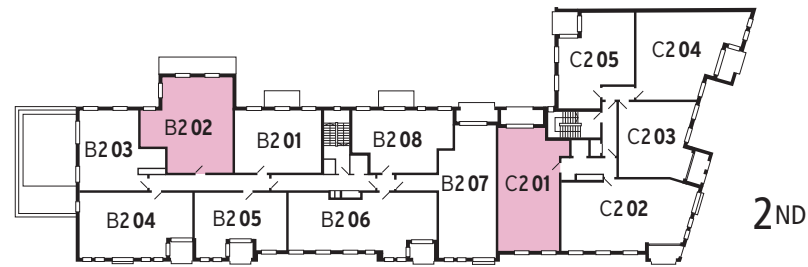
# 2 Bed apartments



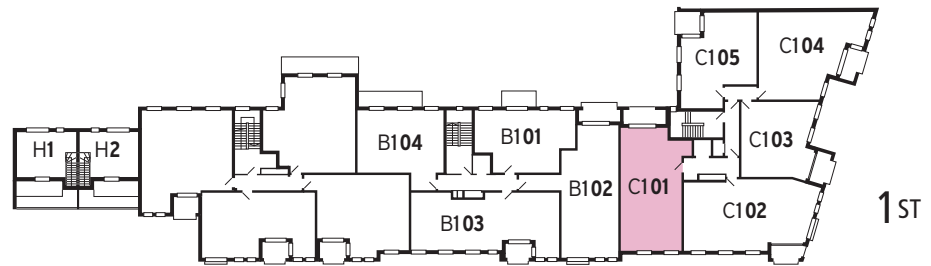
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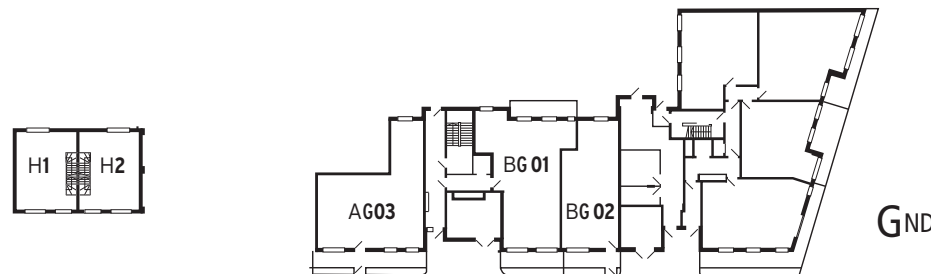
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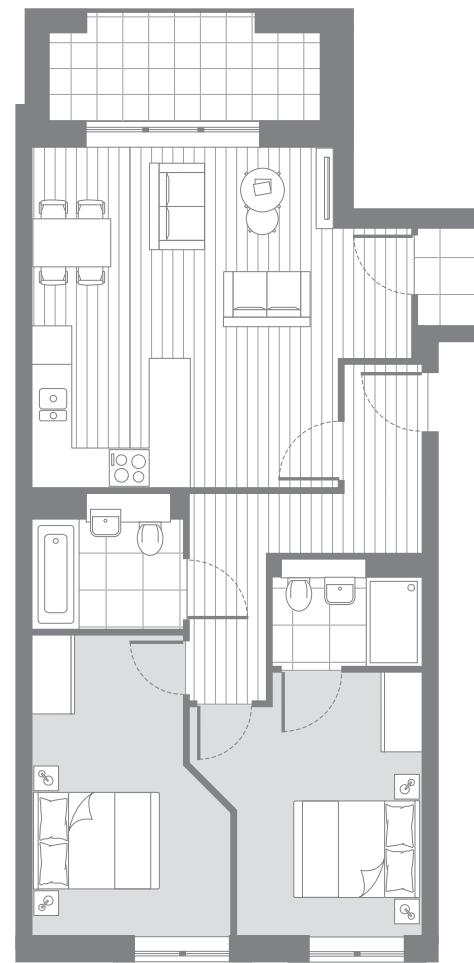
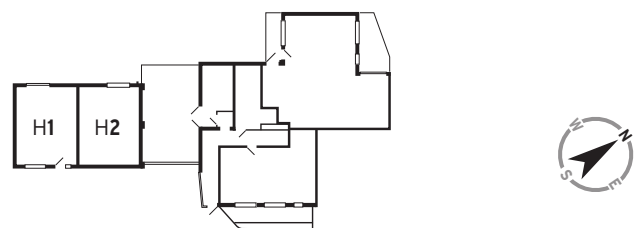
