



59 Southern Road,
London E13 9JD

www.stablemews-e13.co.uk

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Seven beautifully crafted townhouses, two duplexes and one apartment located in Plaistow, East London.

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Modern homes offering a luxury, contemporary urban lifestyle in the heart of East London.

All homes have the advantage of private outdoor spaces and benefit from bright and spacious open plan living.



INTERIORS





CGIs are illustrative and may be subject to changes.

Each space has been carefully considered, paired with high end, modern interiors.



CGIs are illustrative and may be subject to changes.



Every last detail is finished to an exceptionally high standard, with carefully selected materials from a range of specialist suppliers across Europe.

TRAVEL

Located in the heart of Plaistow, Stable Mews is perfectly placed to access the best that London has to offer.



With the District, Jubilee, and Hammersmith & City lines on your doorstep, you have quick and easy access to the centre of the London. For commuters, areas such as Canary Wharf and Stratford are reachable within under half an hour. West Ham station offers National Rail services to Fenchurch Street as well as Southend.

If you prefer to travel by car, the A11, A12 and A13 roads are nearby for swift journeys into and out of town.

TUBE & RAIL

Upton Park Station
0.3 miles

Plaistow Station
0.6 miles

East Ham Station
1 mile

West Ham Station
1.1 miles

THE CITY VIA TFL

Stratford
20 mins

London City Airport
25 mins

Canary Wharf
29 mins

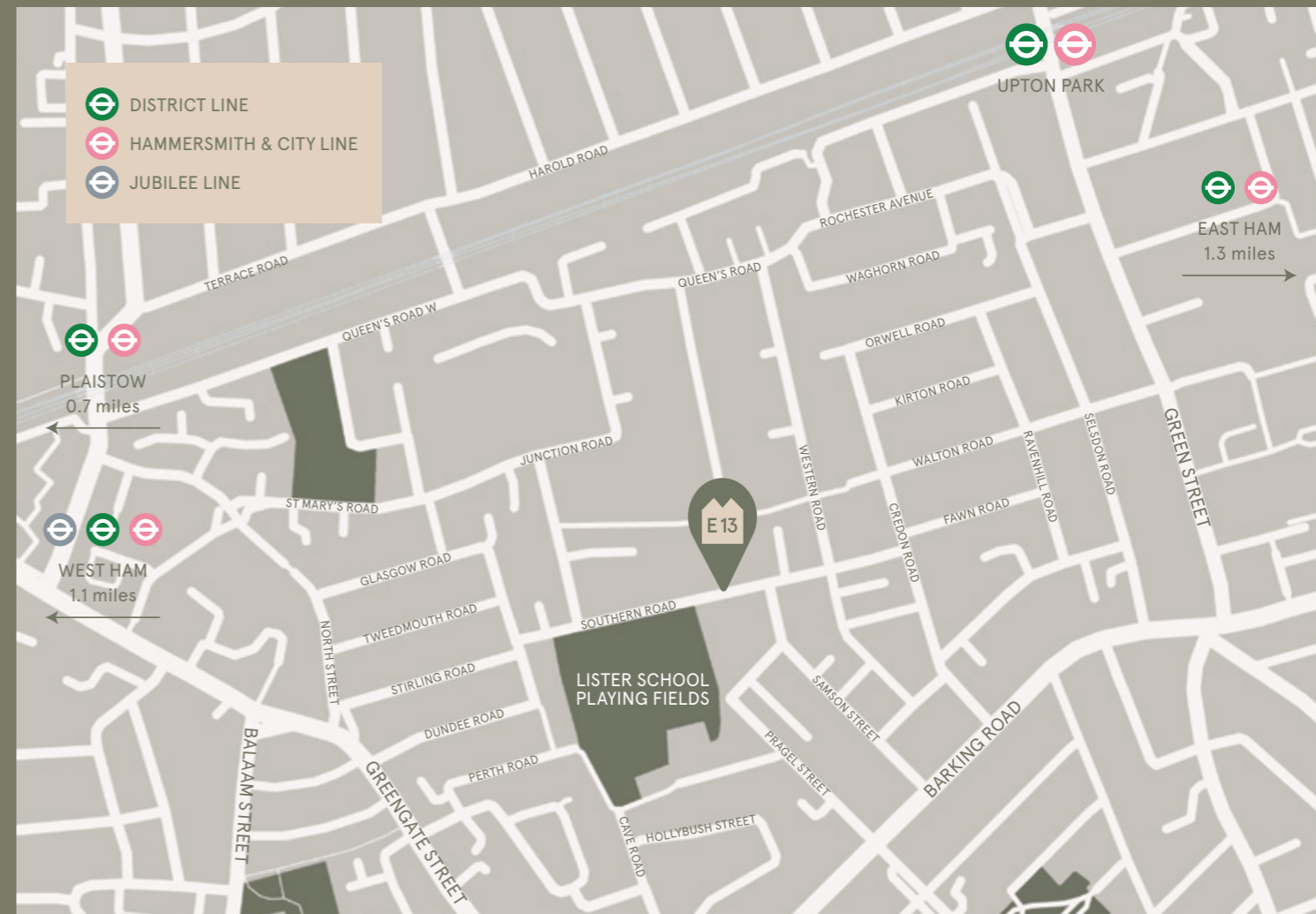
Liverpool Street
33 mins

BY BIKE

Stratford
20 mins

Canary Wharf
30 mins

Liverpool Street
33 mins



NB Time calculated from development to destination using Google Maps/Citymapper

AREA GUIDE

Whether you're looking for a morning coffee, a flavourful meal, or a cool pale ale, you can find the perfect food and drink for any occasion within walking or cycling distance.



GREEN SPACES

- Upperton Road West Park
0.3 miles
- Priory Park
0.5 miles
- Plaistow Park
0.6 miles
- The Greenway
0.8 miles
- Lister Gardens
0.8 miles
- Hermit Road Recreation Ground
1.2 miles

The Greenway footpath runs through Plaistow, starting in Victoria Park, and ending in Beckton.

GROCERIES

- Friendly Corner Shop
0.2 miles
- Costcutter
0.4 miles
- Tesco
0.5 miles
- Sainsbury's
1.2 miles
- Morrison's
1.8 miles





RESTAURANTS

- | | | |
|-----------------------------|---------------------------------------|------------------------------------|
| Charcoal
0.3 miles | Brunsy Seafood Bar
0.4 miles | Vijay's Chawalla
0.7 miles |
| Grill Republic
0.3 miles | Kate's Cafe & Restaurant
0.5 miles | Le Kitchen Vietnamese
0.8 miles |
| The Bellas
0.4 miles | Caloroso Pizza
0.6 miles | Pie Republic
1.3 miles |

The Black Lion pub is one of the oldest landmarks in Plaistow, dating back to 1742.

