

256 Church road  
LEYTON E10





Highly specified  
apartments & townhouses  
within 10 minutes by rail  
of Stratford – with its tube,  
DLR, overground and forthcoming  
Crossrail connectivity across  
the Capital.

# Help to Buy

Available with all apartment sales

Galliard  
Homes

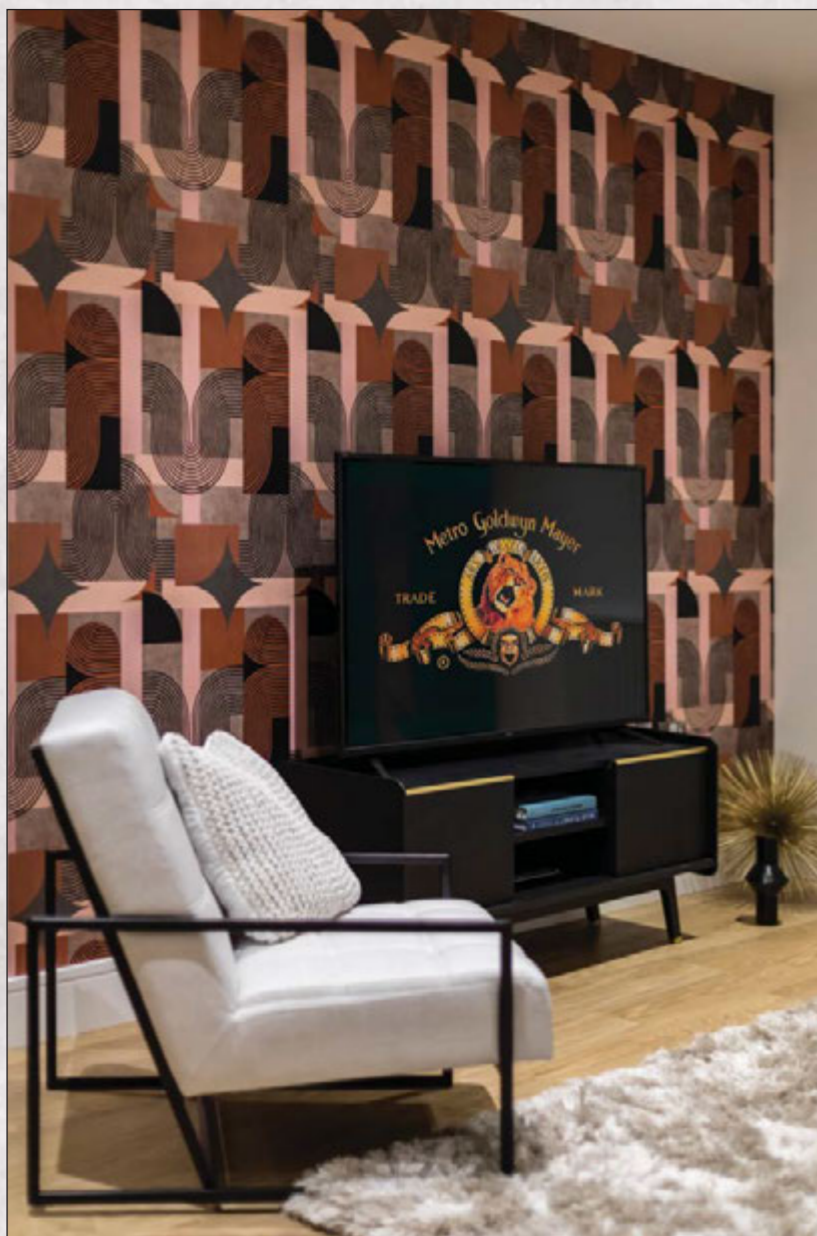


Backed by  
HM Government



Computer generated image viewed from the junction of Church Road & Tallack Road





- A choice of 1, 2 & 3 bedroom apartment styles arranged from ground to fourth floor.
- All apartments available with the Galliard Help to Buy option scheme.
- Each apartment will benefit from either a private balcony, terrace or garden area.
- Two executive 3 bedroom town houses with private gardens and upper floor terrace space.

## Development overview

- 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.
- Residents' lift serving all apartment levels from each core.

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Galliard  
Homes



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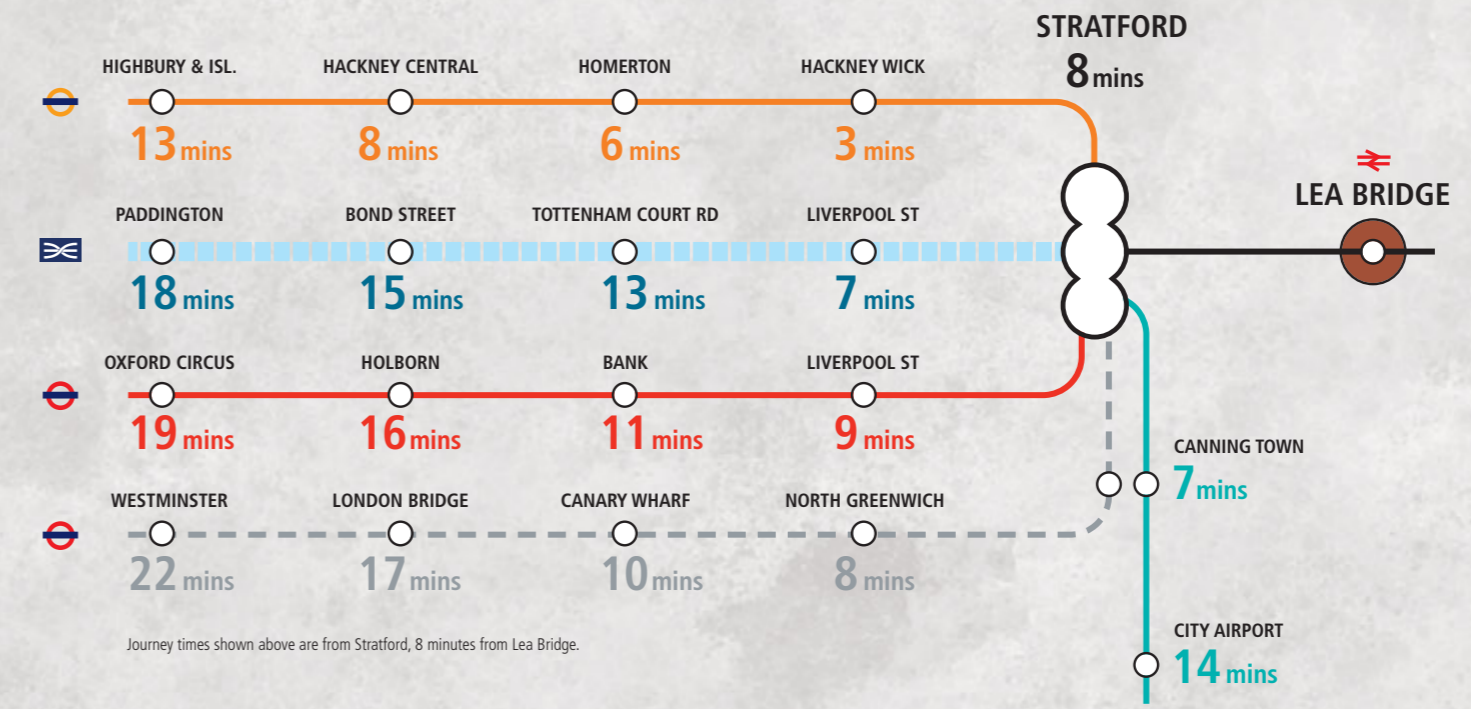
- Four mainline and one tube station are located within a 1 mile radius.
- Residents will be around 15 minutes walk from Lea Bridge mainline – with less than 10 minute services into Stratford transport interchange.
- Stratford is served by the underground, overground, DLR and will also become a Crossrail interchange.
- The development is well located for city commuting – with direct central line services from Leyton to Bank in 13 minutes or via Stratford in 11 minutes.