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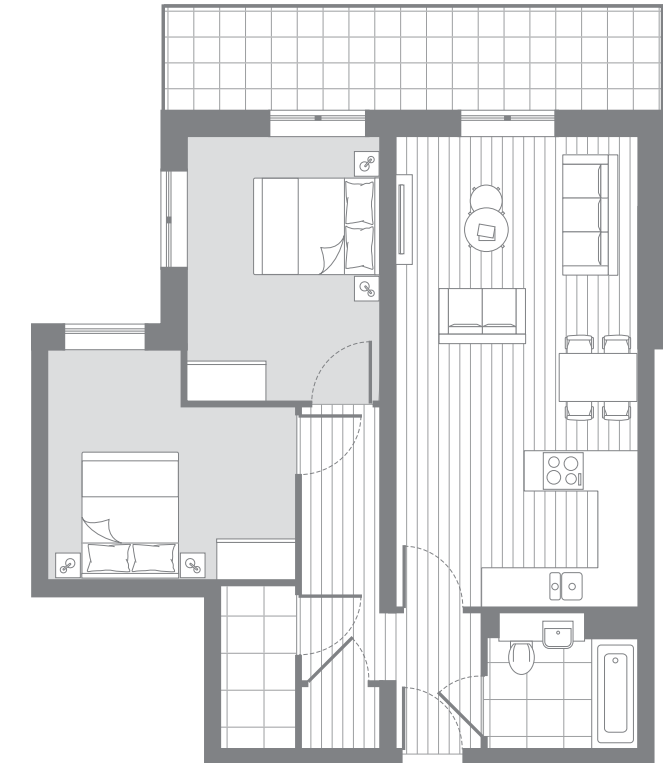
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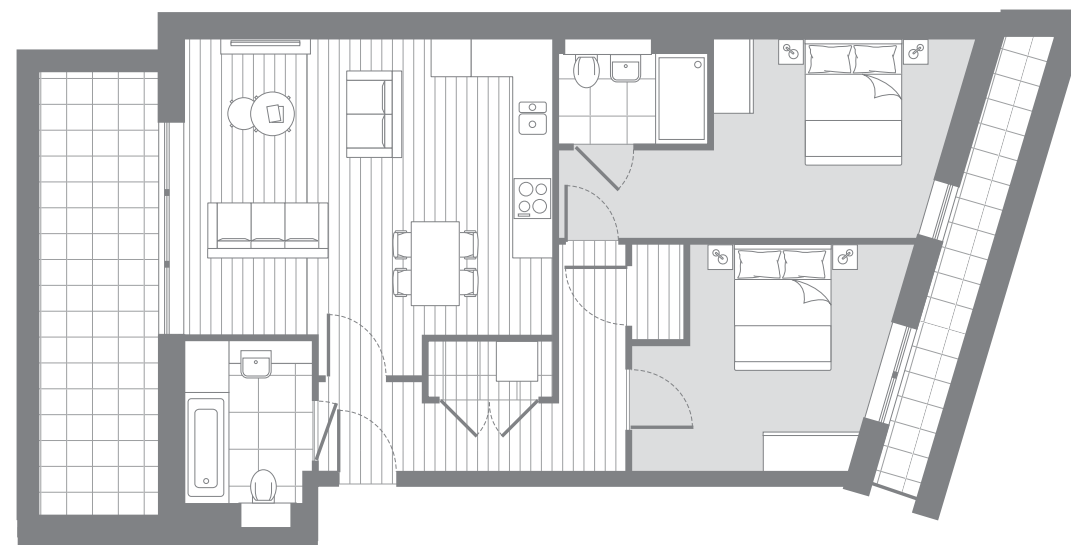
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C101	C201	C301	SQ.M.	SQ.FT.
Interior area			73.2	788
Exterior area			6.6	71

