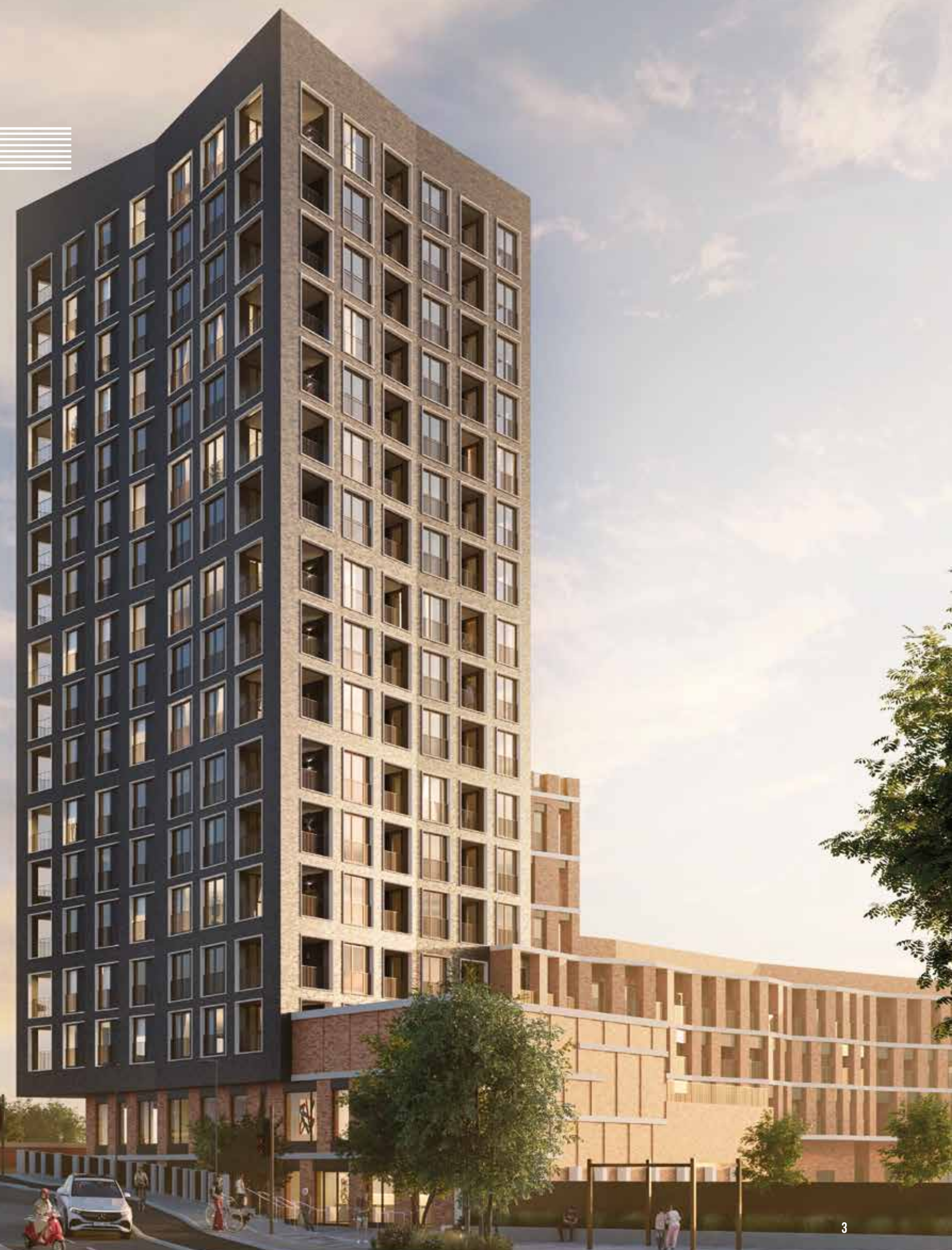


STUDIO

Walthamstow

A LANDMARK DEVELOPMENT AT
221 HOE STREET, LONDON E17

SKYLINE



STYLISH NEW HOMES WITH

outstanding views

Skyline is a landmark new 15 story development of 1, 2 and 3 bedroom homes, located at the heart of one of London's most popular, vibrant and exciting areas providing far reaching views across East London. As well as beautiful living spaces, the community embraces shared gardens, a nursery and commercial units. Just 2 minutes from the station and handy for the High Street, this is the perfect place to own a home within easy distance of central London.