PUBS

- | | |
|-------------------------------|------------------------------|
| The Lord Stanley
0.3 miles | Victoria Tavern
0.5 miles |
| The Black Lion
0.4 miles | The Abbey Arms
0.8 miles |



CAFES

- Lobitohouse
0.4 miles
- The Greengate Cafe
0.5 miles
- Cornerstone Cafe
0.8 miles
- Sawmill Cafe
1.5 miles

London's top-class universities are easily accessible, offering a range of courses.

SCHOOLS

Southern Road Primary School
394 ft

Lister Community School
0.2 miles

Curwen Primary School
0.6 miles

Brampton Manor Academy
1.3 miles

UNIVERSITIES

University of East London
2.7 miles

City University London
6.6 miles

SOAS University
7.9 miles

Queen Mary University
3.7 miles

King's College London
7.3 miles

University College London
7.9 miles

Goldsmiths University
6.1 miles

Central St. Martin's College
7.6 miles

Imperial College London
10.3 miles



LEISURE

Football Pitch Plaistow Park
0.5 miles

CrossFit Dawn
1.1 miles

Newham Leisure Centre
1.2 miles

Plaistow Park Outdoor Gym
0.5 miles

Hermit Road Tennis Courts
1.1 miles

GYMS

The Compound
0.2 miles

Barratt London
0.3 miles

Dynamix Health Club
0.4 miles

Hussle
0.5 miles

However you like to spend your leisure time, there's something for you close by.

SPECIFICATIONS

KITCHENS

Dark wood effect kitchen units
 White quartz worktop
 Tiled splashback
 Bosch hob and oven
 Integrated fridge/freezer and dishwasher
 Freestanding washer/dryers in storage cupboards
 Stainless steel basin and tap

BATHROOMS

Dark grey feature wall tiles
 Light grey wall and floor tiles
 Wall hung WC pan with soft close seat
 White wall hung basin
 Chrome taps and mixers
 Chrome heated towel rail
 Bath with glazed screen
 Recessed mirrored cabinet above sink and toilet
 Shaver socket in mirrored cabinet

SHOWER ROOMS

Dark grey feature wall tiles
 Light grey wall and floor tiles
 Basin on white shelf
 White wall hung basin
 Chrome taps and mixers
 Chrome heated towel rail
 Wall hung mirror with shelf
 Shaver socket on wall

PAINT FINISHES

Walls and ceilings in white
 Skirting and architraves in white

INTERNAL DOORS

White tall flush doors
 Stainless steel ironmongery

GENERAL

Engineered wood flooring throughout except bathrooms and shower rooms
 Stainless steel switches and sockets

Underfloor heating on ground floor and radiators on first and second floors

LED downlights in living/kitchen, bedrooms, hallways, bathrooms and shower rooms

Individual boilers in each unit

Connection points ready for Sky Q/satellite/BT/Terrestrial TV and radio in living rooms and master bedrooms

Video gate entry system

EXTERNALS

Grey floor tiles
 Wall light

COMMUNAL AREAS

Tiles on ground floor
 Durable carpet to all corridors and landings
 Secure cycle storage
 Secure bin storage

BUILDING STANDARD & WARRANTY

ICW 10 years home warranty



MINIMAL FUSS

The baths have glazed screens allowing versatility with ease.



METICULOUS DESIGN

Dark wood effect units complement white quartz worktops in the kitchens.

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

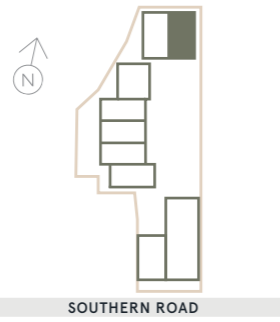
Unit 1

108.7 SQM / 1170 SQFT

3 Bedrooms
3 Bathrooms
1 WC



Ground, First & Second Floors



Lounge/Dining/Kitchen	8.7 x 4.7 m
Bedroom 1	4.7 x 2.7 m
Bedroom 2	4.7 x 2.1 m
Bedroom 3	3.2 x 3.7 m
Home Office / Walk in Wardrobe	2.4 x 2.3 m
Garden	6.1 x 1.1 m

Total	108.7 sqm
	1170 sqft

Unit 2

108.7 SQM / 1170 SQFT

3 Bedrooms
3 Bathrooms
1 WC

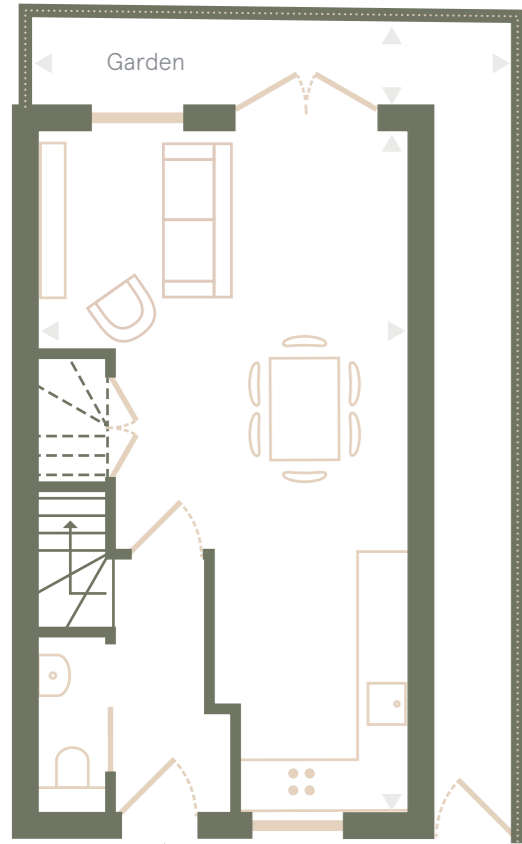


Ground, First & Second Floors

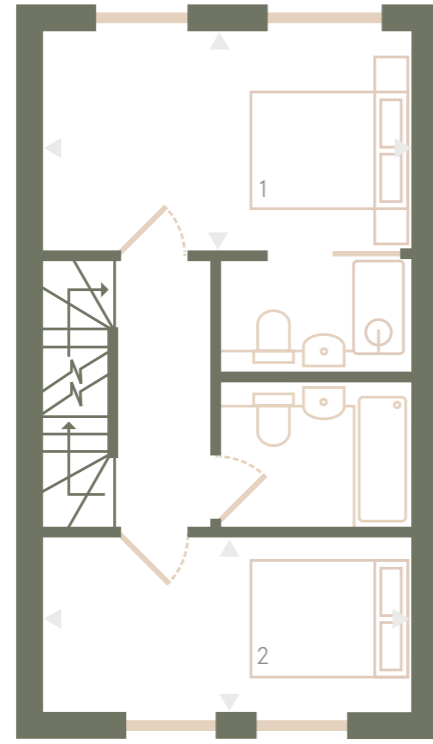


Lounge/Dining/Kitchen	8.7 x 4.7 m
Bedroom 1	4.7 x 2.7 m
Bedroom 2	4.7 x 2.1 m
Bedroom 3	3.2 x 3.7 m
Home Office / Walk in Wardrobe	2.4 x 2.3 m
Garden	6.1 x 1.1 m

