



DOMINION
APARTMENTS
E17





On the site of the 1930s Art Deco cinema and music hall that gives this new development its name, Dominion Apartments sit in the heart of Walthamstow, surrounded by creativity and nature.

Known affectionately by its proud residents as 'The Stow', this independent and community focused neighbourhood fuses the buzz of urban living with a touch of the country.

A stylish addition to this historic and vibrant corner of East London, Dominion Apartments offers a collection of one, two and three bedroom contemporary homes designed by award winning Forge Architects.



Computer Generated Image







The Dominion, Buxton Road



THE DOMINION A BRIEF HISTORY

Opening in 1909 to seat over 1,000 East Londoners enthralled by the wonders of early cinema, the Prince's Pavilion was rebuilt in the Art Deco style in 1930 complete with a Wurlitzer organ and seating for a further 600 people.

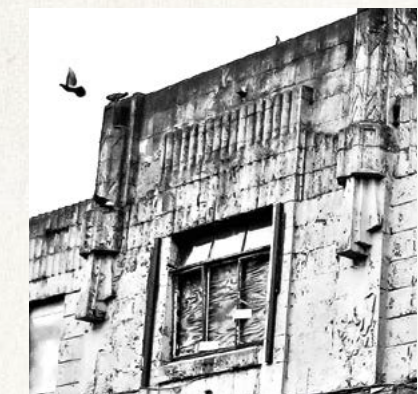
Renamed The Dominion, it opened one foggy night on 22nd December 1930 with a showing of Douglas Fairbanks Jr. in *Little Accident* and Lupe Velez in *The Storm*.

Designed by Frank Ernest Bromige, famous for the architectural splendour of other art deco cinemas in London, The Dominion hosted the then-prevalent mix of films and live variety acts known as cine-variety.

In the post war years, under the ownership of Associated British Cinemas (ABC), The Dominion became an important hub for the community, offering cheap entertainment and a much-needed distraction from rationing.

The Dominion closed as a cinema in 1961 and in the subsequent years entertained The Stow's locals with everything from bouts of wrestling during its heyday in the seventies to Bingo as the venue faded like many old Art Deco cinemas.

With its roots firmly planted in the old East End traditions, The Dominion has now been revived for the 21st Century as it plays its part in the new chapter in The Stow's rich history.



One of The Times

“Best places to live in the UK”

in 2020...

...and amongst CNN Travel’s

“Most happening suburbs in London”,

Walthamstow is easy to fall in love with.



WELCOME TO 'THE STOW'

THE HOME OF INNOVATION

A walk around The Stow reveals an ever-evolving cultural scene of warehouse style microbreweries, community cafés, creators' studios, eclectic boutiques, artisan delis, inventive galleries, homely restaurants, and proper East End pubs. And all of this is unfolding near tranquil wetlands, biologically important marshes, and peaceful parks.



@BAG
BURG
#BAG
BURG
#FLIP
BUD



Eat 17

THE STOW

BY DAY



Dominion Apartments are located on Buxton Road just off the High Street, home to cosy breakfast spots like Querky Café known for its crispy French Toast and friendly Walthamstow welcome. For the real old East End head to Walthamstow Market, Europe's longest street market dating back to 1885, where locals stock up on fruit and veg while E17's arts crowd browse for materials.



A short walk from here is Walthamstow Village, an attractive conservation area where local life unfolds quietly. The heart of the Village is Orford Road, a characterful avenue of Farrow & Ball painted shop fronts. The faded original signage of Desborough tobacconists and Frank Ison ironmongers are a reminder that despite the arrival of the artisan delis and craft ale breweries the area has lost none of its old East End soul.

Days here might begin at *Eat 17*, a family run deli set up in the old Spar that was made famous by its now legendary Bacon Jam, perfect for spreading on their home baked sourdough. It's just one of their products stocked alongside carefully sourced coffee beans and condiments that makes this a firm local favourite.

On the opposite side of the street on the site of the old saddlers that stood here in the early 1900s is the *East London Sausage Company*. As well as selling their award winning meats over the counter, they supply some of East London's trendiest restaurants.



The Village



Eat 17

"The buzz
in E17
is palpable"

—
The Times

THE
STOW

BY DAY

CONTINUED...