STEPPING OUT

in Walthamstow

E17 is a part of London with a vibe that's unique. Steeped in history and tradition yet full of energy and contemporary culture. Handy for the city yet with green spaces, waterways and a wealth of wildlife. Distinctly urban yet with the Essex countryside on your doorstep. Living in Walthamstow you'll have everything you need on your doorstep, from shops to bars to museums to parks.



Images taken from local area



LOVE LIVING

Local

From colourful street art to intriguing galleries, from classical theatre to live music venues, there's always something cool going on in Walthamstow. You'll have a host of venues to meet up with friends over a double espresso or kick back on a sunny Sunday and enjoy a lunchtime drink. There are some great walks too and, after dark, a whole range of quirky and innovative places to party the night away.

Take a walk down to Walthamstow Village and Orford Road, one of the most charming and oldest villages in London (dating back to 1086), renowned for its rich mix of independent shops and historic buildings.

WALTHAMSTOW VILLAGE

- Here On Earth
- Village Stores
- Froth & Rind
- Blackduke Vintage
- The Village Bakery
- Finamore Mark
- E17 Village Market
- HUCKS
- Ravenswood Industrial Estate





GET INTO THE *local spirit*

From Signature brews to Wild Card's latest offerings, Walthamstow is becoming famous for its microbreweries and offers an ever-growing choice to sample. There's a handy gin palace too, located on the historic site of a World War One munitions factory. Or if you're in the mood for a glass of wine, there's a great selection of fashionable bars and gastro-pubs just waiting to be discovered.

A FEW LOCAL BREWERIES & GASTROPUBS

- Wild Card Brewery
- Hackney High Hill Taproom
- The Beerblefish Brewing Co Ltd
- Exale Brewing and Taproom
- Signature Brew
- Truman's Social Club
- Pillars Brewery / The Untraditional Pub at CRATE
- Victory London Distillery
- Mother's Ruin Gin Palace
- The Real AI Company & Taproom