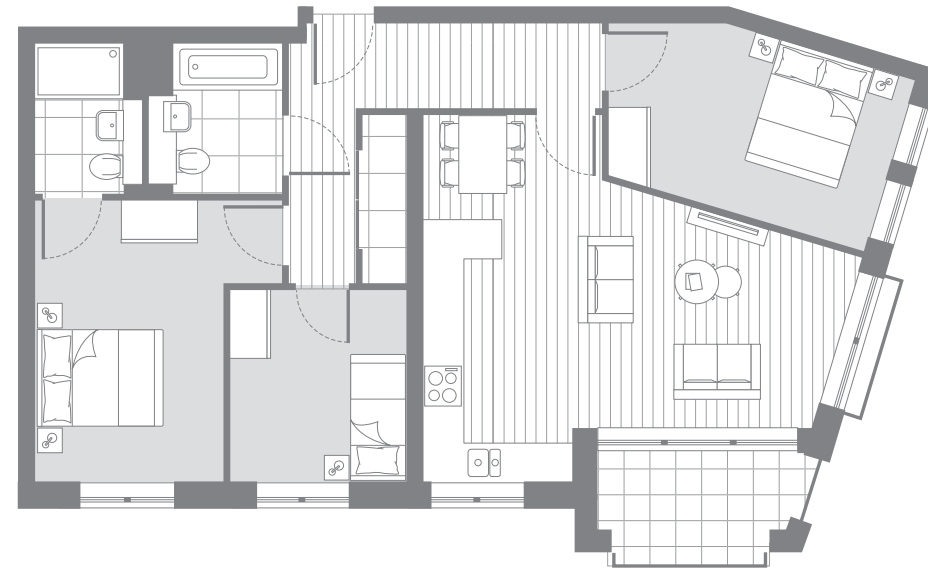
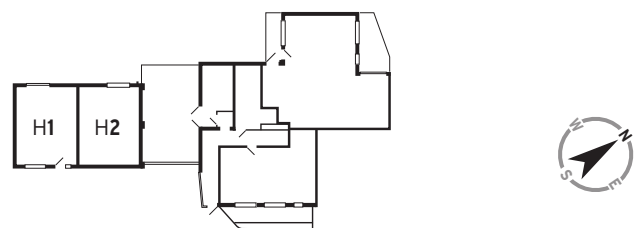
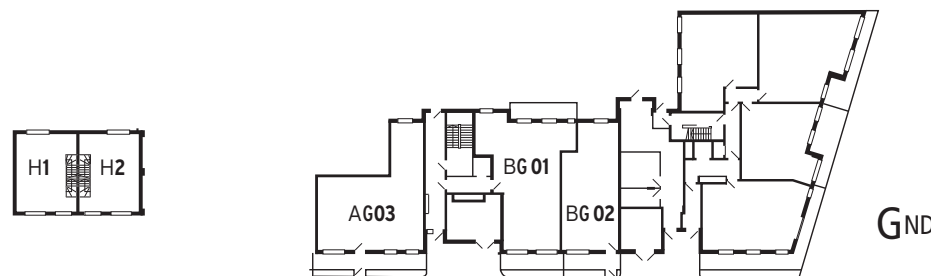
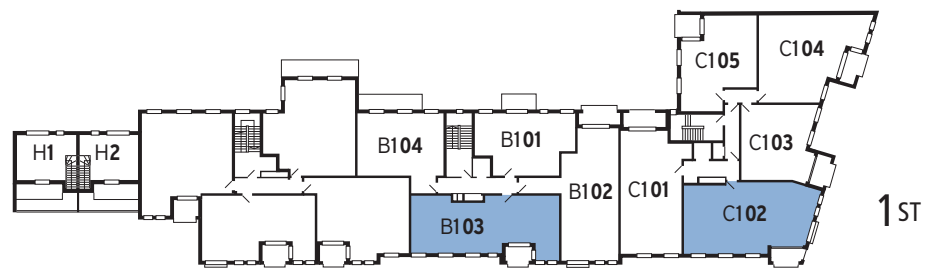
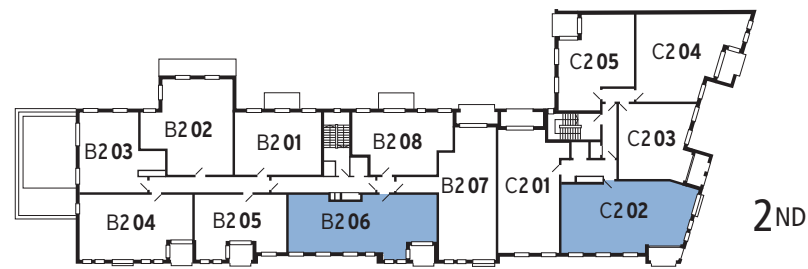
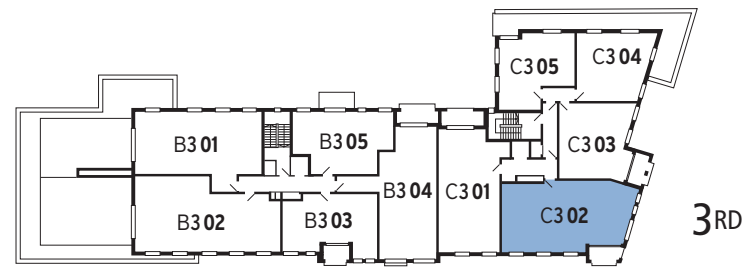
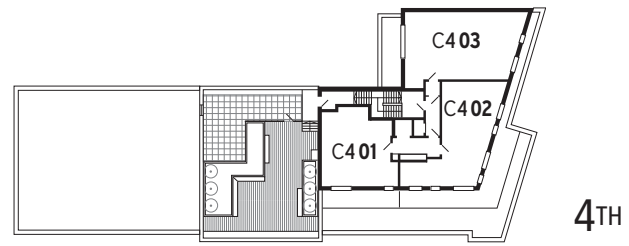


