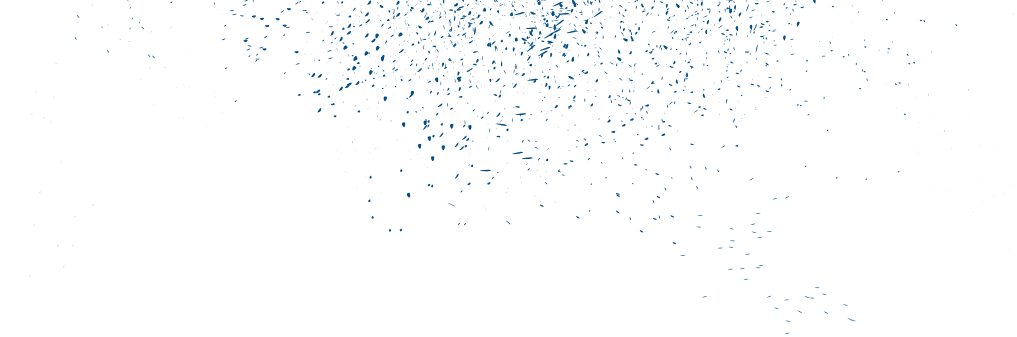


POWELL ROAD

LOWER CLAPTON E5



POWELL ROAD

LOWER CLAPTON E5



Computer generated image is indicative and for guidance only.

WELCOME TO POWELL ROAD

Your new home in the heart of trendy Clapton

If you have dreamt of a new home in one of London's most vibrant districts, then Powell Road in Clapton is for you.

This collection of new homes is limited to only five dual-aspect apartments. Available through Shared Ownership, comprising of two 3-bedroom and three 2-bedroom spacious and high specification homes.

Moments from Hackney Downs, and only a short walk away from both Hackney Central and Dalston, Powell Road is nestled among some of East London's liveliest and quirkiest neighbourhoods. With loads of independent shops and restaurants within walking distance, this is an area with a great community spirit – and the perfect place to make your new home.

Local area



Map not to scale.

Your new neighbourhood

In recent years, Clapton has become one of the most popular areas in East London. With a friendly vibe, it's a truly cosmopolitan neighbourhood with plenty to do and see.

If you love to explore shops and boutiques, you'll have an excellent choice. Pages of Hackney is a superb independent bookshop with a great selection and enthusiastic staff. Wild and Woolly London is a paradise for knitters and yarn lovers. Lion Coffee + Records is popular with vinyl enthusiasts, not only offering refreshments but also hosting live music. Then there are dozens of other stores devoted to fashion, accessories, health foods, homewares, cycling, picture framing and more. On Sundays, the famous Chatsworth Road Market hosts stalls that sell everything from cheese and vegan sweets to vintage clothing and original artworks.

There are also plenty of intriguing places to eat and drink. The Clapton Hart is a shabby chic pub with an excellent selection of craft beers. My Neighbours the Dumplings specialises in meat and veggie dumplings, served with sake, wine or cocktails. UCHI is an upmarket Japanese eatery offering sublime sushi, nigiri and sashimi. You'll also find dozens of other restaurants offering cuisine from around the globe, as well as plenty of cosy coffee shops such as the Tram Store, only a short walk from Powell Road.



Tram Store, Clapton.



Queen Elizabeth Olympic Park.

In the heart of East London

Glorious green spaces

At Powell Road, you'll have beautiful green spaces on your doorstep. Hackney Downs, a Green Flag Award winning park, is moments away. A little further south is London Fields, home to the popular lido. To your east is Millfields Park, three large open spaces around the Lea Bridge and Chatsworth Road. These are your gateway to Hackney Marshes and the River Lea, which you can follow through the Queen Elizabeth Olympic Park and down to the Thames at the Limehouse Basin.

Hackney Wick & Dalston

Your new home is just a short distance from the trendy areas of Dalston and Hackney Wick. In 2023, Hackney Wick was voted the coolest neighbourhood in the capital in a survey of Londoners, whilst in 2021, Dalston was named 13th coolest neighbourhood in the world by Time Out Magazine. Packed with amazing pubs, restaurants and music venues, this is a great district to explore and enjoy. Hackney Wick also has a buzzing atmosphere and is home to lots of artists' studios, craft breweries, quirky start-ups and hip restaurants.