TOGETHER
with friends





TANTALISING

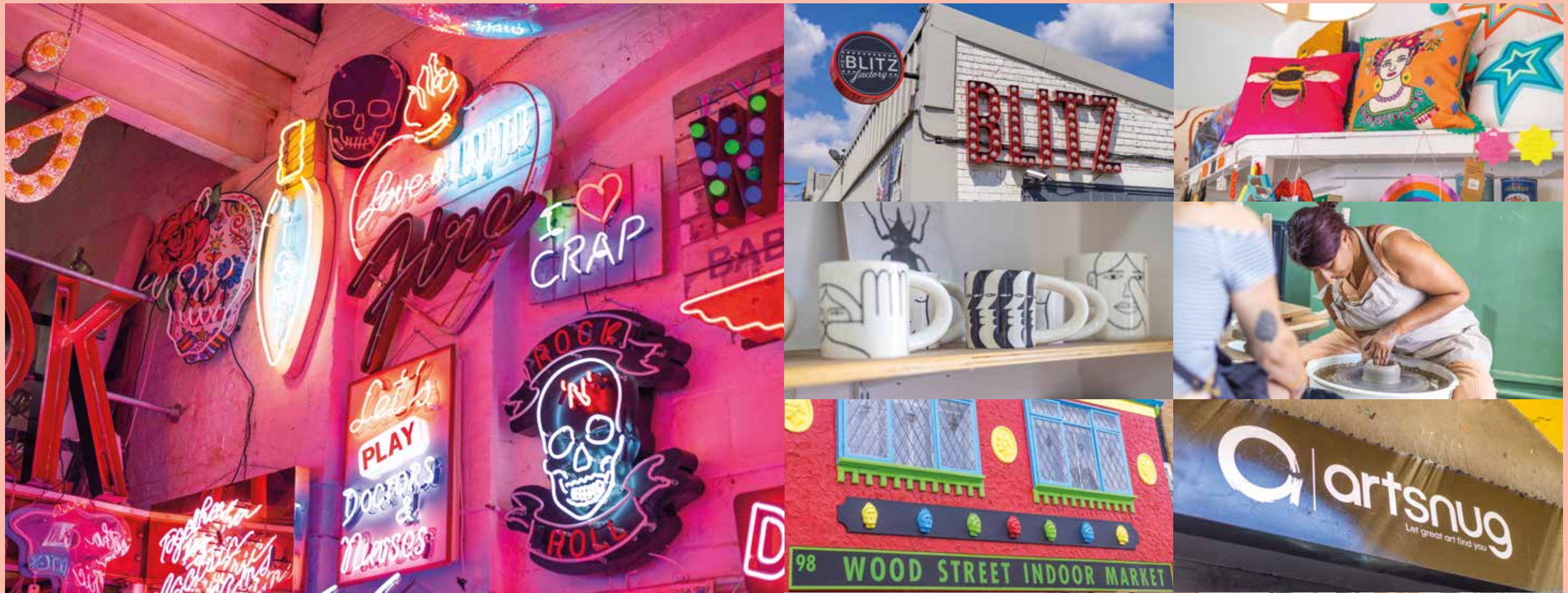
taste sensations

Whether you're after delicious street food, fresh artisan crafted bread, tea and cake, heavenly pizza or mouth-watering Caribbean tastes, Walthamstow can serve it up for you. Lebanese, Indian, Chinese, Spanish or traditional English, the cuisines of the world await. And, when you want to head further afield, the restaurants of Brick Lane, the South Bank, Soho and Covent Garden are all on hand.

A SELECTION LOCAL EATERIES

- Today Bread
- Forest Wines
- The Green Grill
- Walthamstow Farmers Market
- CRATE St James Street
- Eat 17 Restaurant
- Papino Italian Street Food
- Homies On Donkeys
- The Collab
- Local Honey Man
- Saw Chocolate
- SpiceBox
- Rhythm Kitchen
- Peeld





LOCALLY INSPIRED

uniquely creative

Ever wondered where you'd find Europe's largest and most impressive collection of neon signs? In Walthamstow, of course, at God's Own Junkyard. This is an area that's proud of its creative heritage and which still fosters artistic talent today. From the latest collections at Artsnug to the vibrant prints at Inky Cuttlefish, there are always new works, often from local artists, waiting to be discovered and admired.

CREATIVE SPACES

- God's Own Junkyard
- Artsnug
- E17 Art House
- Wood Street Walls
- Inky Cuttlefish Studios
- William Morris Gallery
- D4DISCUS
- Walthamstow Ceramics
- SkandiHus
- Turning Earth Leyton
- Wyn Works
- Jo Davies Ceramics