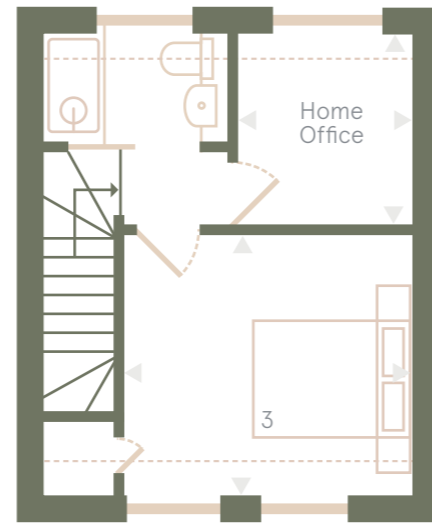
Total	108.7 sqm
	1170 sqft



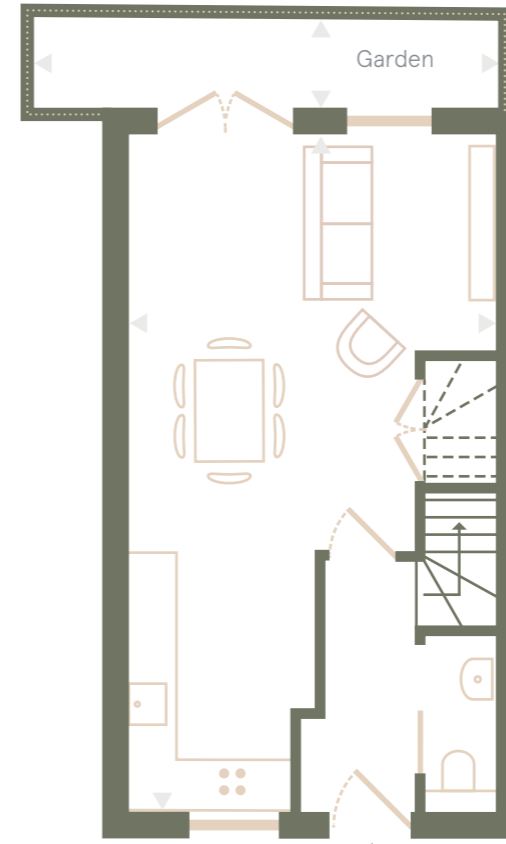
Ground Floor



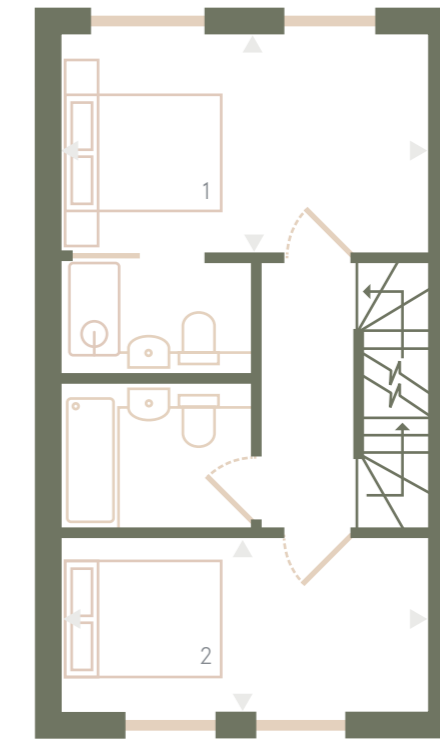
First Floor



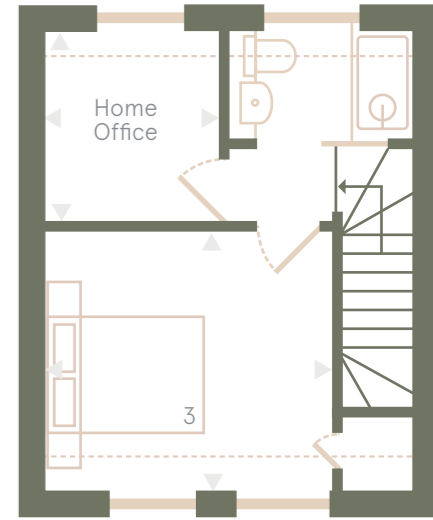
Second Floor



Ground Floor



First Floor



Second Floor



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Unit 3

79.4 SQM / 854.7 SQFT

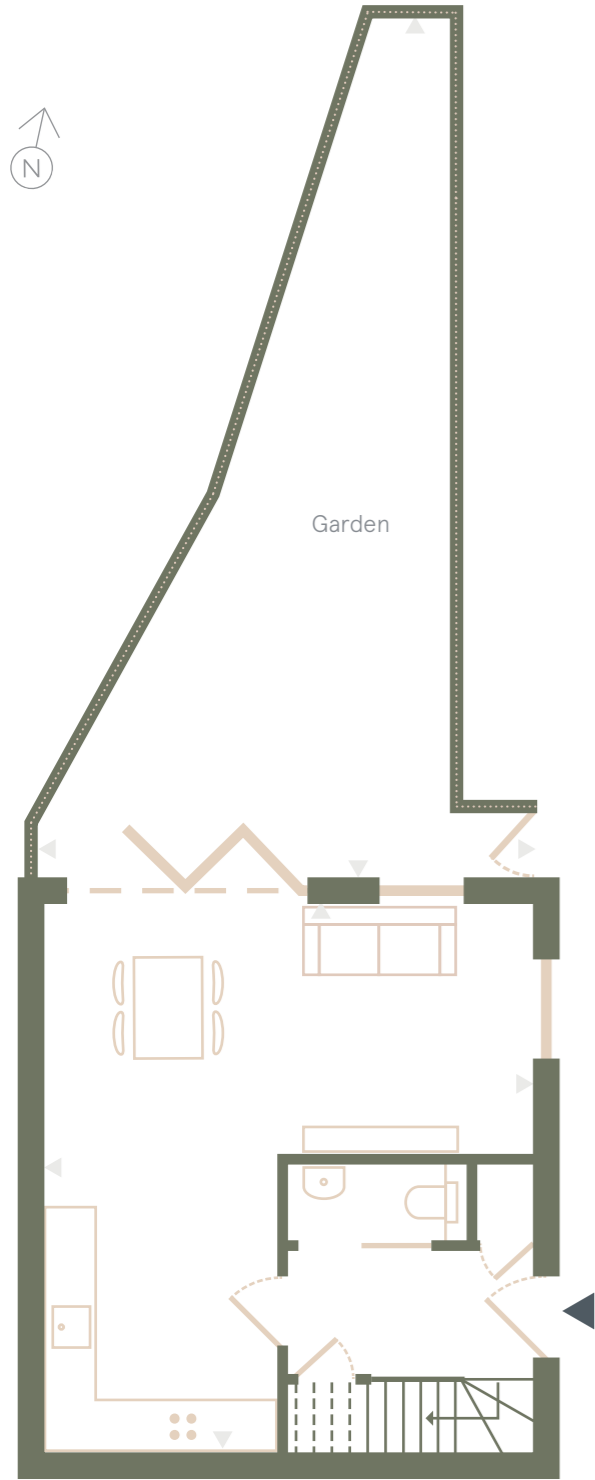
2 Bedrooms
2 Bathrooms
1 WC

Ground & First Floors

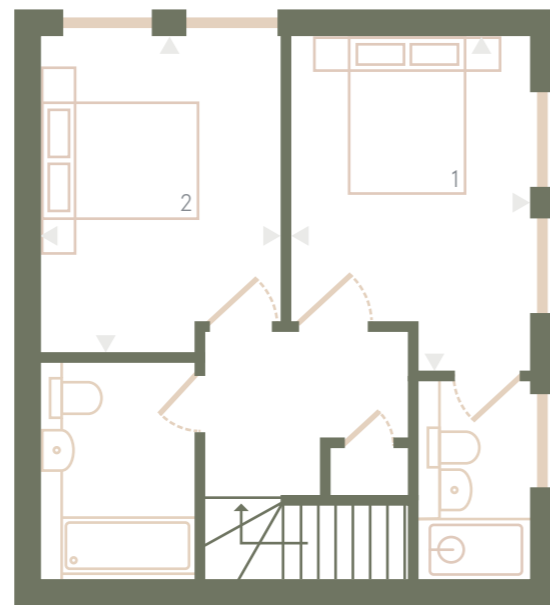


SOUTHERN ROAD

Lounge/Dining/Kitchen	6.6 x 6 m
Bedroom 1	4.2 x 3 m
Bedroom 2	4.2 x 3 m
Garden	10.1 x 6.5 m
Total	79.4 sqm
	854.7 sqft