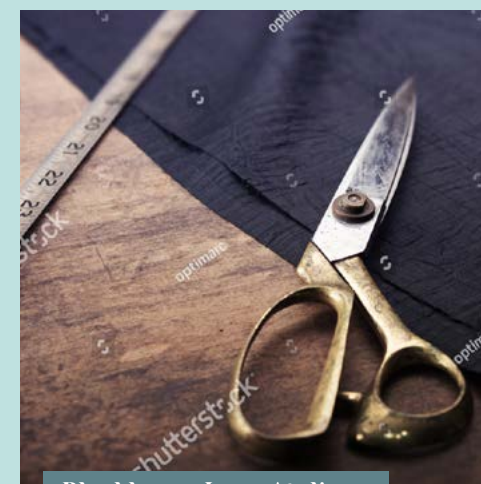
Orford Road is also home to quirky little boutiques that make shopping here a joy. Started in 2016 as a pop up inspired by owner Anah's discovery of small brands for her new baby, *WORD* has developed into a stylish lifestyle store for the whole family. Housed within the friendly little shop is the "Concrete & Plant Emporium" *Smith & Goat*, where you can buy hand-made things for your home – from cactus pots to sinks.

An illustrator who has lived in Walthamstow most of her life, Eileen Kai Hing Kwan set up the art and sweet shop *The Little Mandarin* in 2016. As well as all the prints and ceramics, it's home to the exquisite Macarons by Mandy. Then there's *Jo Davies Ceramics* run by an East London potter who hand makes wheel thrown vases and bowls.



Orford Road

Creativity is at the heart of life in The Stow. A centre for local ceramicists, designers, and other crafts people, *CRATE* St James Street also houses tattooists, barbers, and street food stalls. A newer cultural hub is *Truman's Social Club*, an outpost of the brewery's home in Brick Lane market, with co-working spaces and a range of events.



Blackhorse Lane Ateliers

Studios, a creator's lab, and workshops for carpenters, metal workers, and other designers at the forefront of their disciplines, all make *Yonder* the place to go to witness East London at its most inventive.

If you were in any doubt that E17 is the new East London postcode, meet the team of tailors and textile experts at *Blackhorse Lane Ateliers*, where raw denim and selvedge jeans are more than a passion

Froth & Rind are partners of the East London Cheese Board, and curators of an expert craft beer collection and locally roasted coffee. For something far more old school sample *Barney's Pie & Mash*, a classic black and white tiled East End café. Don't be afraid of the eel or their homemade Big Boy Chilli oil.



Froth & Rind

Walthamstow is as close as you can get to the countryside without leaving the city.

Time Out



Word

THE STOW

BY NIGHT

To the East of Walthamstow Village you'll find the old warehouses and factory units of the Ravenswood Industrial Estate. The story here started when artist Chris Bracey moved his studio and collection of neon work to the estate. Featured in a Vogue fashion shoot in October 2011, what Bracey called God's Own Junkyard was the beginning of a new cultural scene.



Mother's Ruin

Walthamstow is so hip that locals call it ...

#awesomestow

The Evening Standard



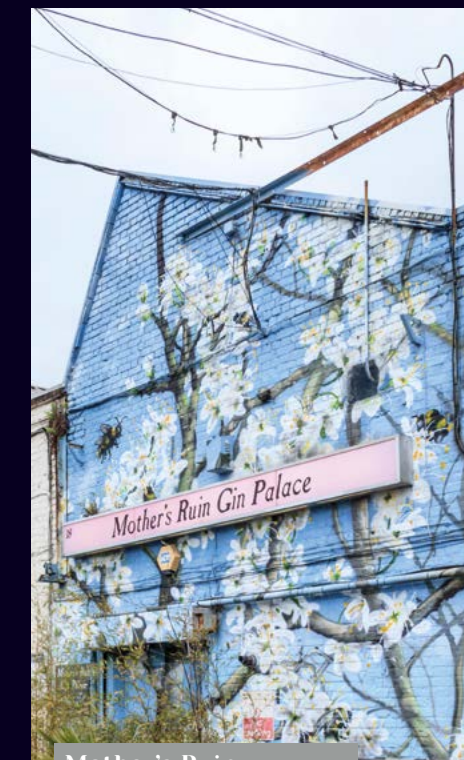
God's Own Junkyard



The Blitz Factory

Founded in 2012 in the old Chapman & Sons steel works, *Wild Card Brewery* is at the forefront of the area's burgeoning craft ale movement. Its buzzing taproom hosts DJs and bands while its fashionable regulars enjoy the street food from the pop up food vans in the car park. Another of their taprooms can be found on the other side of E17 in Lockwood Industrial Estate next to *Wild Grains micro-bakery* - handy for that bacon sandwich in the morning.