HAPPY SHOPPERS

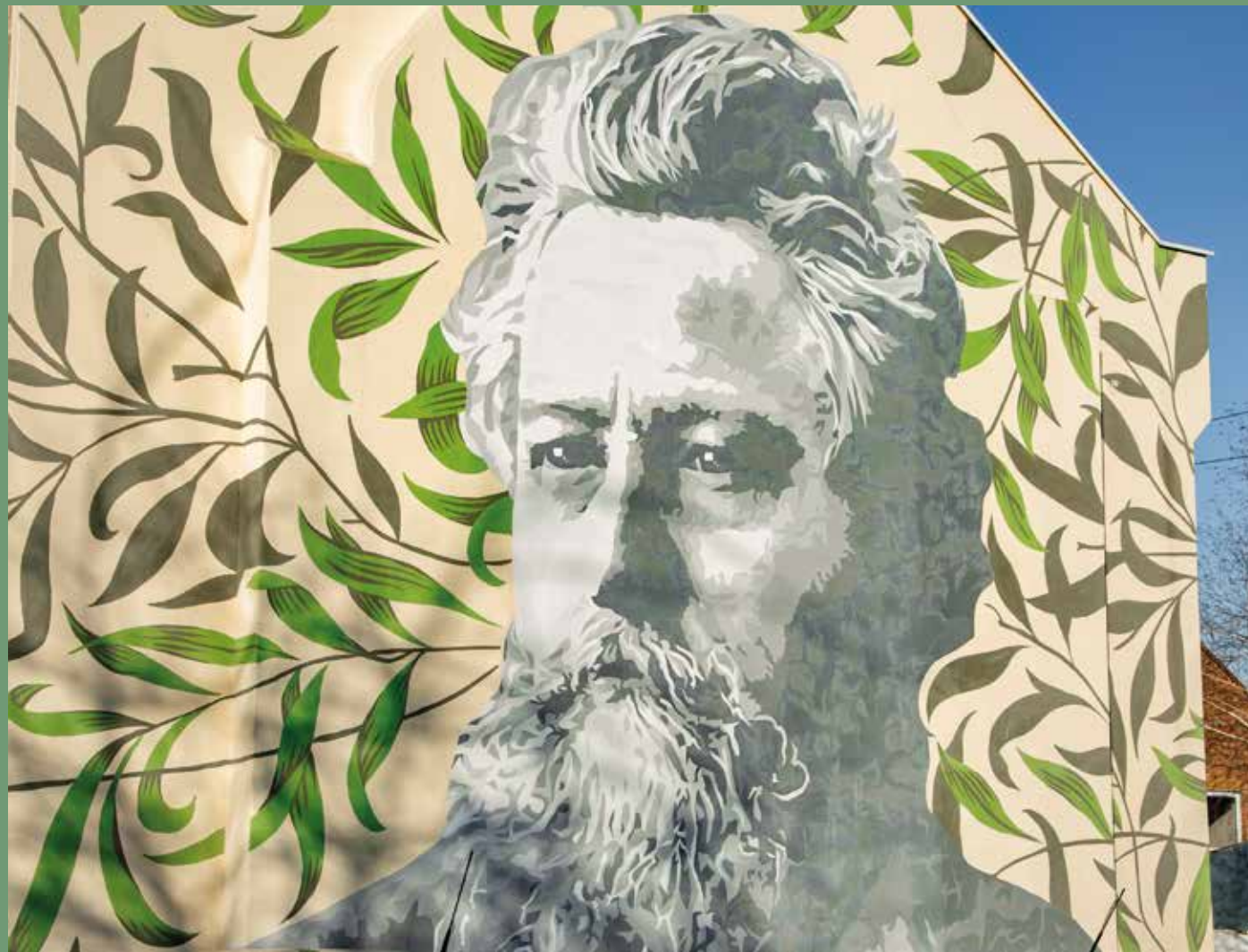
and local treasures

Living at Skyline you'll not only have a wide selection of big name shops like ASDA, Sainsburys and Lidl within walking distance but many unique and specialist local shops alongside them. Discover everything from vintage to new and trendy. Walthamstow market is close by, its stalls stretching down the High Street to form the longest open-air marketplace in Europe. There are a great range of local artisan and food shops too, together with a shopping mall. The world famous Westfield centre at Stratford, with its big name stores, is also within easy travelling distance.

LOCAL SHOPPING

- Blackhorse Lane Ateliers
flowerie88.com
cheekyhandmades.co.uk
funkysoapshop.com
- Wood Street Indoor Market
No70HoeSt
- The Every Space: Gifts and Homewares
- Word Store
- Mrs Tinsley's Vintage
- Blackhorse Lane Studios (BAGT)
- The Little Mandarin
- St J's
- Wood Street Coffee
- Greener Habits





A CULTURAL & *historic hub*

William Morris, the designer, artist, writer and social pioneer, is Walthamstow's most famous son and his gallery is a great place to visit, with permanent collections and regularly changing exhibitions. The Pumphouse Museum is another excellent day out with a model railway and historic tube carriages as well as original Victorian pumps. To see them in operation, plan your visit for the last Sunday in the month.