Ground Floor



First Floor



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Unit 4

95.5 SQM / 1027.6 SQFT

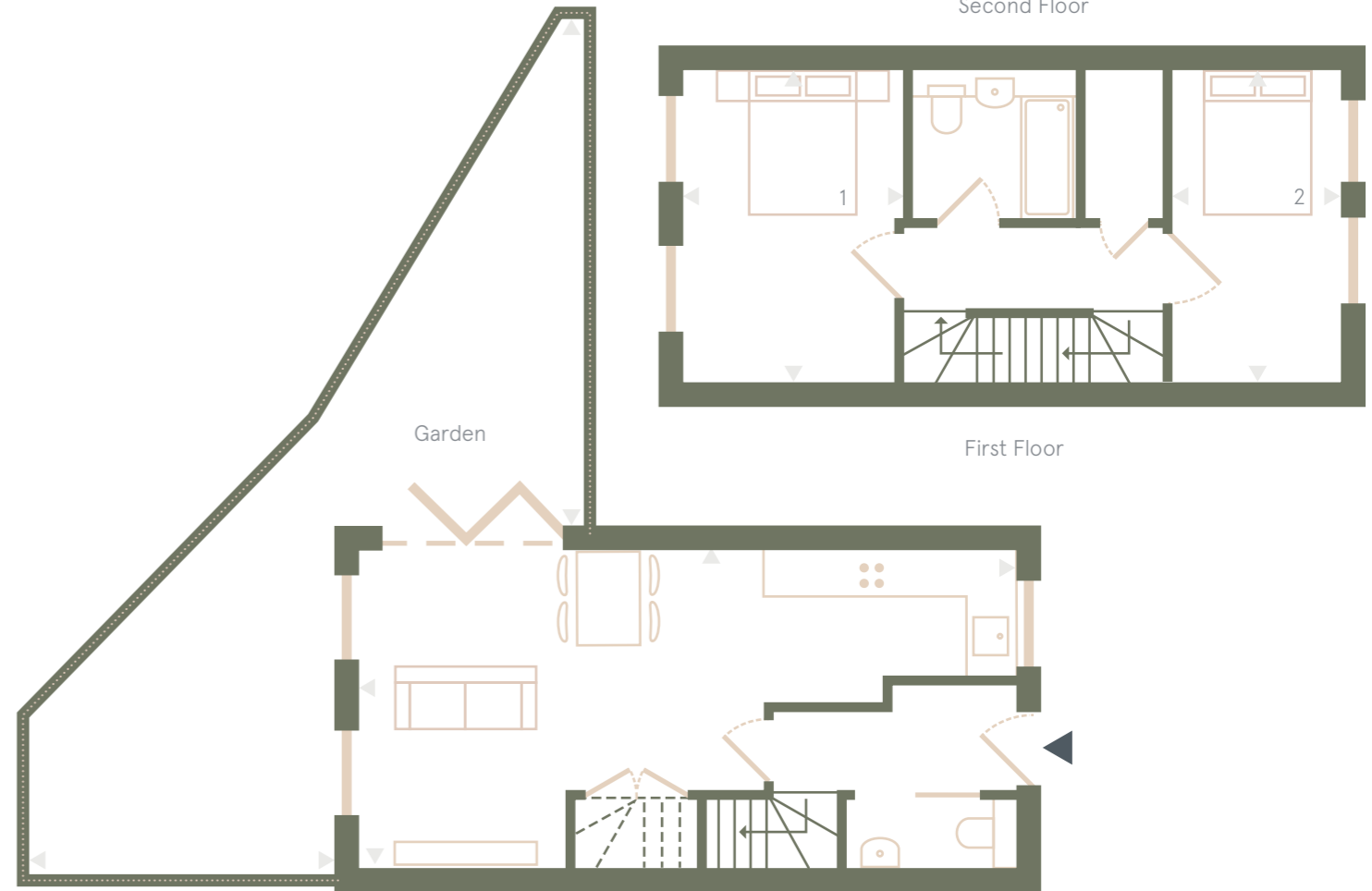
3 Bedrooms
2 Bathrooms
1 WC

Ground, First & Second Floors

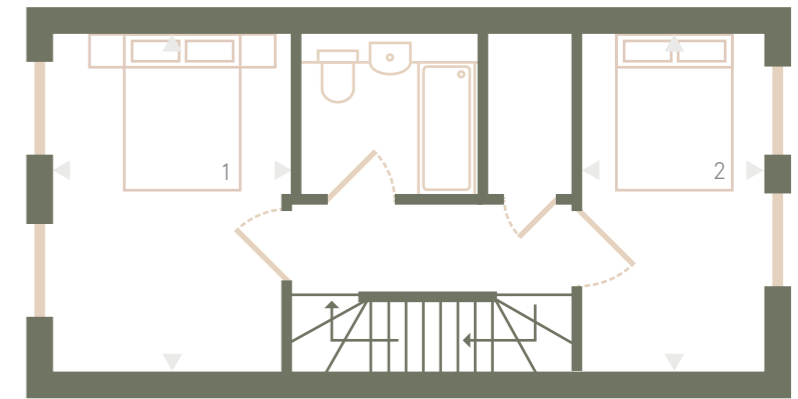


SOUTHERN ROAD

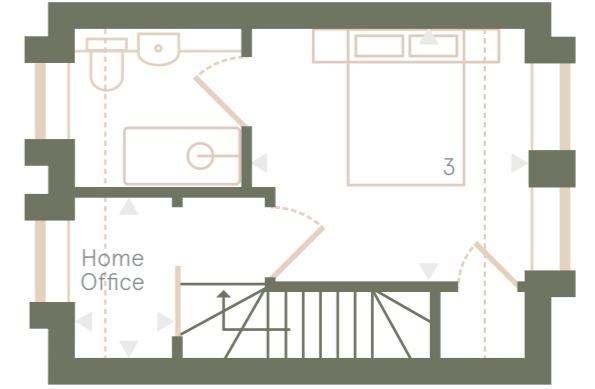
Lounge/Dining/Kitchen	8.5 x 4.1 m
Bedroom 1	4.2 x 2.9 m
Bedroom 2	4.2 x 2.2 m
Bedroom 3	3.1 x 3.4 m
Home Office / Walk in Wardrobe	2 x 1.2 m
Garden	4 x 6.2 m
Total	95.5 sqm
	1027.6 sqft



Ground Floor