B202	SQ.M.	SQ.FT.
Interior area	72.0	775
Exterior area	11.9	128



C403	SQ.M.	SQ.FT.
Interior area	77.1	830
Exterior area	18.3	197

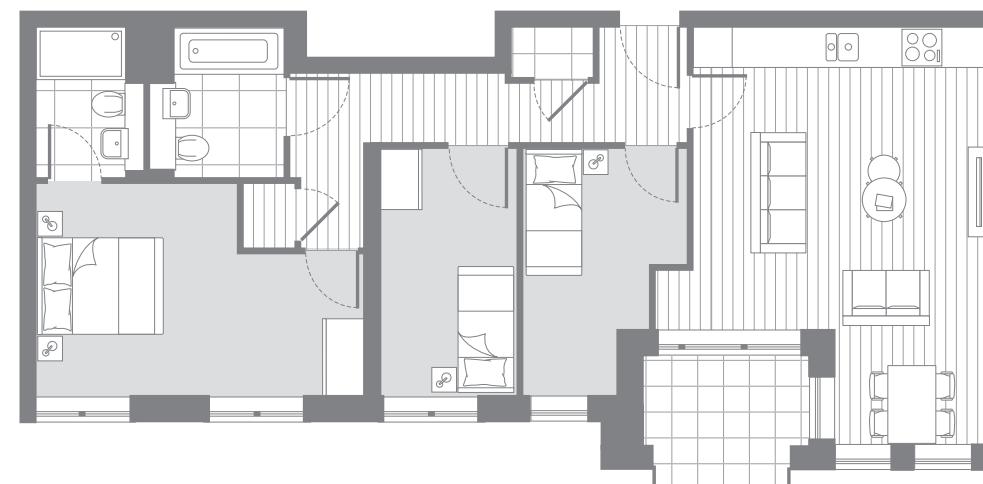
# 3 Bed apartments



C102	C202	C302	SQ.M.	SQ.FT.
Interior area			84.9	914
Exterior area			5.0	54



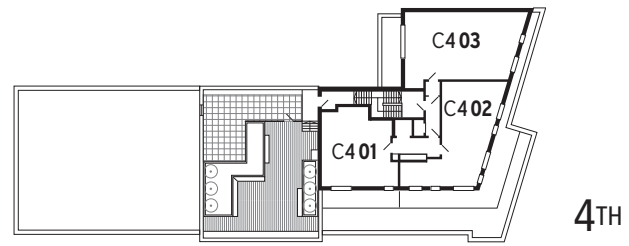
B206	SQ.M.	SQ.FT.
Interior area	79.5	855
Exterior area	4.6	49



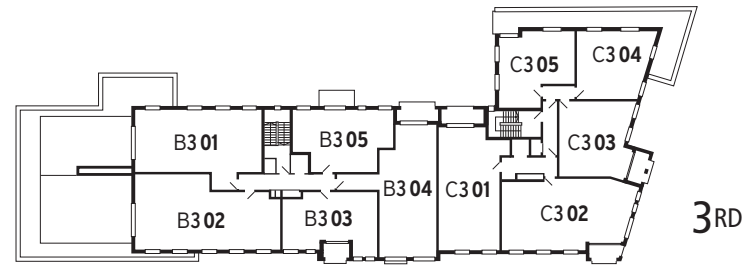
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Interior area	79.1	851
Exterior area	4.9	53