Local education

If you have children, there are lots of good local schools to choose from. For younger pupils, Baden-Powell School, Nightingale Primary, Millfields Community School and St Scholastica's Catholic Primary are all rated 'Good' by Ofsted.

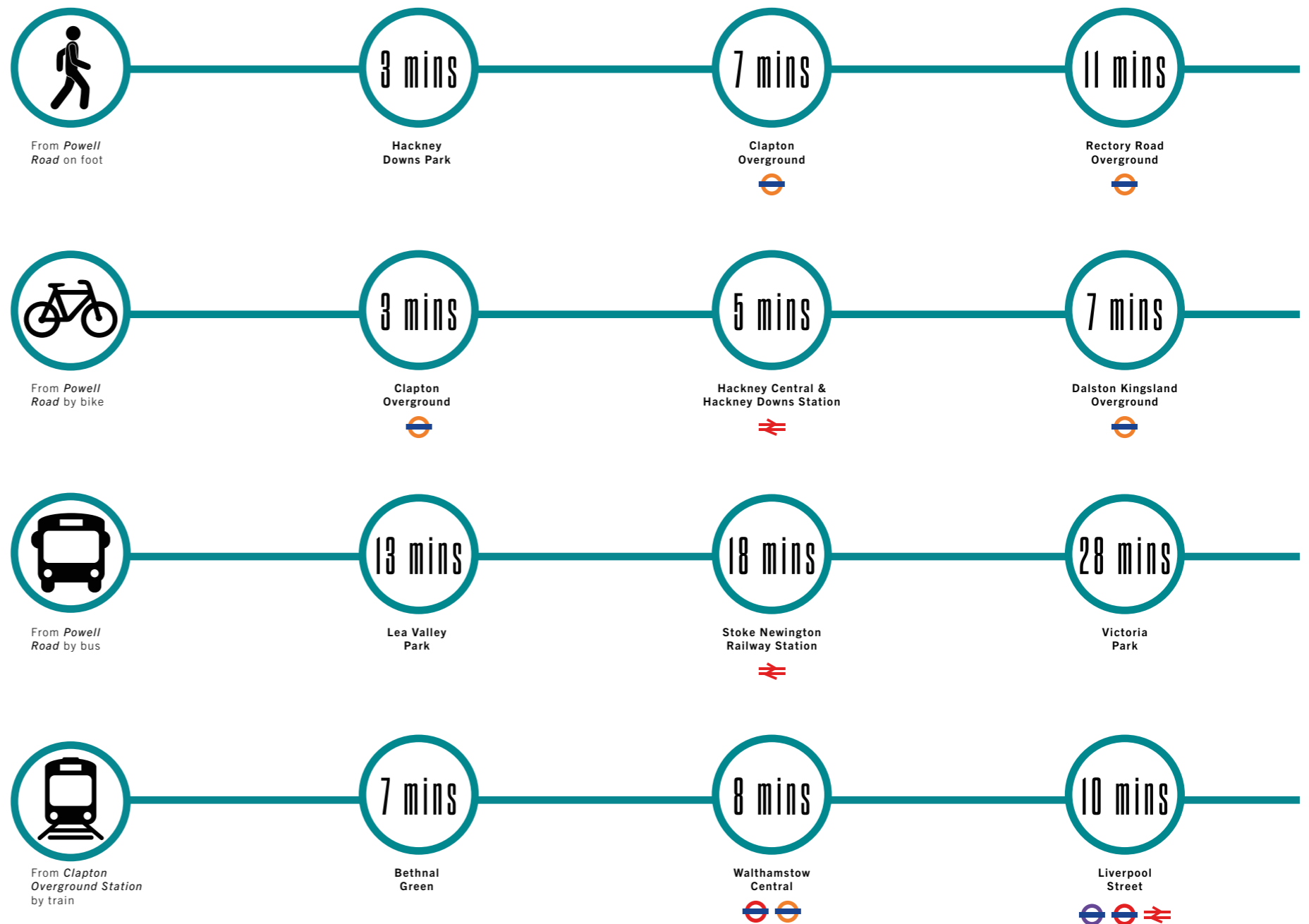
At secondary level, Clapton Girls' Academy, The City Academy and Mossbourne Community Academy are all rated 'Excellent'. Popular Brooke House and BSix Sixth Form Colleges are also rated 'Good'.