PLACES TO VISIT

- William Morris Gallery
- Vestry House Museum & Café
- Walthamstow Pumphouse Museum
- The Coppermill Tower
- Soho Theatre
- Higham Hill Open Air Theatre
- Empire Cinema



A man with a beard and a grey hoodie is lying on his back on a wooden deck. He is holding a small, dried plant stem in his mouth and looking upwards with a dreamy expression. Next to him on the deck is a brown leather bag containing a closed laptop and a notebook. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The background shows a blurred view of a body of water and some foliage.

DAY DREAMING

in Walthamstow



LIFE ALONG

The River Lea

The River Lea is one of London's largest rivers and it flows past Walthamstow down to the Thames. You'll have acres of parkland, sports and activities to enjoy. Whether you're after a quiet day's fishing, a gentle paddle in a kayak or a pulsating afternoon of white-water rafting, it's there on your doorstep. You'll also have lots of riverside walks to explore and you can follow the river right up to its source in the Chiltern Hills.





A BREATH OF *fresh air*

The Walthamstow Wetlands is a magical cluster of ten reservoirs in the Lea Valley that have been transformed into Europe's largest area of urban wetland nature reserve. The area is a wonderful mix of water, walking trails and wildlife sanctuaries. You can enjoy a picnic by the waterside, a leisurely walk or an afternoon – binoculars at the ready – spotting the wildlife from an observation platform. With its wonderful wildlife and wide open spaces it adds an extra dimension to living at Skyline.

The Wetlands' Victorian era Engine House is home to a visitor centre, café, shop, viewing platform and art display.

Hollow Pond and Leyton Flats at the edge of Epping Forest are very popular places nearby with beautiful scenery, ideal for picnicking and boating in summer.



The wildlife conservation and industrial value of Walthamstow Wetlands is truly unique in London and the opening of the site now allows more people to access its natural and architectural heritage.





ON THE MAP

Walthamstow

Walthamstow is a destination in its own right, making its close proximity to central London less relevant than it perhaps once was (although if you must leave, it's only a short hop on the Victoria line or London Overground).

Handy for the city and well placed for the country, Skyline offers the perfect location for contemporary London living. Whether you're staying close to home, heading for the buzz of the city or enjoying a weekend escape to the countryside, you couldn't be better placed.



YOU'VE ARRIVED *at Walthamstow Central*

Walthamstow Central station is just across the street with easy underground connections on the Victoria Line. You'll also have quick overground connections to Liverpool Street in the City and Chingford to the North and bus connections to local areas. The closest bus stop is directly opposite Skyline.

You're well placed for the North Circular and M11, while London City and Stansted are your nearest airports.

Yet maybe the best form of transport is to get on your bike and explore the flora and fauna of the local area.

WALKING FROM SKYLINE

2 mins	4 mins	4 mins	5 mins	8 mins	13 mins
Walthamstow Central Station	Empire cinema Walthamstow	17&Central Shopping Centre	Walthamstow Town Square Gardens	Walthamstow Village	God's Own Junkyard

CYCLING FROM SKYLINE

9 mins	10 mins	14 mins	18 mins	20 mins	35 mins
Walthamstow Wetlands	Hollow Ponds Leyton Flats	Queen Elizabeth Olympic Park	Stratford	Victoria Park	Epping Forest

VICTORIA LINE FROM WALTHAMSTOW CENTRAL

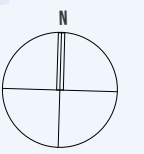
4 mins	12 mins	16 mins	18 mins	19 mins	24 mins
Tottenham Hale	Highbury & Islington	King's Cross St.Pancras	Euston	Oxford Circus	Victoria

OVERGROUND FROM WALTHAMSTOW CENTRAL

2 mins	3 mins	5 mins	7 mins	12 mins	18 mins
Chingford	St James Street	Clapton	Hackney Downs	Bethnal Green	Liverpool Street



ON SITE *at Skyline*



WALTHAMSTOW
CENTRAL



BLOCK B & C	AFFORDABLE HOUSING
	BIN STORE
	DISABLED PARKING

Map is for illustrative purposes only



MEET THE *architects*

**Pollard
Thomas
Edwards**

The initial challenge for this site was also one of the things that was most exciting from a design and planning point of view, trying to find room for all of the pieces of the puzzle and make them work together: 91 new homes, shops and a new nursery.