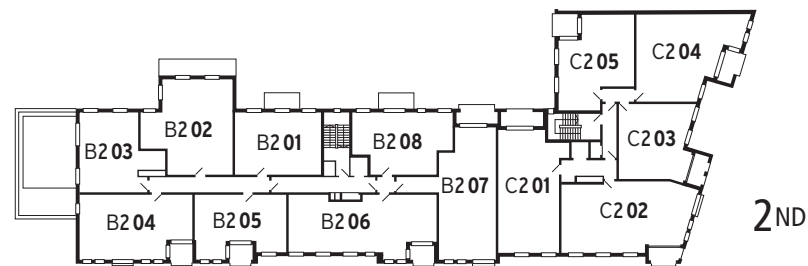
# 3 Bed apartments



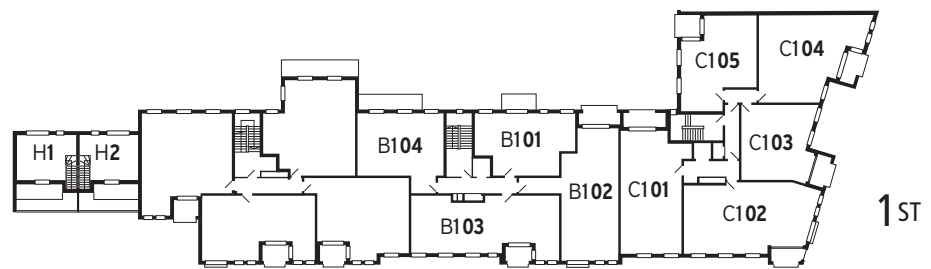
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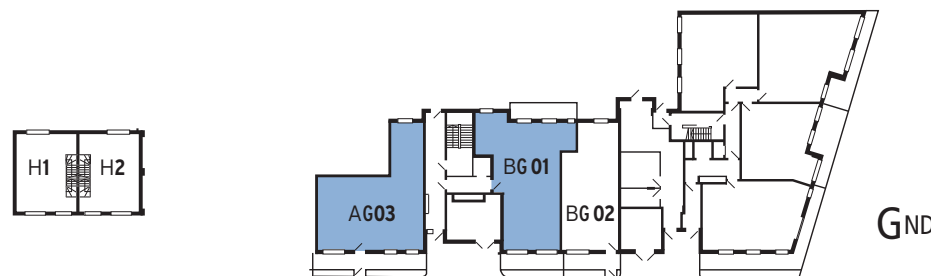
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