First Floor



Second Floor



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Unit 5

95.5 SQM / 1027.6 SQFT

3 Bedrooms
2 Bathrooms
1 WC

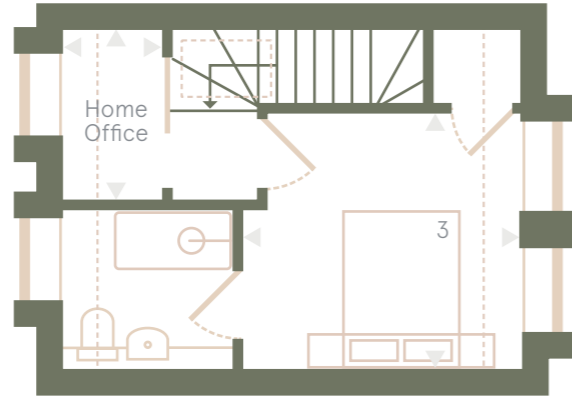


Ground, First & Second Floors

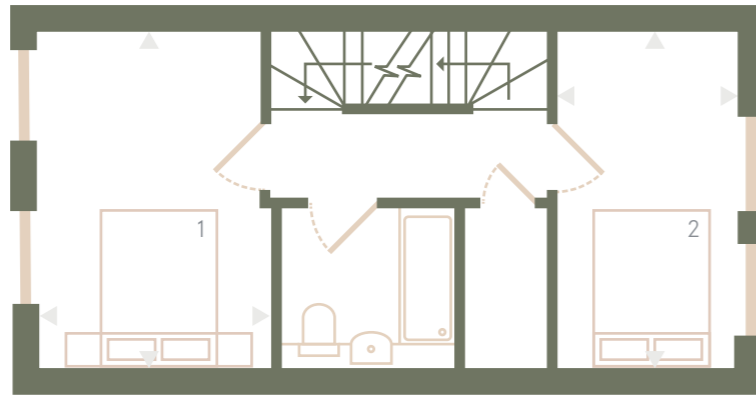


SOUTHERN ROAD

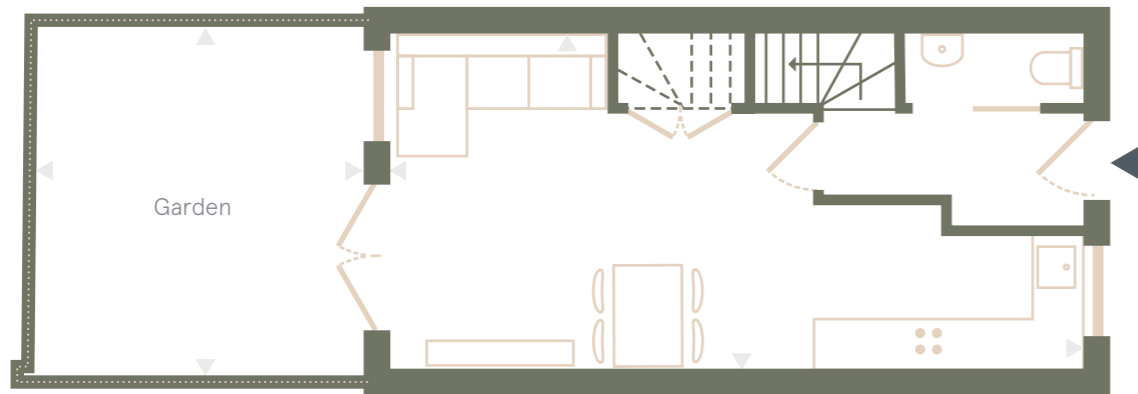
Lounge/Dining/Kitchen	8.5 x 4.1 m
Bedroom 1	4.2 x 2.9 m
Bedroom 2	4.2 x 2.2 m
Bedroom 3	3.1 x 3.4 m
Home Office / Walk in Wardrobe	2 x 1.2 m
Garden	4.1 x 4.3 m
Total	95.5 sqm
	1027.6 sqft