## Location overview

- When fully operational the Elizabeth Line will provide a 15 minutes service from Stratford to Bond Street.
- The development is conveniently located for local shopping and town centre amenities.
- Residents at 256 Church Road will be within 10 minutes rail travel of Westfield Stratford City and The Queen Elizabeth Olympic Park.
- The development lies a little over 15 minutes by road to Charlie Brown's roundabout and the M11 (J4).
- The locality has numerous parks, gardens and wetlands with an array of recreational pursuits.












Residents will be 8 minutes direct from Lea Bridge to Stratford – London's busiest metropolitan transport interchange

Stratford offers fast and direct services to virtually all of the Capital's principal destinations, together with many of its key transport hubs, including Liverpool Street (9 mins), London Bridge (17 mins) and for air travel, London City Airport is less than 15 minutes by DLR.

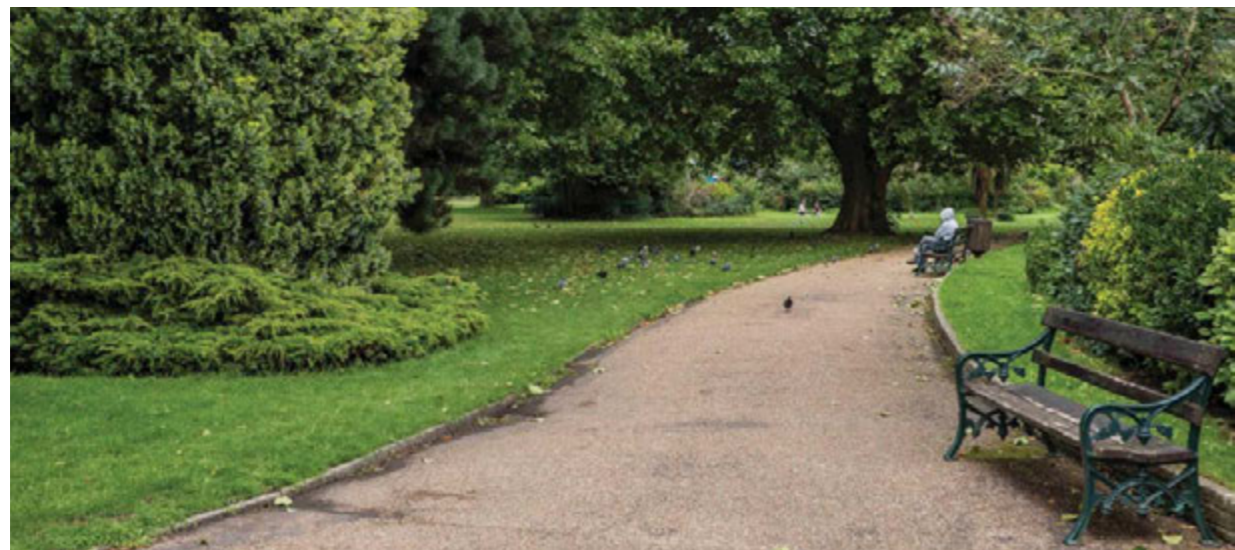
When fully operational from Stratford, the Elizabeth Line will provide an 18 minute service across the West End to Paddington and continuing west, a 44 minute journey time to London Heathrow (T2 & 3).

**STRATFORD STATION**

6 LINES SERVING THE CAPITAL AND BEYOND

-  Greater Anglia and currently TFL Rail
-  Central & Jubilee Line
-  Eastern Terminus for London Overground Network
-  Docklands Light Railway
-  The Elizabeth Line (replacing the current TFL line)





## Leyton – a buzzing locality alive with independent outlets, retail parks, family parks and a plethora of deli’s, bars and eateries

Leyton is now both a destination and desirable enclave seeing all the signs of gentrification, as a new generation of young professionals and families are attracted to the town by its cosmopolitan atmosphere, vibrant shopping streets, bars, clubs, eateries, parkland and rising cultural status as an East London landmark.







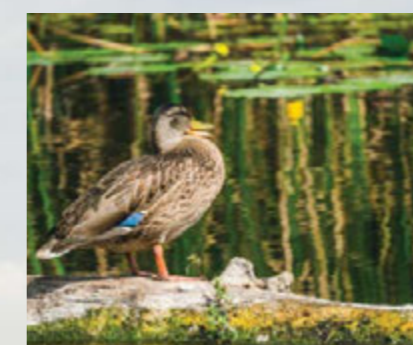
## QUEEN ELIZABETH OLYMPIC PARK

Residents at Church Road will be less than 10 minutes by rail from the Capital's 560 acre international showcase of culture, sport and fabulous recreational space.



Relax amid award-winning parkland, tranquil waterways and beautiful fountains

Today, the Olympic Park offers something for everyone and entertainment for all ages, family activities abound with playgrounds, water sports and indoor venues including the Copper Box Arena – with an ever-changing range of sports, games, arts & crafts.





Over 250 shops, brands & boutiques, 65 restaurants and a 17 screen Vue Cinema on your doorstep



Westfield Stratford City is now the largest urban shopping and leisure destination in Europe. As well as being a retail showcase, there is cuisine for every taste, luxury bowling, a 24 hour casino and the all-digital Vue Cinema experience.



## WESTFIELD STRATFORD CITY





Computer generated image looking north up Tallack Road with the two town houses in the foreground