A collaboration with *God's Own Junkyard*, and adorned with many of its neighbours signs, *The Blitz Factory* is a live music and event space that Secret London called "This Neon Wonderland Guaranteed to Light up Your Life". Those neon signs take on a warmer glow after the perfectly poured gin cocktail from *Mother's Ruin*, an industrial chic cocktail bar that displays modern art. Ravenswood is also now home to East London's first cider taproom, *The Real Al Company*.



Mother's Ruin



The Real Al Company

THE
STOW

BYNIGHT

CONTINUED...

Away from the creative pulse of the industrial units is a range of old local pubs. Two of the most welcoming sit a few doors away from each other on Orford Road, the appropriately named *The Village* and *The Queen's Arms*.



The Village



The Queen's Arms



The Untraditional Pub

Walthamstow Village is also home to a diverse range of restaurants. With meats supplied by *East London Sausage Company* and organic veg from *Mick's Allotment*, the E17 eatery has a similar community focus. Next door is *Orford Saloon Tapas + Deli* "a little piece of Spain in the heart of Walthamstow" according to *Time Out's* glowing review.



56 St James

"As young Londoners moved further out of the capital in search of cheaper rents and house prices, many found themselves in E17, turning it into an evolving young suburb."

—
Time Out

Around the corner on lively Hoe Street is *Rhythm Kitchen*, a Caribbean restaurant serving island classics with recipes passed down to Delroy 'The Jerkfather' by his mother who moved to East London from Jamaica in the 1950s. Its Rum Club tasting nights are essential.

Right on your doorstep is *56 St James*, a café and cycle surgery that hosts the Grub Club experimental kitchen nights and Friday night cocktail evenings. Begin the evening here before a screening at *Stow Film Lounge*, run by two cinema buffs Nick and Marcus.

RELAX & REVIVE

A cluster of 10 reservoirs and canal inlets, *Walthamstow Wetlands* is Europe's largest urban water reserve. Internationally recognised for the importance of its migratory birds, this 200-acre site offers picturesque walking and cycling trails.

One of London's last remaining floodplain grasslands, *Walthamstow Marsh Nature Reserve* is home to hundreds of rare species, plants and animals including the elusive Water Vole and Willow Emerald Damselfly.

To feel even more like you are in the country spend a day at *Tottenham Marshes* on the edge of *Pymmes Brook*, a tranquil tributary of the *River Lea*. Look out for kingfishers on the long trail through woodland and parks along the *Pymmes Brook*.

Further afield you can explore the 1,000 acres of *River Lee Country Park*, with its lake land, parks and farmland crisscrossed by cycle paths and walking routes. From here a beautiful path takes you to *Queen Elizabeth Olympic Park*, where you can swim and cycle in the same stadiums as the medal winners at London 2012.

At *Yoga Me Happy* in Lloyd Park you can join flow classes on the bowling green. Or become part of the Pilates community at *East Of Eden*, owned by *Abby McLachlan* who often collaborates with friends in the music industry.

For more high-intensity workouts *The Gym* in Walthamstow and *f45 Training* offer all the classes you would expect from state of the art fitness centres.



Yoga Me Happy



William Morris Gallery

Walthamstow's artistic roots run deep. From 1848 to 1856, the grand Georgian house in Lloyd Park was the family home of William Morris, designer, craftsman, architect, writer, and leader of the Arts & Crafts movement. The historic Grade II listed house is now home to the William Morris Gallery with the tapestries, furniture, wallpapers, embroidery and paintings that made Morris famous.

ART & CRAFTS

Walk across Lloyd Park to the white walled *Winns Gallery*, one of many spaces for contemporary arts in Walthamstow. Attached to the gallery is *Lloyd Park Artists Studios*. Look out for their group shows. The park is also the setting for *Walthamstow Garden Party*, the free community festival staged by The Barbican every July.