Second Floor



First Floor



Ground Floor



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Unit 6

95.5 SQM / 1027.6 SQFT

3 Bedrooms
2 Bathrooms
1 WC

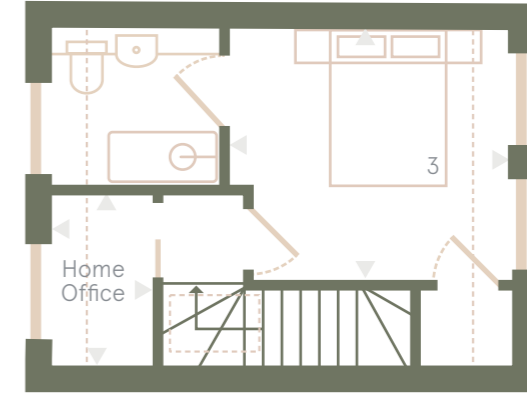


Ground, First & Second Floors

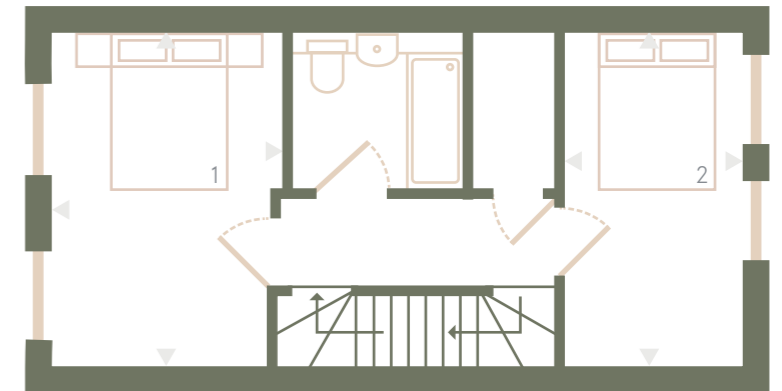


SOUTHERN ROAD

Lounge/Dining/Kitchen	8.5 x 4.1 m
Bedroom 1	4.2 x 2.9 m
Bedroom 2	4.2 x 2.2 m
Bedroom 3	3.1 x 3.4 m
Home Office / Walk in Wardrobe	2 x 1.2 m
Garden	4.1 x 4.6 m
Total	95.5 sqm
	1027.6 sqft



Second Floor



First Floor



Ground Floor



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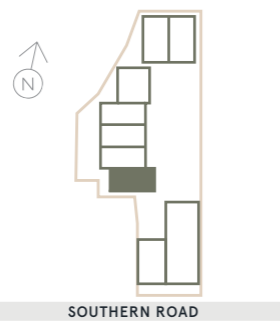
Unit 7

70.5 SQM / 758.8 SQFT

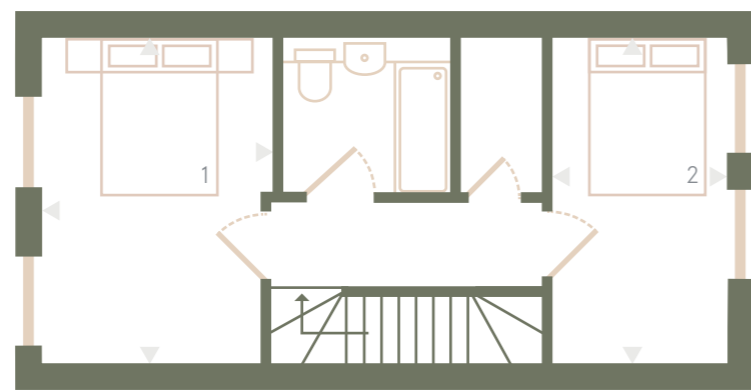
2 Bedrooms
1 Bathroom
1 WC



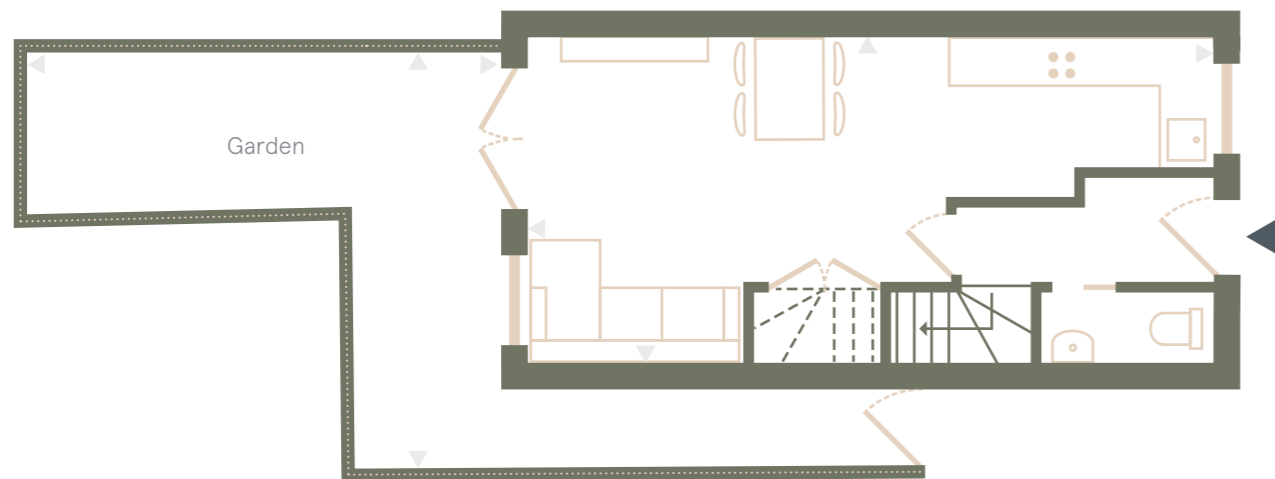
Ground & First Floors



Lounge/Dining/Kitchen	8.5 x 4.1 m
Bedroom 1	4.2 x 2.9 m
Bedroom 2	4.2 x 2.2 m
Garden	6 x 5.3 m
Total	70.5 sqm
	758.8 sqft