## Stunning living space ready now

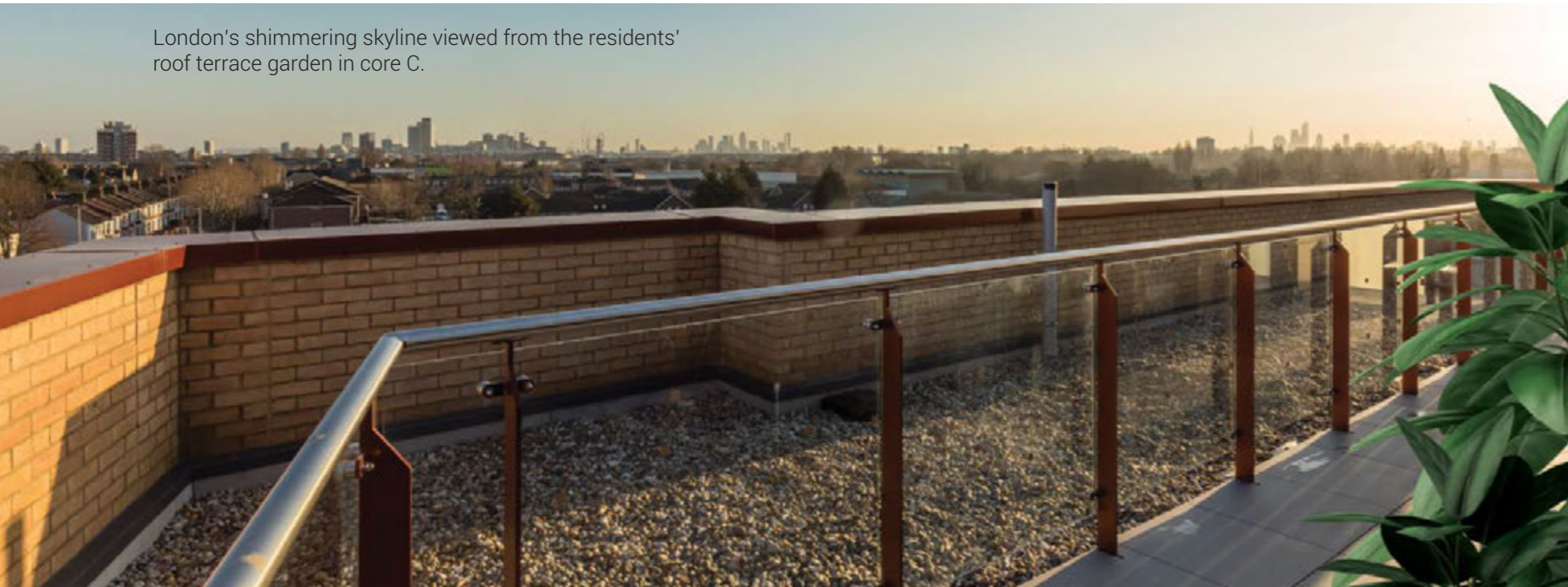
A DEVELOPMENT SUPERIOR BY DESIGN

256 Church road  
LEYTON E10





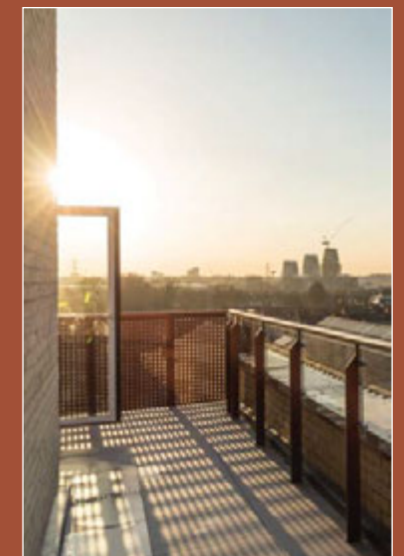
London's shimmering skyline viewed from the residents' roof terrace garden in core C.



Illustrative site plan, precise hard and soft landscaping details may vary.



Actual views from the roof top terrace in core C.



Numerous upper level apartments will have views across London's skyline.





inspired elegance

APARTMENTS DESIGNED  
FOR  
21ST CENTURY LIVING





space for chilling  
space for cordon bleu  
**SPACE TO BE YOU**





Shower and bathrooms will be luxuriously appointed and finished in large format white marbled porcelain floor and wall tiling, an oak lined mirrored alcove with feature lighting and stone vanity top will add further prestige to each bathroom.







calm, serene and stylish  
AMBIENCE TO RETIRE & AWAKE TO

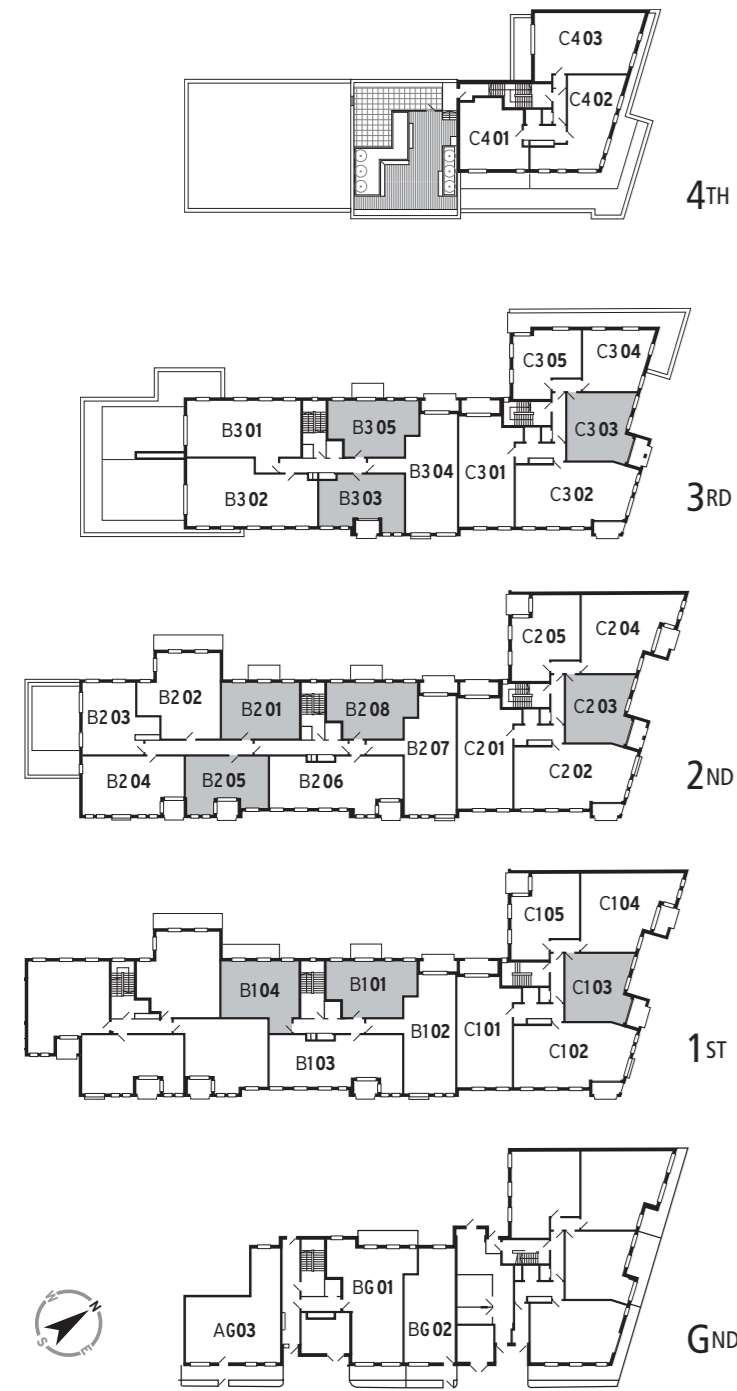


Each bedroom will be finished in a palette of soft tones with neutral grey carpet, master bedrooms will include a fully fitted floor to ceiling wardrobe with sleek white finish sliding doors.



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**B303**

Interior area	50.1 SQ.M.	539 SQ.FT.
Exterior area	4.7 SQ.M.	50 SQ.FT.
Living/dining inc kitchen	5.3 x 6.4	17'5" x 20'12"
Bedroom	3.9 x 3.6	12'9" x 11'10"



**B205**

Interior area	50.0 SQ.M.	538 SQ.FT.
Exterior area	4.9 SQ.M.	52 SQ.FT.
Living/dining inc kitchen	5.7 x 5.3	18'8" x 17'5"
Bedroom	2.9 x 4.5	9'6" x 14'9"



**B201**

Interior area	52.3 SQ.M.	563 SQ.FT.
Exterior area	5.4 SQ.M.	58 SQ.FT.
Living/dining inc kitchen	5.4 x 4.8	17'9" x 15'9"
Bedroom	3.9 x 4.8	12'9" x 15'9"



**C103 C203 C303**

Interior area	52.0 SQ.M.	556 SQ.M.
Exterior area	6.0 SQ.M.	61 SQ.M.
Living/dining inc kitchen	7.0 x 3.2	22'12" x 10'6"
Bedroom	3.5 x 3.9	11'5" x 12'9"



**B101 B208 B305**

Interior area	53.6 SQ.M.	577 SQ.M.
Exterior area	5.0 SQ.M.	54 SQ.M.
Living/dining inc kitchen	6.8 x 3.4	22'4" x 11'2"
Bedroom	3.0 x 4.1	9'10" x 13'5"