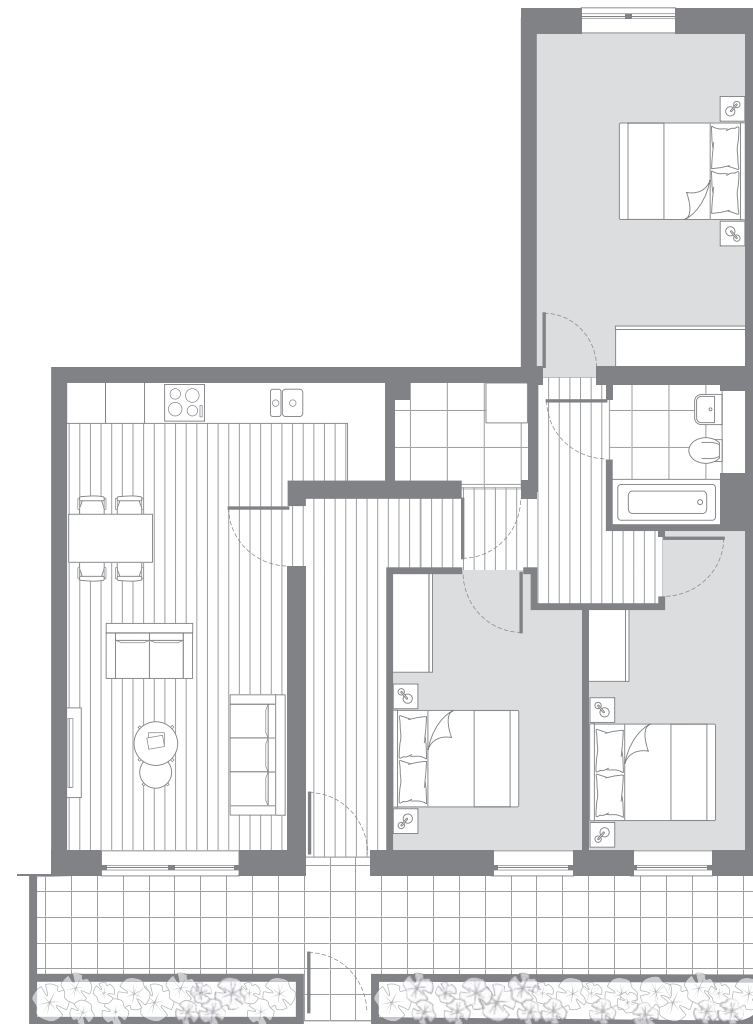
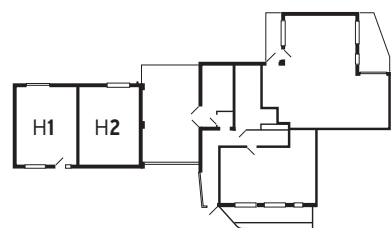
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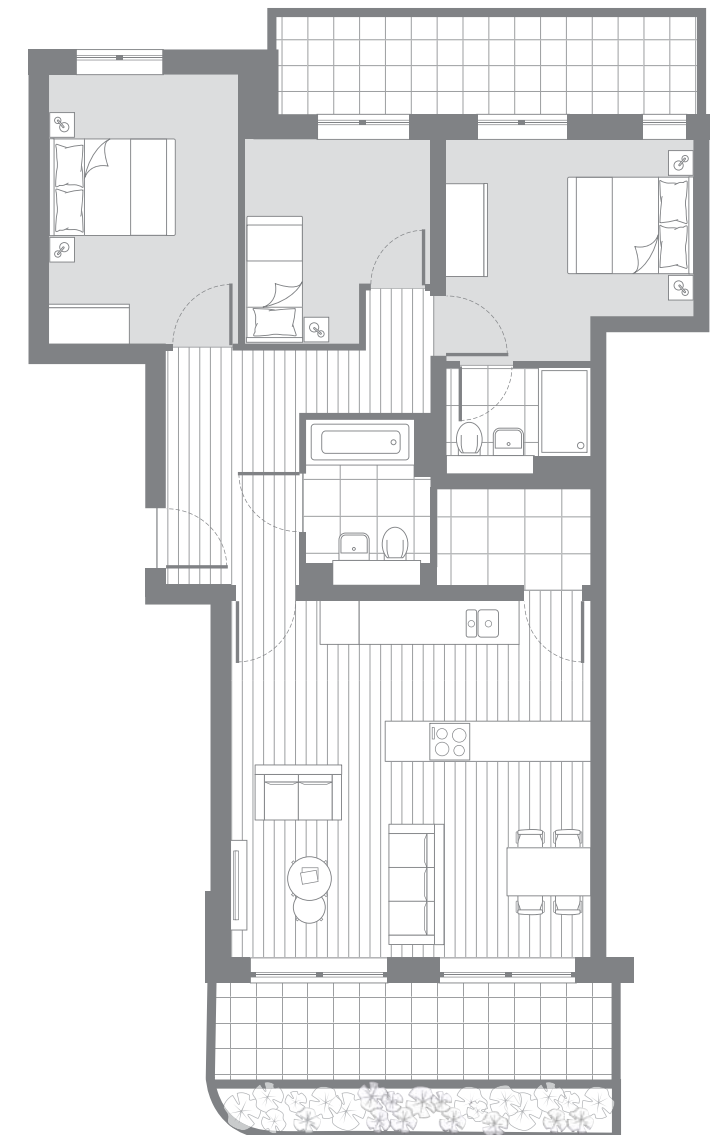
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G<sup>ND</sup>