First Floor



Ground Floor



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Unit 8

76.6 SQM / 824.5 SQFT

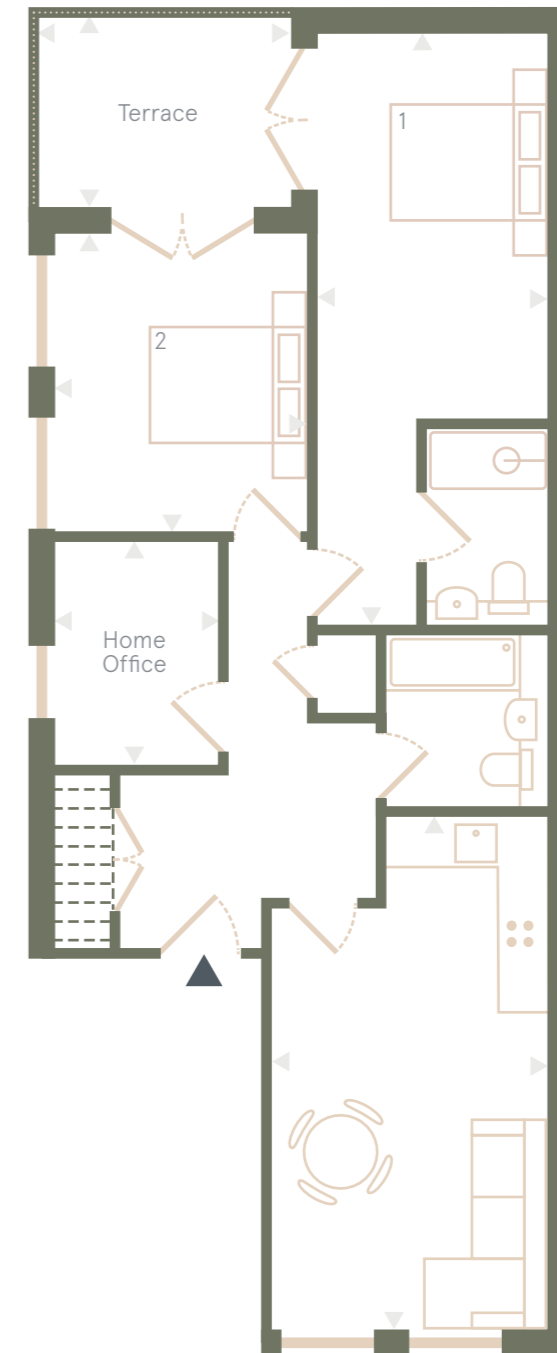
2 Bedrooms
2 Bathrooms



Ground Floor



Lounge/Dining/Kitchen	6.3 x 3.4 m
Bedroom 1	7.3 x 2.8 m
Bedroom 2	3.6 x 3.1 m
Home Office	2.7 x 2 m
Terrace	2.4 x 3.2 m
Total	76.6 sqm
	824.5 sqft



Ground Floor



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Unit 9

70.4 SQM / 758 SQFT

2 Bedrooms
2 Bathrooms

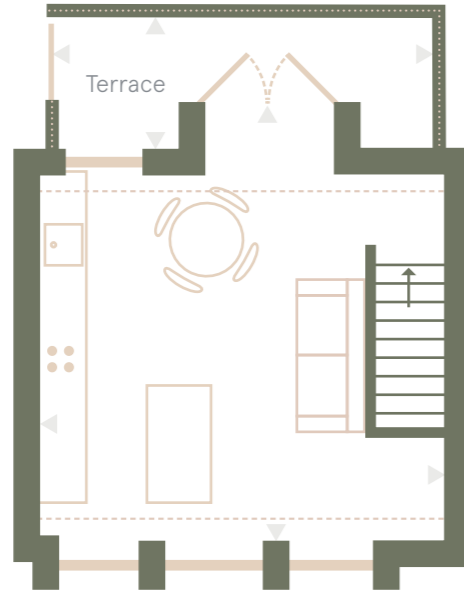


First & Second Floors

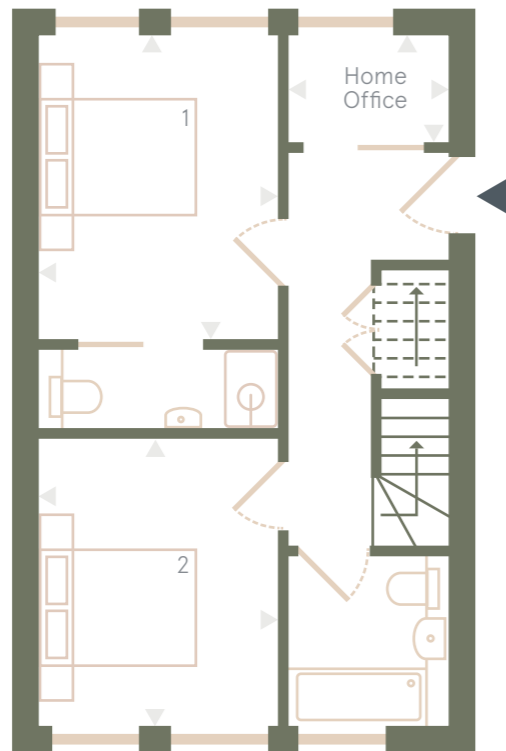


SOUTHERN ROAD

Lounge/Dining/Kitchen	5.4 x 5.2 m
Bedroom 1	3.8 x 3 m
Bedroom 2	3.6 x 3 m
Home Office	1.3 x 2 m
Terrace	4.8 x 0.9 m
Total	70.4 sqm
	758 sqft