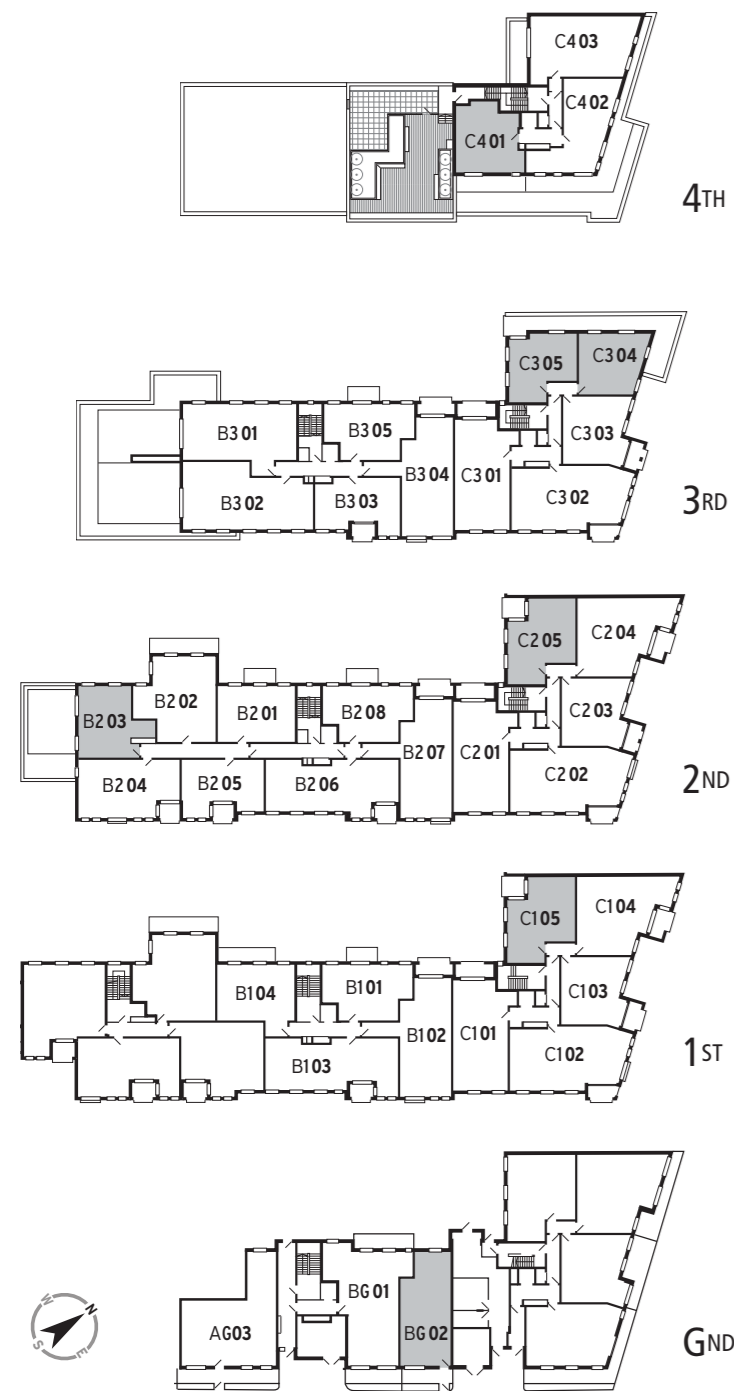


**B104**

Interior area	56.6 SQ.M.	609 SQ.M.
Exterior area	9.4 SQ.M.	101 SQ.M.
Living/dining inc kitchen	5.5 x 4.7	18'0" x 15'5"
Bedroom	2.8 x 4.7	9'2" x 15'5"

# 1 Bedroom apartments





**BG02**

Interior area 65.2 SQ.M. 702 SQ.FT.  
 Exterior area 9.1 SQ.M. 98 SQ.FT.  
 Living/dining inc kitchen 5.5 x 6.1 18'0" x 20'0"  
 Bedroom 4.4 x 3.9 14'5" x 12'9"



**C105 C205**

Interior area 57.7 SQ.M. 621 SQ.FT.  
 Exterior area 5.5 SQ.M. 59 SQ.FT.  
 Living/dining inc kitchen 7.4 x 5.0 24'3" x 16'5"  
 Bedroom 2.8 x 4.4 9'2" x 14'5"



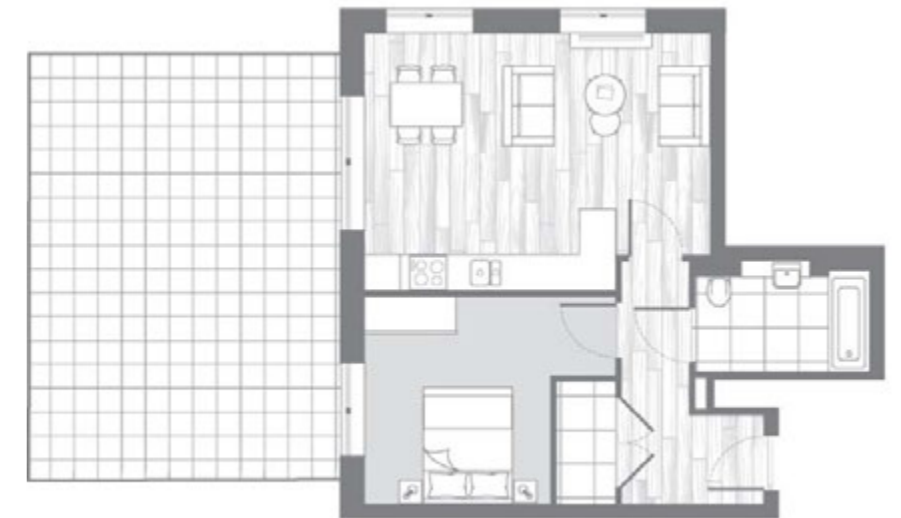
**C401**

Interior area 52.0 SQ.M. 560 SQ.FT.  
 Exterior area 12.9 SQ.M. 139 SQ.FT.  
 Living/dining inc kitchen 3.0 x 7.3 9'10" x 23'11"  
 Bedroom 4.4 x 2.9 14'5" x 9'6"



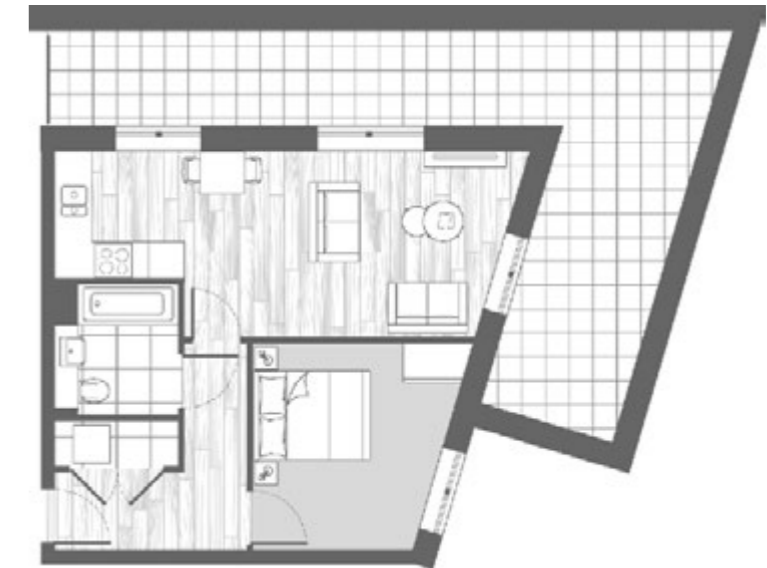
**C305**

Interior area 47.3 SQ.M. 509 SQ.FT.  
 Exterior area 14.7 SQ.M. 158 SQ.FT.  
 Living/dining inc kitchen 7.5 x 3.0 24'7" x 9'10"  
 Bedroom 2.8 x 3.7 9'2" x 12'2"



**B203**

Interior area 52.0 SQ.M. 560 SQ.FT.  
 Exterior area 38.2 SQ.M. 411 SQ.FT.  
 Living/dining inc kitchen 5.7 x 4.3 18'8" x 14'1"  
 Bedroom 4.2 x 3.4 13'9" x 11'2"