Founded by artist, writer and curator Laura Noble, *LANG Gallery* collaborates with artists and photographers as well as supporting emerging talent through their mentoring schemes. There is also a strong community focus at the gallery of *Emma Scutt*, an artist and illustrator who chooses the subjects for her portraits from the people of E17.

Every year these artists come together with other local talent at the E17 Art Trail held at venues across Walthamstow. It's the best time to get a taste of what makes The Stow such a uniquely artistic corner of East London.



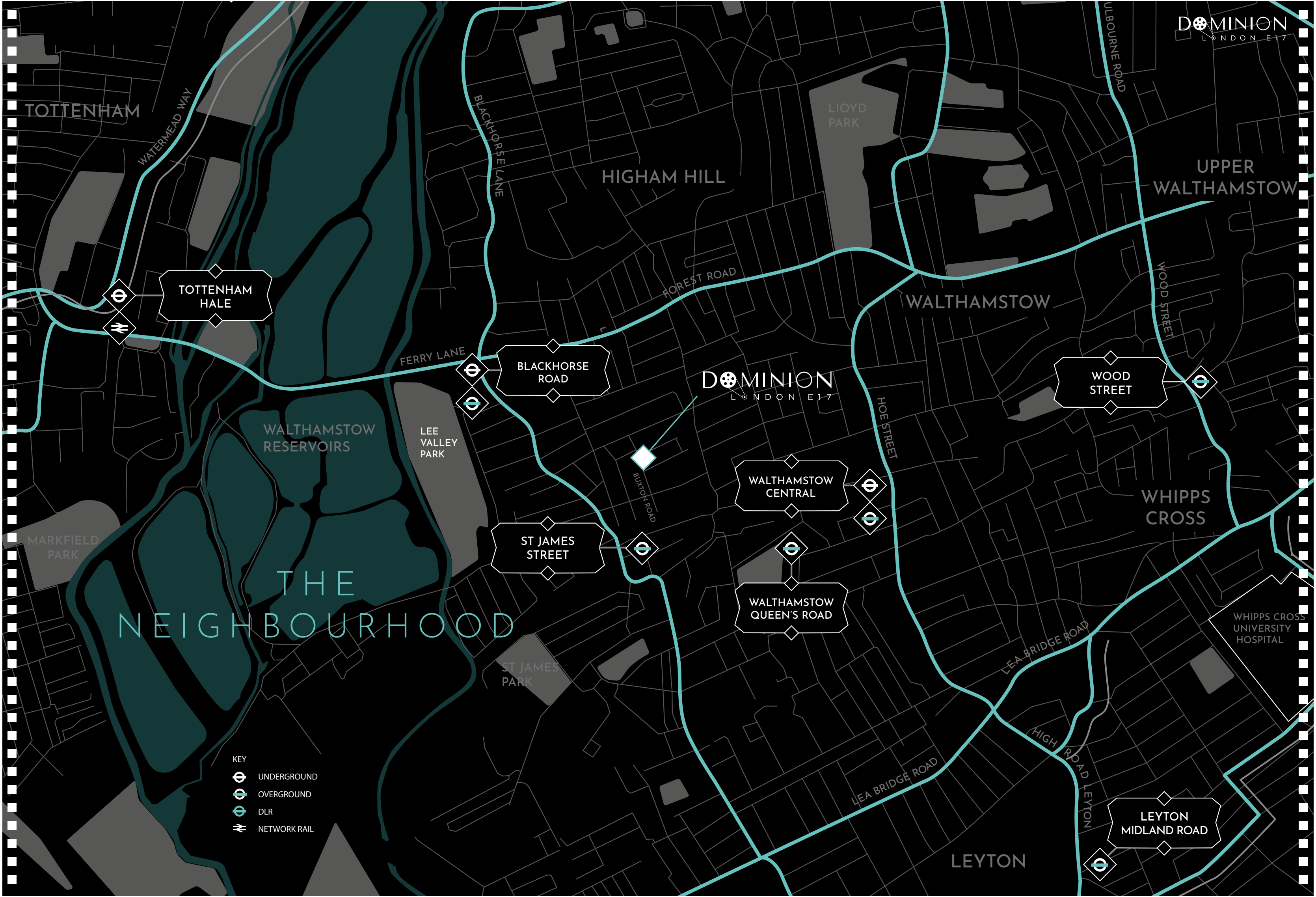
William Morris

THE NEIGHBOURHOOD

- KEY
-  UNDERGROUND
 -  OVERGROUND
 -  DLR
 -  NETWORK RAIL

The Neighbourhood

23 / 24





EXPLORE & DISCOVER

Living here brings you close to many of the energetic creative hubs of North and East London