Second Floor



First Floor

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Unit 10

138.6 SQM / 1491.4 SQFT

3 Bedrooms
3 Bathrooms
1 WC

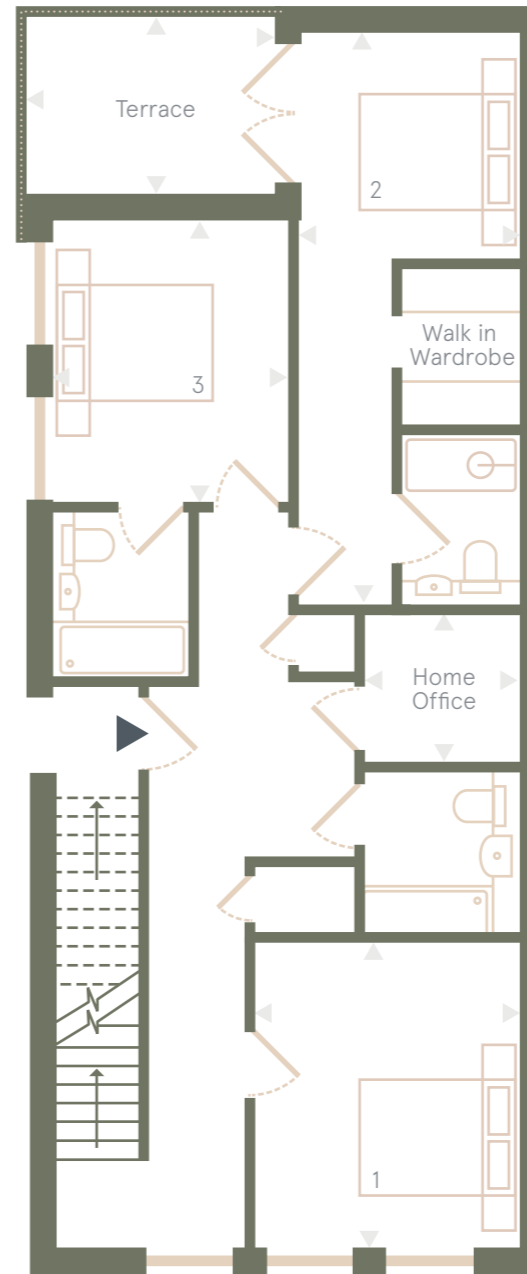


First & Second Floors

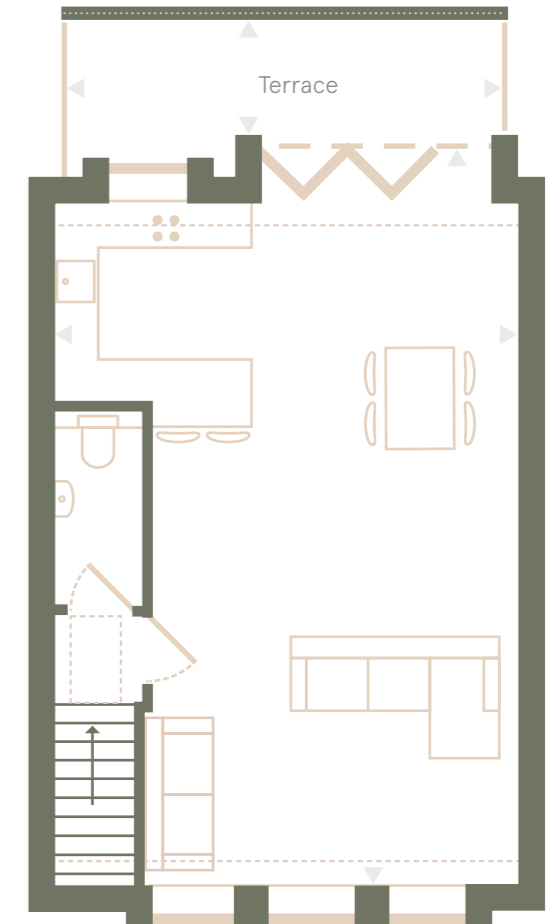


SOUTHERN ROAD

Lounge/Dining/Kitchen	8.9 x 6.1 m
Bedroom 1	7.5 x 2.9 m
Bedroom 2	3.1 x 3.7 m
Bedroom 3	4 x 3.4 m
Home Office	1.9 x 2 m
1 st Floor Terrace	2.4 x 3.2 m
2 nd Floor Terrace	5.6 x 1.4 m
Total	138.6 sqm
	1491.4 sqft



First Floor



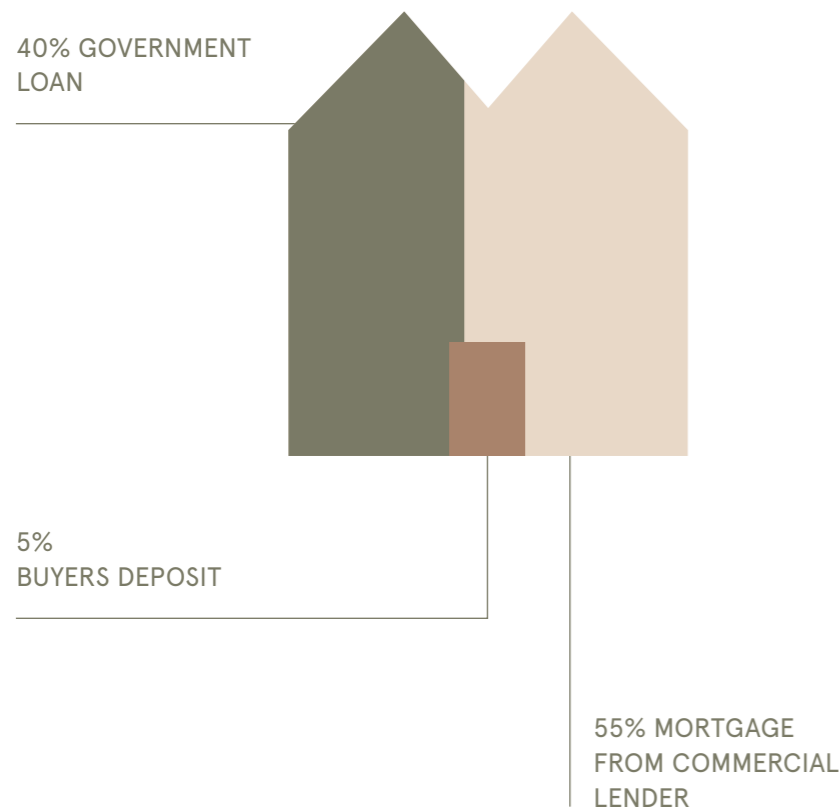
Second Floor

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HELP TO BUY



MAKING USE OF HELP TO BUY

Don't miss out on the chance to buy a brand new home using the London Help to Buy scheme. Help to Buy is the government backed scheme which does exactly that, it helps you to buy a new home, whether a first time buyer or a current home owner looking to move up the ladder, Help to Buy can assist you. The Help to Buy scheme is known as an equity loan which is available to buyers in London as well as the rest of England and Wales.

HOW DOES IT WORK?

Help to Buy Equity Loans help homebuyers across England to purchase new-build properties with as little as 5% deposit. In London, the Help to Buy rules slightly differ with the Equity Loan rising from 20% to 40%.

The Help to Buy Scheme is available on units priced up to £600,000 and buyers must contact Help to Buy directly to enquire about eligibility.

ownyourhome.gov.uk



Backed by
HM Government

BUYING WITH US



IPE Developments

THE DEVELOPER

IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first time buyers and buy-to-let investors from the UK and overseas. IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on IPE Developments, please visit:
ipe-developments.com



Stirling Ackroyd

THE SALES AGENTS

At Stirling Ackroyd we understand the way London operates and how people buy, sell, rent or let property. As one of the first East London estate agents, we've played a vital role in the residential and commercial development of Central and East London and through this, we have gained an integral understanding. Over the last 30 years we have built up an enviable reputation as Land and New Homes experts in London and the surrounding areas and now have 30 offices across London, Surrey and Hampshire.

Through our experience we've gained an intrinsic understanding of the local values that define our areas and an unparalleled knowledge of our specialist markets. We've established a reputation as a specialist Land and New Homes agency and are trusted by some of the best small and medium housebuilders in London and the South East, as well as major national developers.

Our comprehensive in-house new homes team are available to assist buyers throughout the purchasing process. The team have extensive knowledge and experience in all aspects of the transaction to help buyers find and purchase their dream home or investment.

For enquiries, please contact us on:
020 8016 8609



Petty Son & Prestwich New Homes

THE SALES AGENTS

Established in 1908, Petty Son & Prestwich New Homes is a leading estate agent providing a comprehensive service to our customers including sellers, buyers, landlords and tenants within Wanstead, East London and West Essex.

For enquiries, please contact us on:
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