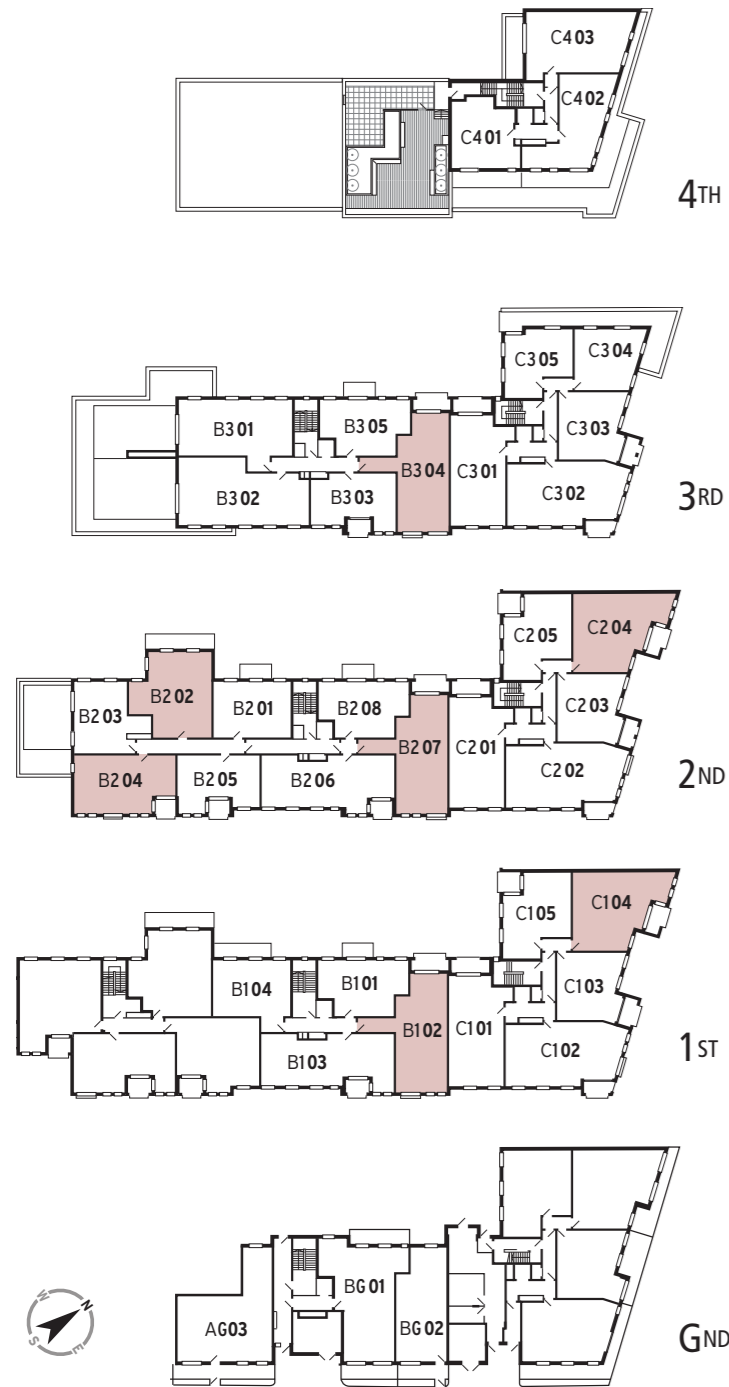


**C304**

Interior area 46.8 SQ.M. 504 SQ.FT.  
 Exterior area 30.3 SQ.M. 326 SQ.FT.  
 Living/dining inc kitchen 7.5 x 3.1 24'7" x 10'2"  
 Bedroom 3.2 x 3.4 10'6" x 11'2"

# 1 Bedroom apartments





**B102 B207 B304**

<b>Interior area</b>	<b>76.1</b> SQ.M.	<b>819</b> SQ.FT.
<b>Exterior area</b>	<b>7.1</b> SQ.M.	<b>76</b> SQ.FT.
Living/dining inc kitchen	5.6 x 6.7	18'4" x 21'12"
Bedroom 1	2.7 x 5.6	8'10" x 18'4"
Bedroom 2	2.7 x 4.2	8'10" x 13'9"



**B204**

<b>Interior area</b>	<b>67.0</b> SQ.M.	<b>718</b> SQ.FT.
<b>Exterior area</b>	<b>4.8</b> SQ.M.	<b>52</b> SQ.FT.
Living/dining inc kitchen	5.4 x 4.4	17'9" x 14'5"
Bedroom 1	2.9 x 3.8	9'6" x 12'6"
Bedroom 2	2.4 x 3.8	7'10" x 12'6"



**C104 C204**

<b>Interior area</b>	<b>75.9</b> SQ.M.	<b>817</b> SQ.FT.
<b>Exterior area</b>	<b>6.0</b> SQ.M.	<b>65</b> SQ.FT.
Living/dining inc kitchen	8.8 x 3.0	28'10" x 9'10"
Bedroom 1	4.8 x 2.9	15'9" x 9'6"
Bedroom 2	5.0 x 2.7	8'10" x 8'10"

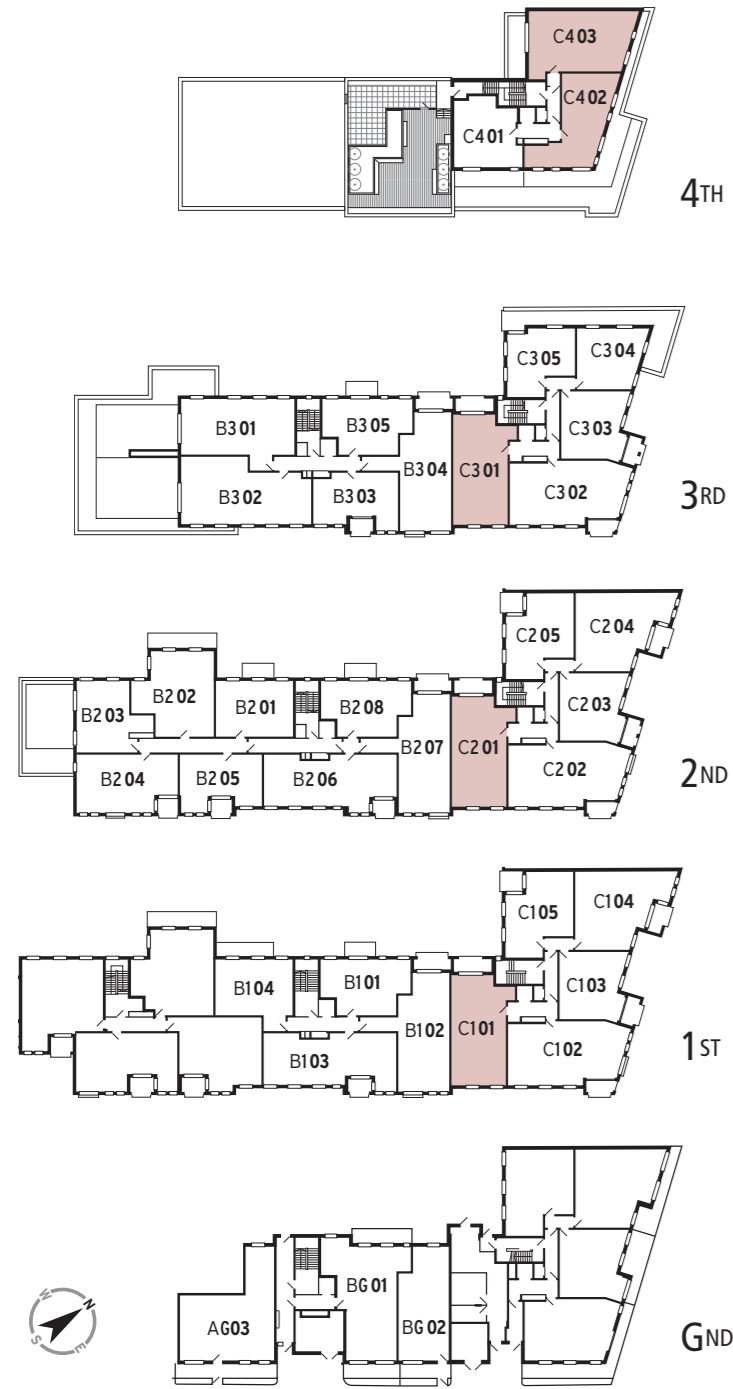


**B202**

<b>Interior area</b>	<b>72.0</b> SQ.M.	<b>775</b> SQ.FT.
<b>Exterior area</b>	<b>11.9</b> SQ.M.	<b>128</b> SQ.FT.
Living/dining inc kitchen	3.7 x 7.2	12'2" x 23'7"
Bedroom 1	3.8 x 3.5	12'6" x 11'6"
Bedroom 2	2.9 x 4.0	9'6" x 13'1"