It's not an immediately obvious site for development, slipped in between the rail lines and back gardens of adjacent houses. Within the office we've been affectionately referring to this job as our Rubik's cube for years.

But this project has an incredibly important role to play within Walthamstow, sitting directly opposite the train station and at the entrance to the Town Centre.

No matter how someone gets to Walthamstow, Skyline is going to be a gateway - a marker of arrival. Waltham Forest has been working very hard to regenerate and reinvent its town centre, while at the same time maintaining the uniqueness and diverse character that makes it so remarkably "Walthamstow," and this project is a major part of the plan. One of the more striking features of the design is the contrast between the two architectural styles proposed. Juniper House was conceived as a building of two parts - a distinct head and tail. The two sides of the building face onto dramatically different surroundings. The team has developed two distinct architectural languages to respond to these differing



Opposite page - from left to right: Partners - Tricia Patel, Dominique Oliver, Roger Holdsworth, Carl Vann, Andrew Beharrell (Senior Advisor), Kaye Stout, Mary McDonnell, Patrick Devlin and Teresa Borsuk (Senior Advisor), Justin Laskin (not pictured)

This page - top left and right: Original drawings for Skyline
Bottom left: The Scene, Walthamstow
Bottom right: Motion, Walthamstow

aspects. The tail is lower and more eclectic with undulating facades that respond to the more domestic scale of the residential neighbourhoods that surround it while the head is a vertical landmark - a more urban response to the emerging architecture of the town centre.

We try to ensure that every home we create has an element of "joy." It doesn't have to be just one thing that makes it unique and joyful, but there has to be something that would make a person want to call this new place home. What's interesting about the homes at Skyline-Juniper House is they have such varied aspects. Some overlook the new square in front of the train station to the West, some will enjoy long axial views down Hoe Street to the South and North, while still others overlook the new private residential garden we are creating, which will offer them a quieter and more private and introspective aspect.

Another key point about Skyline-Juniper House that most people don't notice at first is that the site is situated on a hill, so as soon as you get above ground level you start getting some pretty

impressive views to the south and west. To take advantage of this, we have maximised the number of homes which have dual aspect. (This is architect short-hand for flats that have windows facing in more than one direction....so south and west or north and east, for example). This is a good thing because it allows the apartments to benefit from natural daylight for longer in the day, gives them better ventilation, and affords opportunities for views in multiple directions.

There is also a private communal roof garden at podium level which is accessible to all residents, and features a lawn with shrubs and flowers and trees in planters. In addition to this communal garden every flat has its own private amenity space: either a patio, roof terrace or balcony big enough to hold a table and chairs; a perfect vantage point for people watching.

The new buildings range from 2 to 16 storeys to respond to two different contexts - residential neighbourhoods and the evolving town centre. The landscape design creates a new communal garden for residents, a new garden square adjacent to the nursery and secure nursery play space.



AFTER *care*

Skyline is a housing development brought to you by Waltham Forest Council. With a vested interest in our borough we are committed to provide purchasers with high quality homes and outstanding customer service. We truly believe Waltham Forest is a great place to live, work and play, and hope it will be a place you will be proud to call home!

SUPPORTING YOU EVERY STEP HOME

We want your experience of purchasing a new property at Skyline to be a positive and exciting one. We have appointed a specialist new homes sales agent, Site Sales, who will be on hand to answer any questions you may have, support you and keep you updated at all stages of the buying process.

BUYING WITH CONFIDENCE

Rest assured, all properties at Home10 benefit from a 10 year NHBC guarantee.

Furthermore, to make sure your new home is finished to the highest quality and ready for you to move into hassle free on the day of completion, an independent inspection will be undertaken by our appointed Customer Care specialist in advance of completion.

POST COMPLETION AFTER CARE

We have appointed a new homes customer care specialist, After Build, to provide you with a professional and comprehensive after care service for the first two years after legal completion.

After Build will meet with you on or before the day of legal completion to introduce themselves and walk you through your new home demonstrating how it works. They will provide a single point of contact including for out of hours emergency.



0344 8920 226
skyline-e17.co.uk

SALES AGENT