Keeping you connected

Powell Road is only a 7-minute walk from Clapton Overground Station where regular trains can take you to London Liverpool Street in 10 minutes. You'll also be near many bus routes, with services running to central London, Shoreditch, Walthamstow, Stoke Newington, Whitechapel and many other destinations.

If you like to cycle, nearby Cycleway 27 (formerly Quietway 2) provides you with a route that connects Walthamstow Central with Clerkenwell.



Travel times are approximate and taken from Google maps.

Specification



KITCHEN

- Bosch built-in stainless steel electric oven
- Bosch black ceramic integrated electric hob and integrated extractor fan with LED lighting
- Integrated Bosch dishwasher with ExtraDry function
- Integrated Bosch fridge/freezer
- Integrated Bosch microwave (except Flat number 19)
- Single undermounted stainless steel sink with brushed steel mixer tap
- White Silestone worktops with polished edges and matching 100mm upstands
- Under-counter 3 stage separation waste bin
- Handleless kitchen cabinetry with indigo blue base units and white top units
- Full height glass splashback to underside of the extractor
- Kitchen task lighting fixed under all wall cabinets with warm white light

EN-SUITE

- Clear sliding shower screen with chrome finish and classic white shower tray
- Hansgrohe thermostatic chrome shower kit including wall mounted overhead shower and separate hand shower
- Classic white square semi-pedestal hand basin with chrome, Hansgrohe mixer tap
- Classic white Selnova WC with soft close seat and chrome flushplate
- Storage cabinet with mirror and open shelf units and single shaver socket inside
- Imperial grey tiling flooring in shower and above WC and hand basin
- Chrome electric towel holder radiator



BATHROOM

- White bath unit with bath panel
- Hansgrohe chrome thermostatic bath/shower mixer with hand shower
- Clear glass panel shower screen with chrome finish
- Classic white square hand basin with chrome Hansgrohe mixer tap
- Classic white square Selnova WC with soft close seat and chrome Flushplate
- Storage cabinet with mirror and open shelf units and single shaver socket inside
- Imperial grey tiling flooring around bath and above WC and hand basin
- Chrome electric towel holder radiator



BEDROOM

- Full height fitted mirrored wardrobes with blanket shelf and hanging rail to all main bedrooms
- Recessed LED down lights to all bedrooms

FLOORING & HEATING

- Radiators
- Avenue oak laminate flooring throughout all rooms excluding bedrooms and bathrooms
- 100% luxelle birch 50oz carpet to all bedrooms

SECURITY & PEACE OF MIND

- CAME Entrotec video entry system
- Multi-lock door with security chain and spy hole
- Sprinkler system fitted throughout apartments
- Wire smoke and heat detectors
- 12 year Premier Guarantee warranty and 2 year defect period with Kind & Co (from time of PC)
- 990 year lease

BALCONIES

- Inside white and outside nut brown doors leading to outdoor space
- Paved outdoor flooring

COMMUNAL

- Passenger lift located within entrance lobby serving all levels
- Secure access cycle storage with cycle racks



INTERNAL DOORS & IRONMONGERY

- White, fire-resistant solid doors throughout apartment
- Secure By Design front door, with brushed aluminium handles
- Stainless steel privacy door handles for bathrooms and en-suites
- Square edged architraves and skirtings throughout apartment
- Imperial grey skirting in bathrooms with tiled upstand to match wall tiles

GENERAL

- Television (terrestrial and satellite) points with SkyQ and DAB provisions to living room and main bedroom
- Bosch freestanding white washer/dryer machine to hall utility cupboard*
- Phone point to all rooms, hall and cupboard for future alarm
- Triple glazing on windows
- Pet Friendly (Please ask sales staff for Peabody Pet Policy)
- Recessed LED down lights to kitchen, living, dining, bedrooms, bathrooms, en-suites and hall