# 2 Bedroom apartments





**C101**

<b>Interior area</b>	73.2 SQ.M.	<b>788</b> SQ.FT.
<b>Exterior area</b>	6.6 SQ.M.	<b>71</b> SQ.FT.
Living/dining inc kitchen	4.7 x 5.2	15'5" x 17'0"
Bedroom 1	3.5 x 4.0	11'6" x 13'1"
Bedroom 2	3.0 x 4.6	9'10" x 15'1"



**C201 C301**

<b>Interior area</b>	73.2 SQ.M.	<b>788</b> SQ.FT.
<b>Exterior area</b>	6.6 SQ.M.	<b>71</b> SQ.FT.
Living/dining inc kitchen	5.8 x 5.2	19'0" x 17'0"
Bedroom 1	3.5 x 4.0	11'6" x 13'1"
Bedroom 2	3.0 x 4.6	9'10" x 15'1"



**C403**

<b>Interior area</b>	77.1 SQ.M.	<b>830</b> SQ.FT.
<b>Exterior area</b>	18.3 SQ.M.	<b>197</b> SQ.FT.
Living/dining inc kitchen	5.7 x 4.5	18'8" x 14'9"
Bedroom 1	5.8 x 3.0	19'0" x 9'10"
Bedroom 2	3.8 x 3.5	12'6" x 11'6"

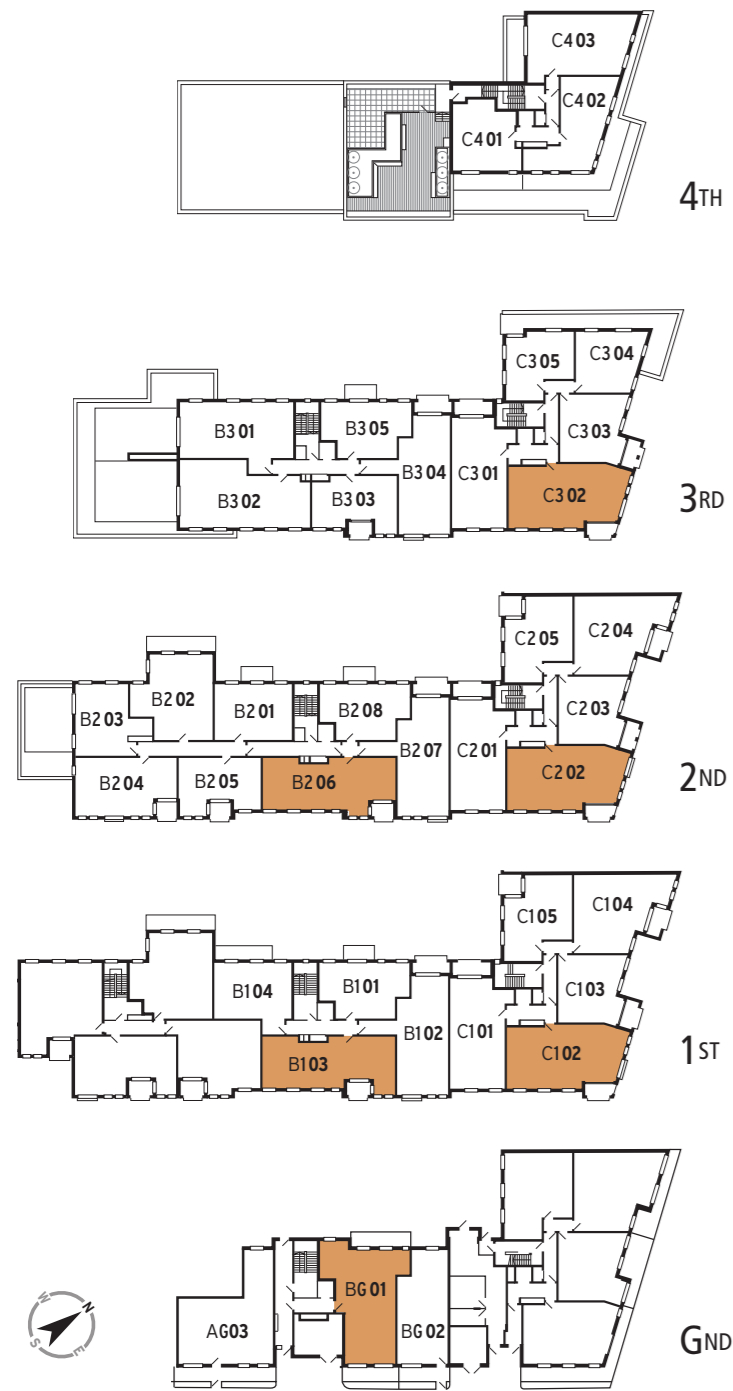


**C402**

<b>Interior area</b>	61.8 SQ.M.	<b>665</b> SQ.FT.
<b>Exterior area</b>	34.7 SQ.M.	<b>374</b> SQ.FT.
Living/dining inc kitchen	8.1 x 4.1	26'7" x 13'5"
Bedroom 1	4.0 x 3.6	13'1" x 11'10"
Bedroom 2	3.2 x 2.7	10'6" x 8'10"

# 2 Bedroom apartments





**BG01**

Interior area 90.0 SQ.M. 969 SQ.FT.  
 Exterior area 18.8 SQ.M. 202 SQ.FT.

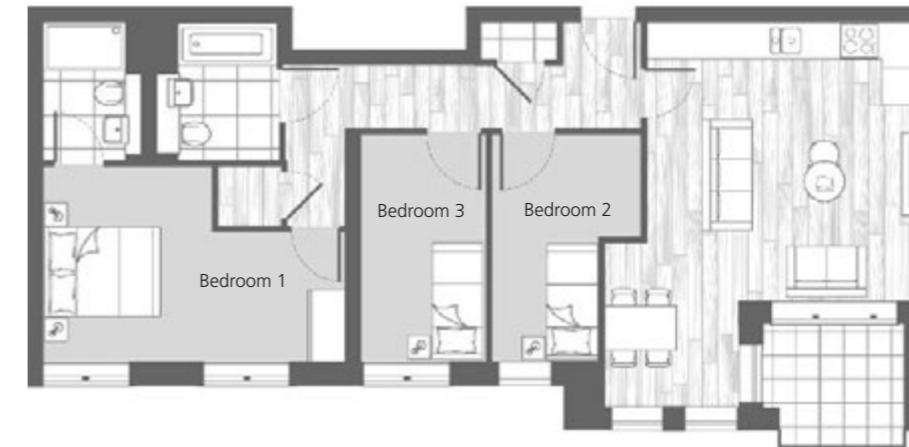
Living/dining inc kitchen 5.5 x 5.5 18'0" x 18'0"  
 Bedroom 1 3.8 x 3.4 12'6" x 11'2"  
 Bedroom 2 2.9 x 4.1 9'6" x 13'5"  
 Bedroom 3 2.8 x 3.1 9'2" x 10'2"



**C102 C202 C302**

Interior area 84.9 SQ.M. 914 SQ.FT.  
 Exterior area 5.0 SQ.M. 54 SQ.FT.