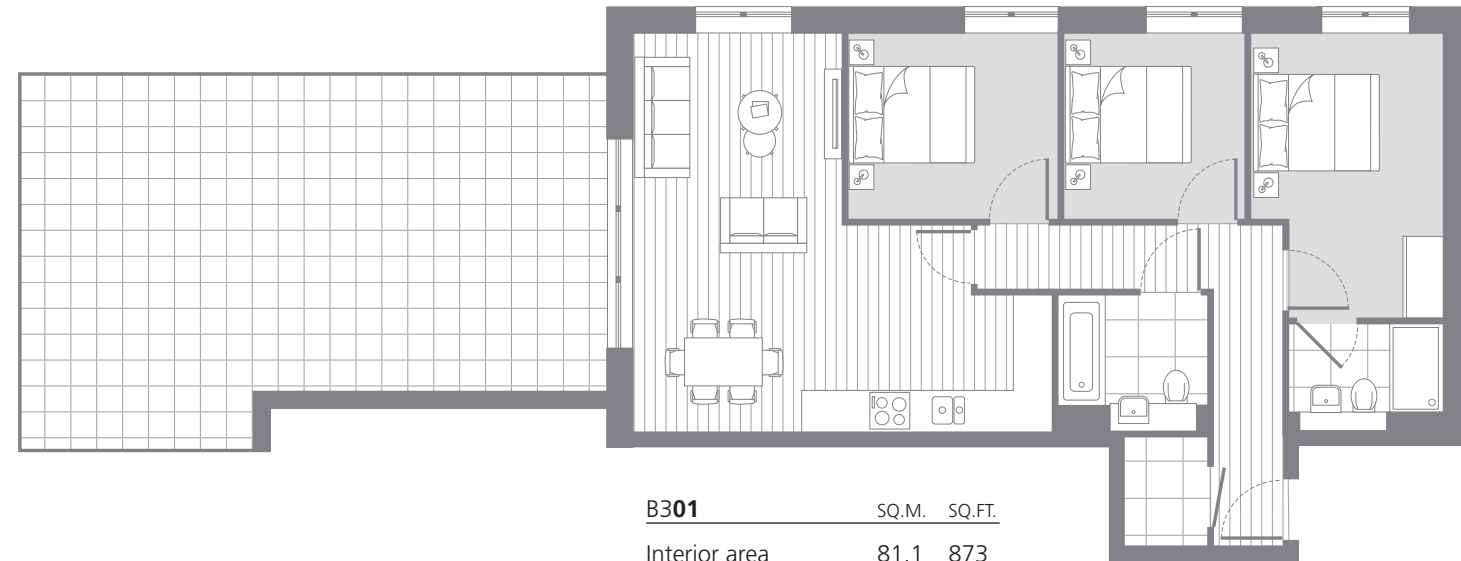
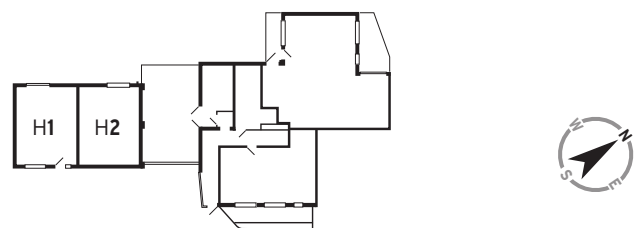
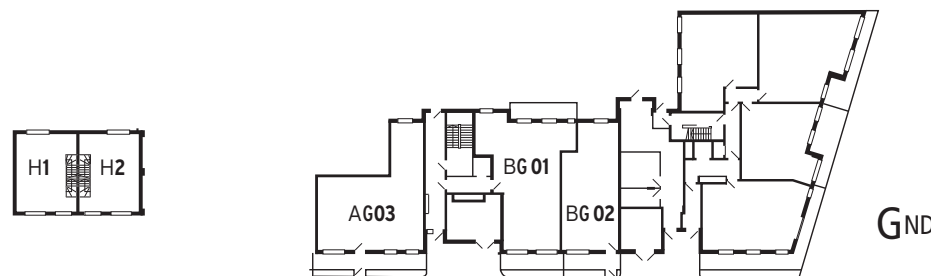
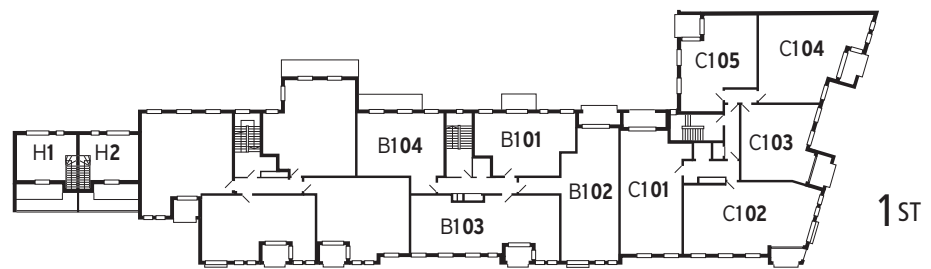
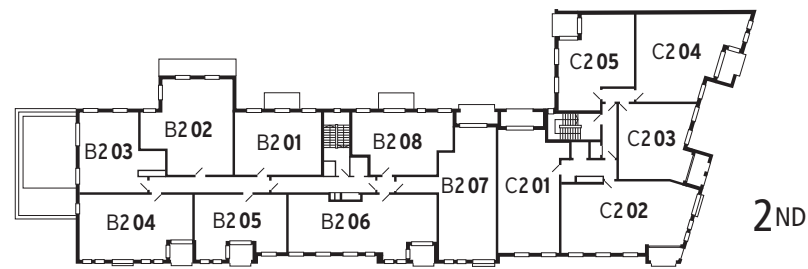
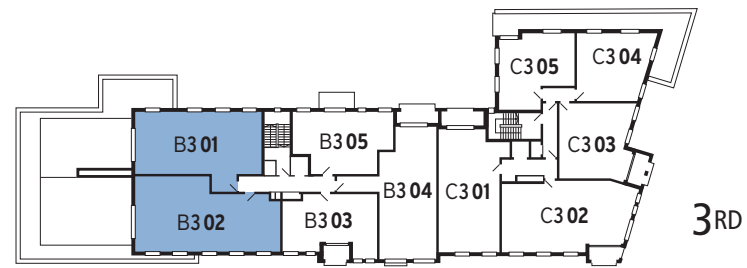
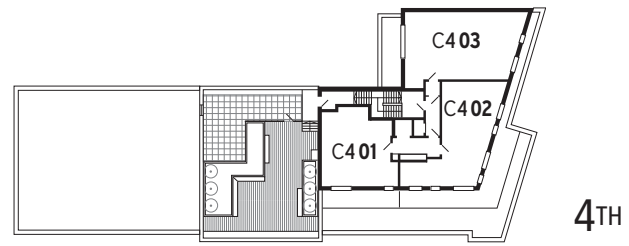