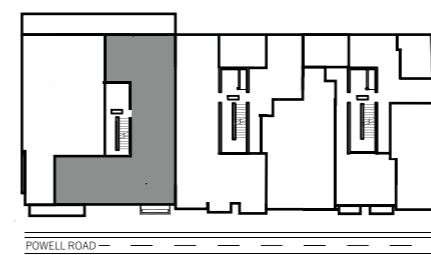
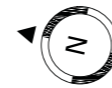
Leaseholder will be responsible for SkyQ installation and subscription at additional cost. For detailed information about the specification of specific homes, talk to one of our sales consultants. Whilst every effort has been taken to ensure the accuracy of the information provided, the specification has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice. Please ask your sales advisor for more information. *Location might vary.

FLOOR PLANS

2 bedrooms

2 Bed

1st FLOOR | Apartment 17



APARTMENT DIMENSIONS

TOTAL INTERNAL AREA	86.93 sqm	93.70 sq ft
TOTAL EXTERNAL AREA	7.6 sqm	81.81 sq ft
Kitchen / Living / Dining	7.8m x 4.3m	25'7" x 14'1"
Bedroom 1	4.2m x 3.9m	13'9" x 12'9"
Bedroom 2	4.5m x 2.7m	14'9" x 8'10"
Bathroom	2.3m x 1.9m	7'6" x 6'3"
En-suite	2.3m x 1.6m	7'6" x 5'3"
Terrace	3.1m x 2.4m	10'2" x 7'10"

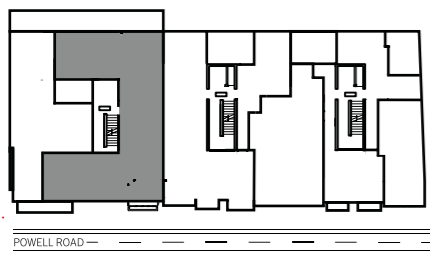
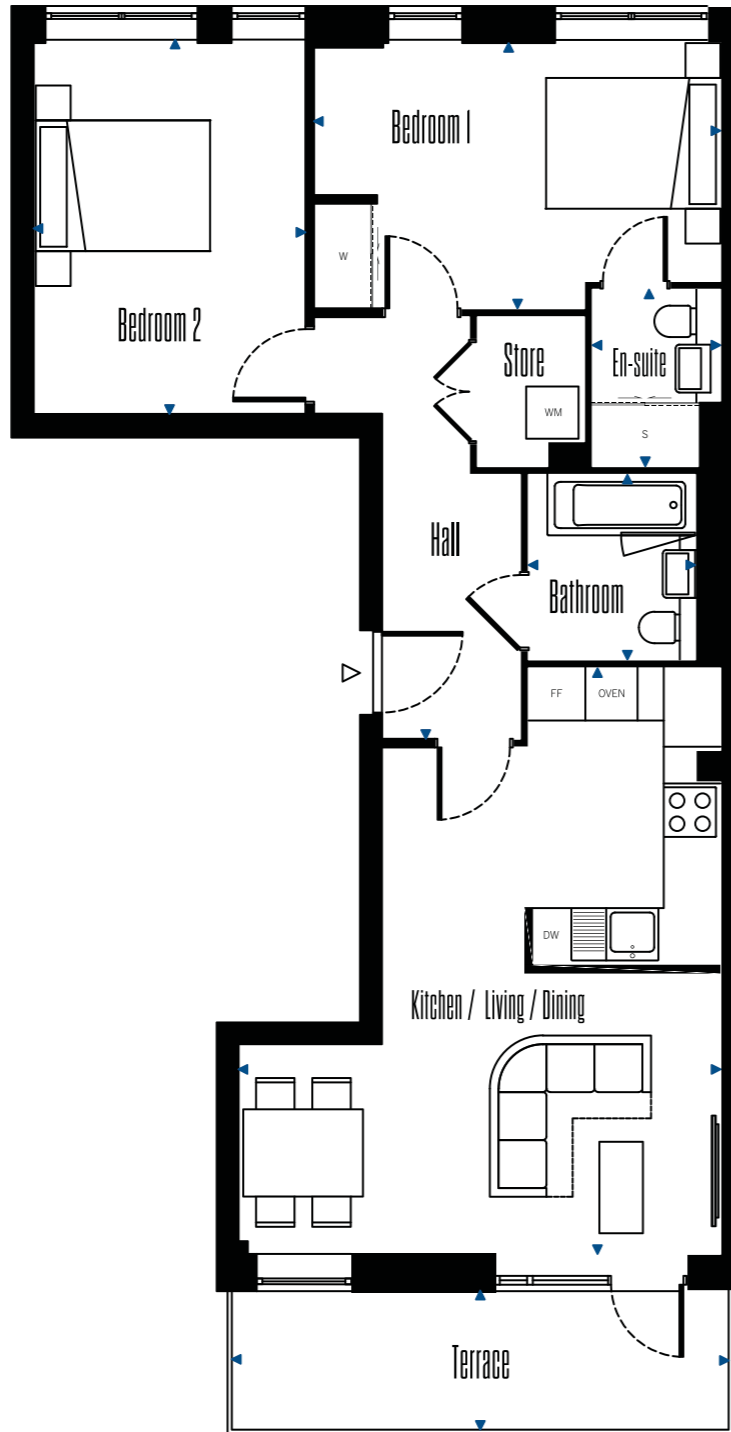
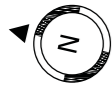
KEY