Living/dining inc kitchen 6.7 x 5.0 21'12" x 16'5"  
 Bedroom 1 3.8 x 4.3 12'6" x 14'1"  
 Bedroom 2 2.7 x 4.7 8'10" x 15'5"  
 Bedroom 3 2.7 x 3.0 8'10" x 9'10"



**B206**

Interior area 80.0 SQ.M. 856 SQ.FT.  
 Exterior area 5.0 SQ.M. 54 SQ.FT.

Living/dining inc kitchen 5.2 x 6.4 17'0" x 20'12"  
 Bedroom 1 5.0 x 3.3 16'5" x 10'10"  
 Bedroom 2 2.5 x 3.8 8'2" x 12'6"  
 Bedroom 3 2.1 x 3.8 6'11" x 12'6"



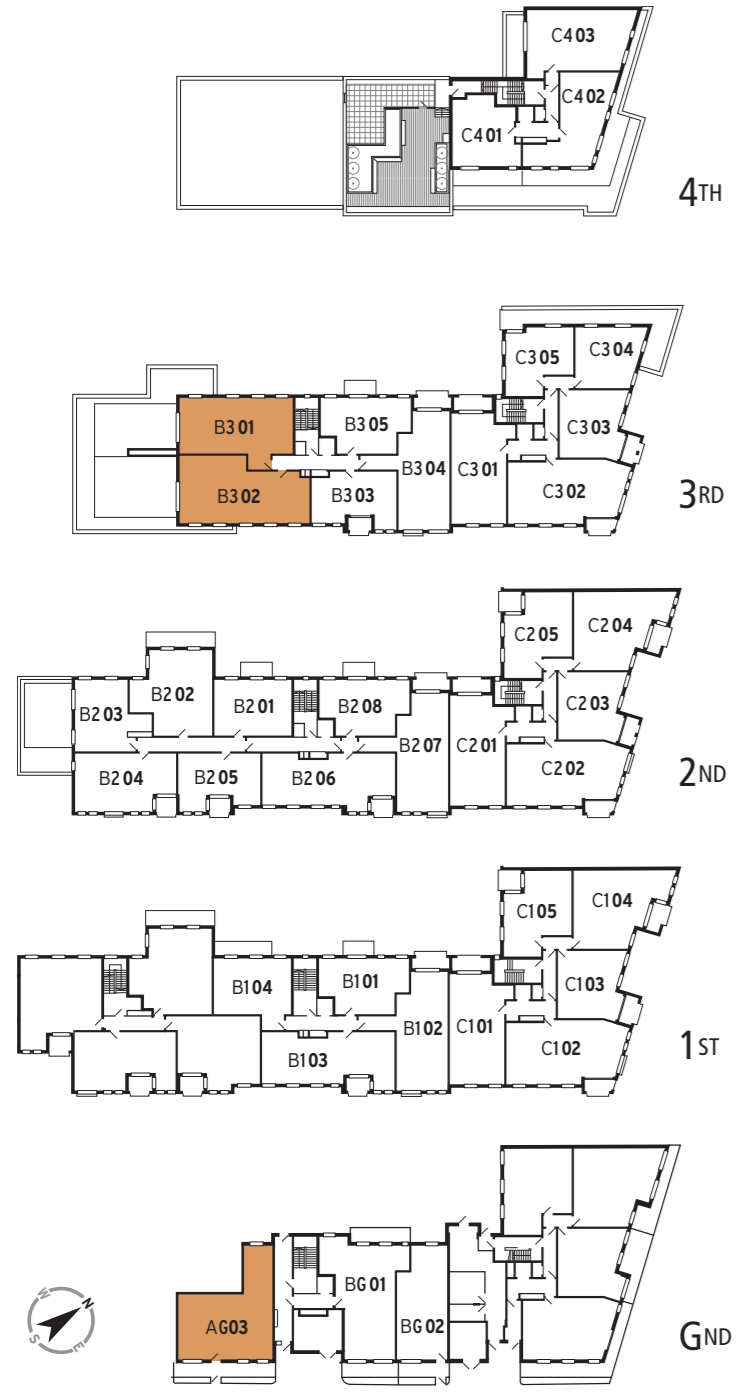
**B103**

Interior area 79.1 SQ.M. 851 SQ.FT.  
 Exterior area 4.9 SQ.M. 53 SQ.FT.

Living/dining inc kitchen 4.5 x 6.4 14'9" x 20'12"  
 Bedroom 1 5.0 x 3.2 16'5" x 10'6"  
 Bedroom 2 2.5 x 3.8 8'2" x 12'6"  
 Bedroom 3 2.1 x 3.8 6'11" x 12'6"

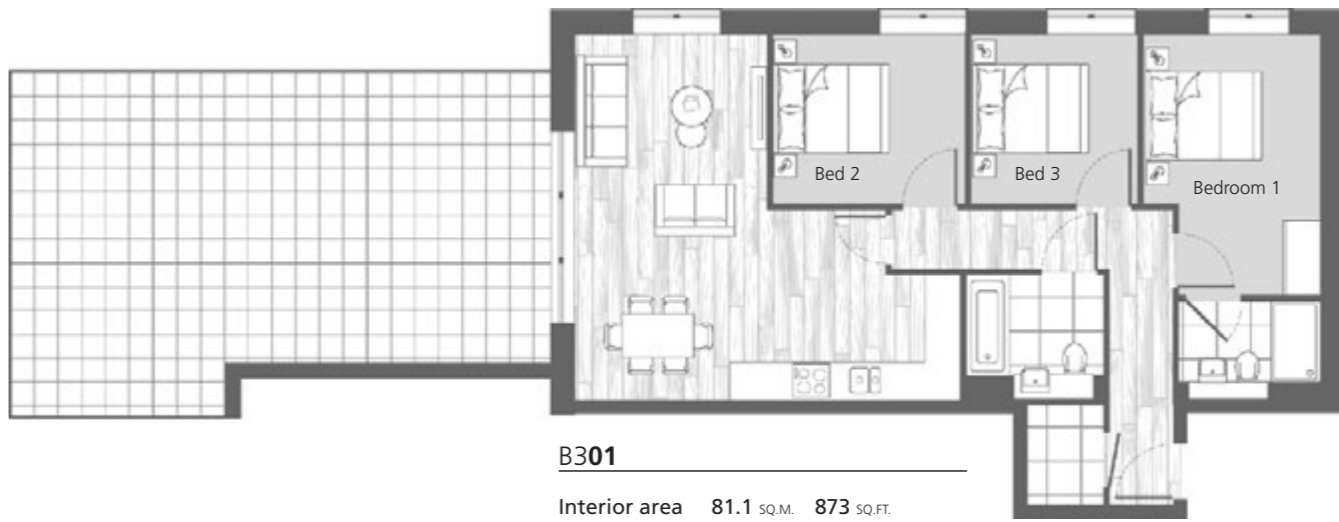
3 Bedroom apartments





**AG03**

Interior area	92.9	SQ.M.	1000	SQ.FT.
Exterior area	16.4	SQ.M.	177	SQ.FT.
Living/dining inc kitchen	3.4 x 7.2	11'2" x 23'7"		
Bedroom 1	3.2 x 5.1	10'6" x 16'9"		
Bedroom 2	2.4 x 4.9	7'10" x 16'0"		
Bedroom 3	2.9 x 4.2	9'6" x 13'9"		