Tottenham Hale

Hackney

Leyton

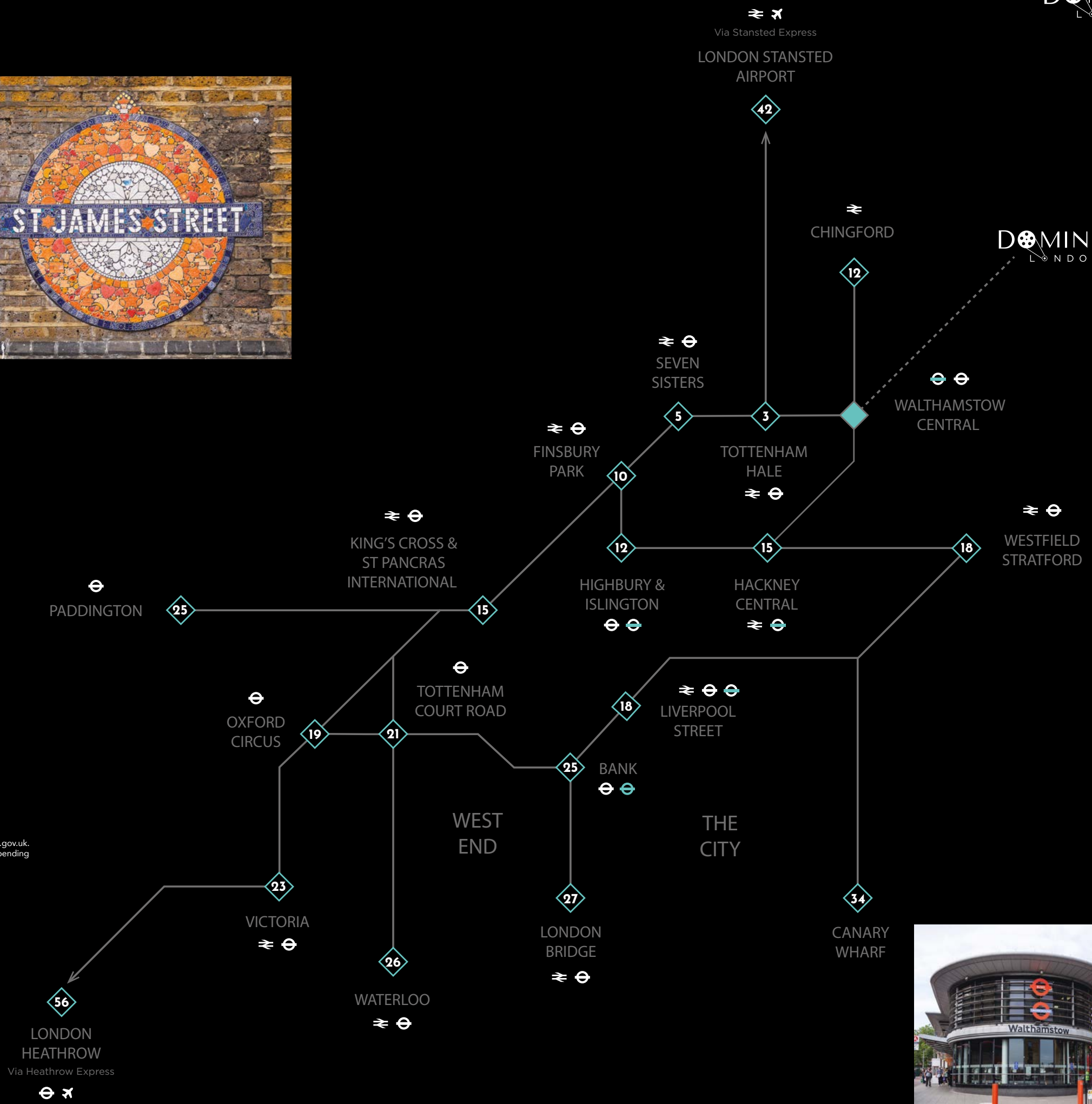
Dalston

Stratford



- KEY
- UNDERGROUND
 - OVERGROUND
 - DLR
 - NETWORK RAIL

Travel times from www.tfl.gov.uk.
Travel times may vary depending on time of travel.