AG03	SQ.M.	SQ.FT.
Interior area	92.9	1000
Exterior area	16.4	177

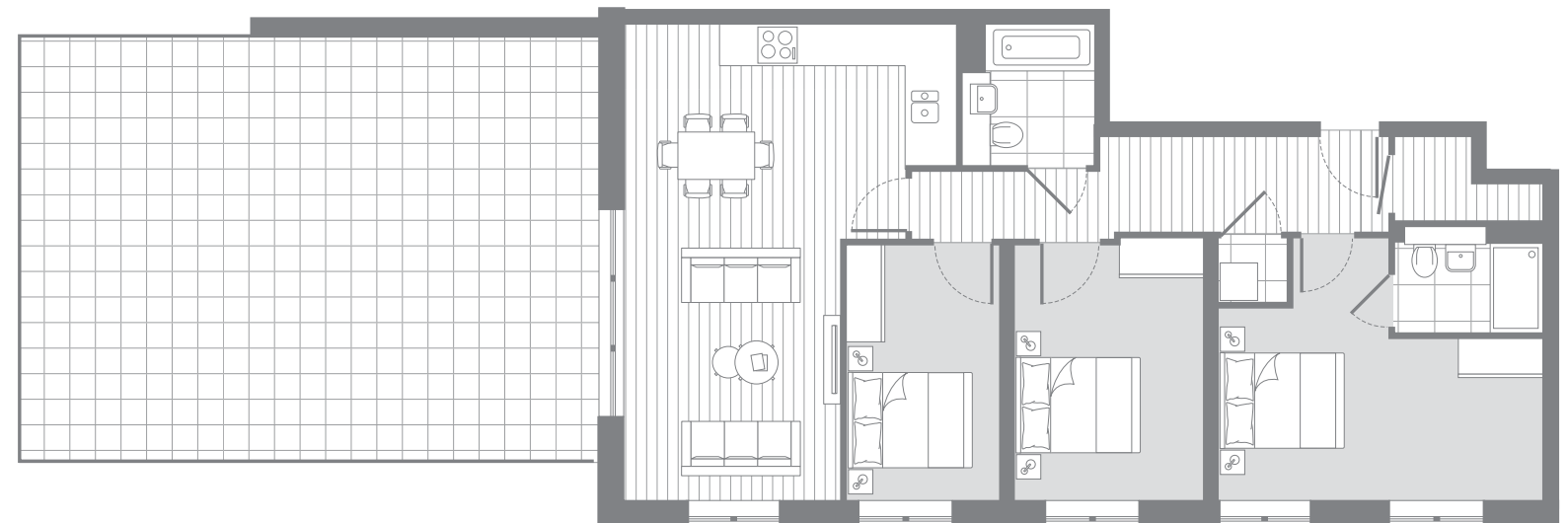


BG01	SQ.M.	SQ.FT.
Interior area	90.0	968
Exterior area	18.8	202

# 3 Bed apartments



B301	SQ.M.	SQ.FT.
Interior area	81.1	873
Exterior area	47.1	507



B302	SQ.M.	SQ.FT.
Interior area	94.0	1012
Exterior area	60.0	646



# Specification

256 CHURCH ROAD • LEYTON E10

## 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.

## SERVICE CUPBOARD

- Large format porcelain floor tiling, emulsion finish walls.
- Washer/dryer.
- Heating and hot water heat exchanger.

## 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 1½ 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.
- Floor to ceiling wardrobe with white finish sliding doors to master bedroom.
- Telephone extension socket.
- Dimmer lighting control.

## 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.

## Contact

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256 CHURCH ROAD • LEYTON E10



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