**B301**

Interior area	81.1	SQ.M.	873	SQ.FT.
Exterior area	47.1	SQ.M.	507	SQ.FT.
Living/dining inc kitchen	6.4 x 6.1	20'12" x 20'0"		
Bedroom 1	2.9 x 4.4	9'6" x 14'5"		
Bedroom 2	3.2 x 2.8	10'6" x 9'2"		
Bedroom 3	2.8 x 2.8	9'2" x 9'2"		



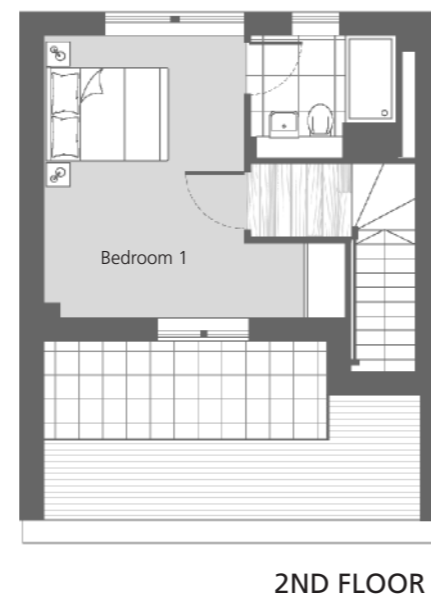
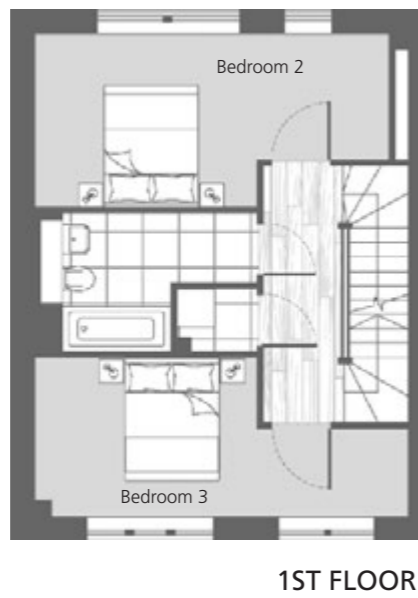
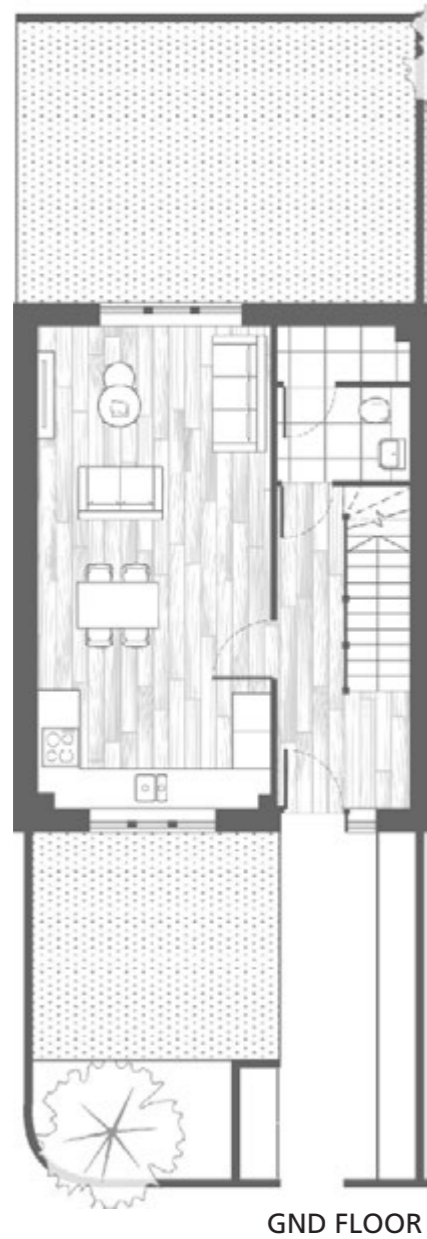
**B302**

Interior area	94.0	SQ.M.	1012	SQ.FT.
Exterior area	60.0	SQ.M.	646	SQ.FT.
Living/dining inc kitchen	5.1 x 7.4	16'9" x 24'3"		
Bedroom 1	5.0 x 4.0	16'5" x 13'1"		
Bedroom 2	2.9 x 4.0	9'6" x 13'1"		
Bedroom 3	2.4 x 4.0	7'10" x 13'1"		

# 3 Bedroom apartments

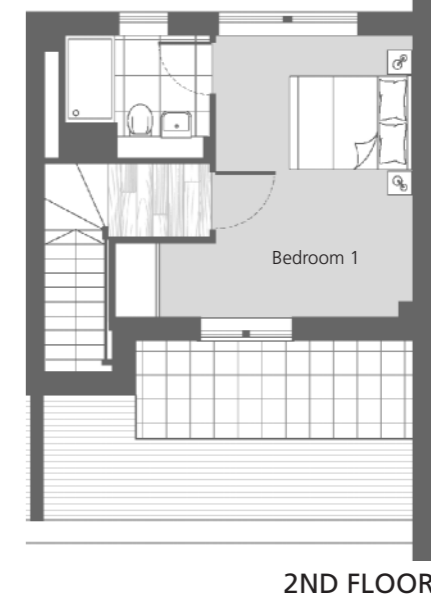
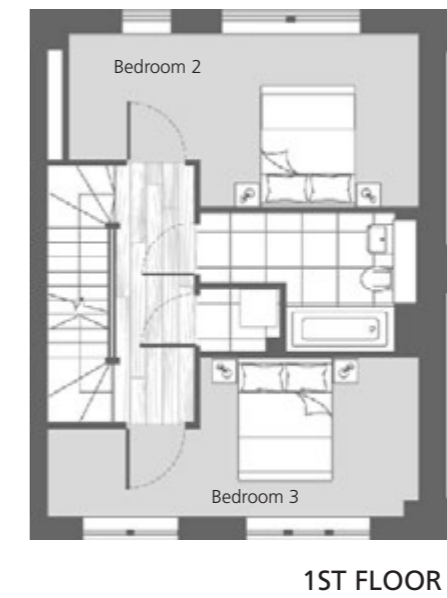
Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.





**HOUSE 1**

Interior area	113.7	SQ.M.	1224	SQ.FT.
Exterior area	106.0	SQ.M.	1137	SQ.FT.
Living/dining inc kitchen	3.9 x 8.0		12'10" x 26'3"	
Bedroom 1	4.3 x 4.7		14'1" x 15'5"	
Bedroom 2	5.9 x 2.9		19'4" x 9'6"	
Bedroom 3	2.6 x 6.2		8'6" x 20'4"	



**HOUSE 2**

Interior area	114.0	SQ.M.	1222	SQ.FT.
Exterior area	71.0	SQ.M.	762	SQ.FT.
Living/dining inc kitchen	3.9 x 8.0		12'10" x 26'3"	
Bedroom 1	4.2 x 4.7		13'9" x 15'5"	
Bedroom 2	5.8 x 2.9		19'0" x 9'6"	
Bedroom 3	2.6 x 6.2		8'6" x 20'4"	

## 3 Bedroom executive town houses



# 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\*.

## 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.

## 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.

## 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

- Grey 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.

\* Town house 1 & 2 and apartments AG03 & BG02 with their own front doors will not be part of the communal entryphone security.

## Galliard Homes' associated mortgage specialists



Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

[www.visionaryfinance.co.uk](http://www.visionaryfinance.co.uk) | +44(0) 207 100 4754



## Galliard Homes' furniture solution specialists



New Concept Furnishings can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

[www.newconceptfurnishings.com](http://www.newconceptfurnishings.com) | +44(0) 208 502 3308



## Galliard Homes' official letting and management agents



LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

[www.liferesidential.co.uk](http://www.liferesidential.co.uk) | +44(0) 208 896 9990



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