SPECIFICATION



Kitchen

- Laminate Sheridan Apollo Compact worktop with upstand
- Zanussi Integrated appliances including:
 - 4-ring electric ceramic hob
 - Eye-level oven
 - Extractor Hood
 - Dishwasher
 - Fridge Freezer
 - Washer dryer (freestanding if in utility cupboard)

Bathroom

- Bath with chrome bath filler and shower lever
- Thermostatic shower with shower select mixer
- Soft close chrome push plate WC
- Contemporary style basin and mixer tap
- Chrome plated electric towel rail
- Shaver socket
- Porcelain floor tiles and ceramic wall tiles
- LED downlights

En-suite (Some two and three bedroom apartments)

- Thermostatic shower with shower select mixer
- Soft close chrome push plate WC
- Contemporary style basin and mixer tap
- Chrome plated electric towel rail
- Shaver socket
- Porcelain floor tiles and ceramic wall tiles
- LED downlights

General

- Soft light oak laminate flooring to living room, kitchen and hall
- Manx Tomkinson wool twist carpets to bedroom
- LED downlights to living room, hall and bathroom
- Pendant light to bedroom
- Vertical blinds to all windows
- Balcony/terrace/garden to all units
- Fob controlled access to main entrance

Parking

- Dominion is a car-free development. There is no parking on site and purchasers will not be able to apply for a residents parking permit from the London Borough of Waltham Forest.



LIVING ROOM

With a neutral colour palette, LED downlights and pale oak flooring, the bright and airy living areas are designed to effortlessly mix comfort and style.



KITCHEN

Into the kitchen area and the focus is firmly on contemporary sophistication. The laminate worktops and pavilion grey units are augmented by large sinks and chrome taps.

BEDROOMS

Floor to ceiling windows which include vertical blinds and wool twist carpet floor covering.



BEDROOMS





BATHROOMS & EN-SUITE

The grey porcelain tiles and chrome fittings provide the refinement in these modern and well-designed bathrooms. Unwind in the large bath or revive in the glass enclosed thermostatic shower.

A selection of the two and three bedroom apartments benefit from contemporary en-suite bathrooms. With all the features of the other Dominion apartments but with added panache, these are refined en-suites with that little bit extra.





A PERFECT PARTNERSHIP

SHARED OWNERSHIP

You can buy an initial share of between 25% – 75% of the property's value, and pay a subsidised rent on the proportion you don't yet own. You can choose to increase the share you have in your home as your income increases, until you own 100% of the property. This scheme makes getting onto the property ladder affordable and flexible, as the split between owned/rented is based on how much you can afford to pay.

CAN I APPLY?

Most people who do not own a property are eligible to apply for Shared Ownership with Newlon Living. To qualify you should fall into the following categories:

You must be a first time buyer who cannot afford to buy a suitable home on the open market.

You should have access to savings to cover the cost of the mortgage deposit, mortgage valuation or survey, legal fees and stamp duty (where applicable).

Priority will go to people who live or work in the London Borough of Waltham Forest.

Gross household income must not exceed £90,000 per annum.

If you are interested in these homes and would like further information about this criteria, please email sales@newlon.org.uk



Register your interest

Visit: [Dominion.London](https://www.dominion.london) | 0800 058 2544

NEWLON LIVING

Newlon Living is part of Newlon Housing Trust, an award-winning charitable housing association founded in Hackney in 1968. Today we own or manage 8,200 homes in boroughs across north and east London.

Newlon provides a wide range of affordable housing, including Shared Ownership homes and we have an experienced sales team dedicated to helping you take a first step onto the property ladder.

IMPORTANT NOTICE: This brochure and the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. These particulars are believed to be correct at time of publishing but this cannot be guaranteed. (February 2022).
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