WM	WASHING MACHINE
DW	DISH WASHER
FF	FRIDGE FREEZER
W	WARDROBE
S	SHOWER

Floor plans and floor plates are for illustration of layouts only and are not to scale.
All measurements given may vary within a tolerance of 5%. Subject to design amends.
For more information on integrated appliances please see Specification or speak to a sales consultant.

2 Bed

3rd FLOOR | Apartment 20



APARTMENT DIMENSIONS

TOTAL INTERNAL AREA	75.52 sqm	812.89 sq ft
TOTAL EXTERNAL AREA	9.18 sqm	98.81 sq ft
Kitchen / Living / Dining	6.7m x 5.5m	21'11" x 18'1"
Bedroom 1	4.7m x 3.0m	15'5" x 9'10"
Bedroom 2	4.4m x 3.1m	14'5" x 10'2"
Bathroom	2.6m x 2.2m	8'8" x 7'2"
En-suite	2.0m x 1.5m	6'7" x 4'11"
Terrace	5.7m x 1.6m	18'8" x 5'6"

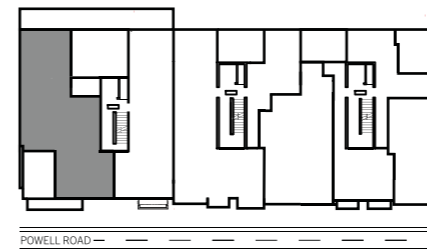
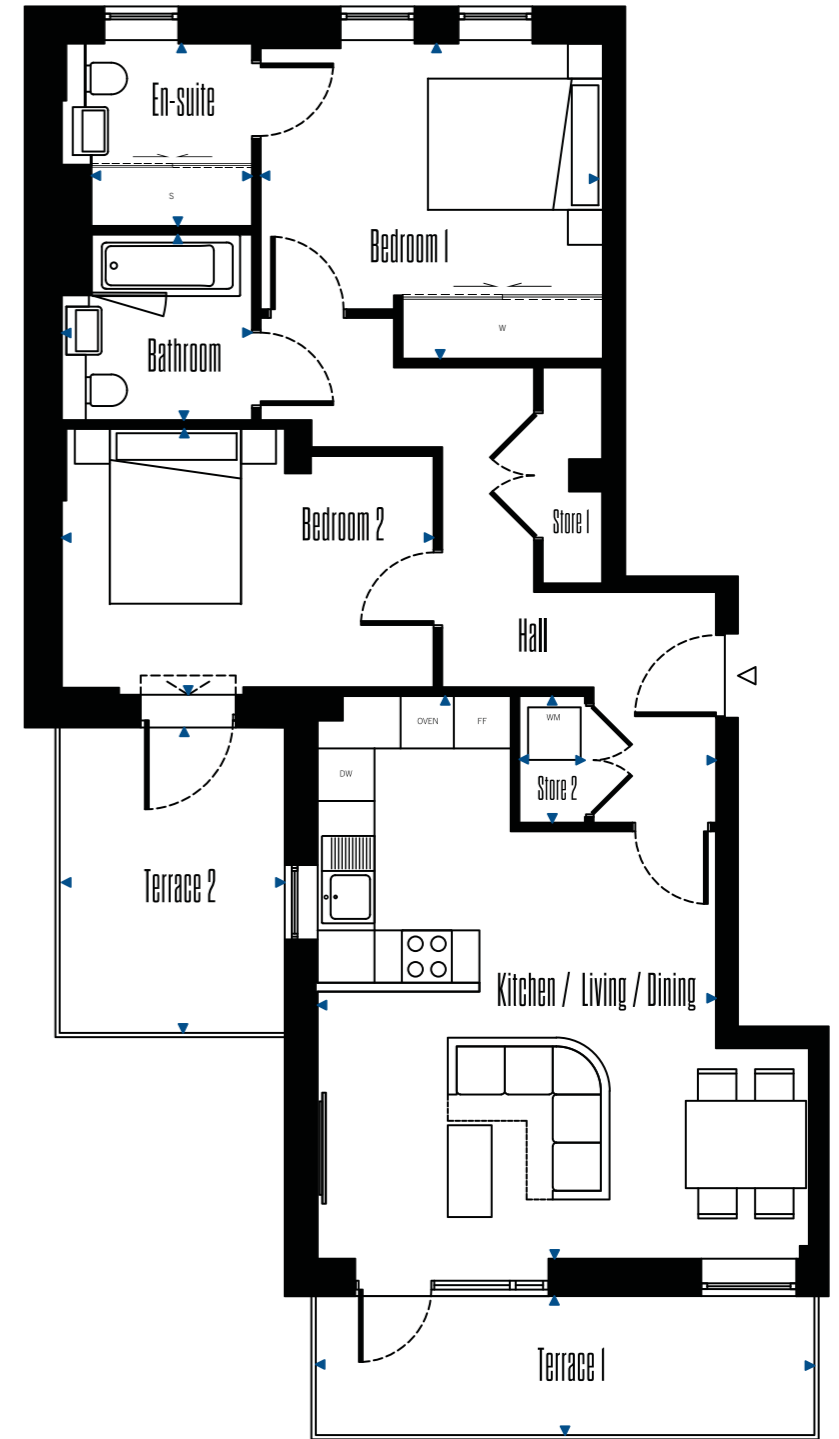
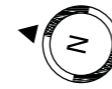
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2 Bed

3rd FLOOR | Apartment 21



APARTMENT DIMENSIONS

TOTAL INTERNAL AREA	79.86 sqm	859.60 sq ft
TOTAL EXTERNAL AREA	18.5 sqm	199.13 sq ft
Kitchen / Living / Dining	6.4m x 4.6m	20'11" x 15'1"
Bedroom 1	3.9m x 3.6m	12'9" x 11'10"
Bedroom 2	4.2m x 3.0m	13'9" x 9'10"
Bathroom	2.2m x 2.1m	7'3" x 6'10"
En-suite	2.1m x 1.8m	6'10" x 5'11"
Terrace 1	5.7m x 1.6m	18'8" x 5'3"
Terrace 2	3.5m x 2.5m	11'6" x 8'2"

KEY

WM	WASHING MACHINE
DW	DISH WASHER
FF	FRIDGE FREEZER
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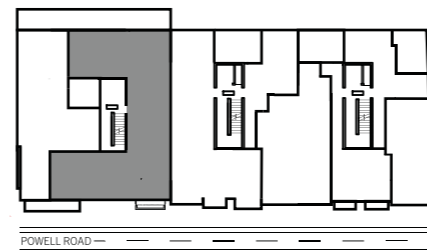
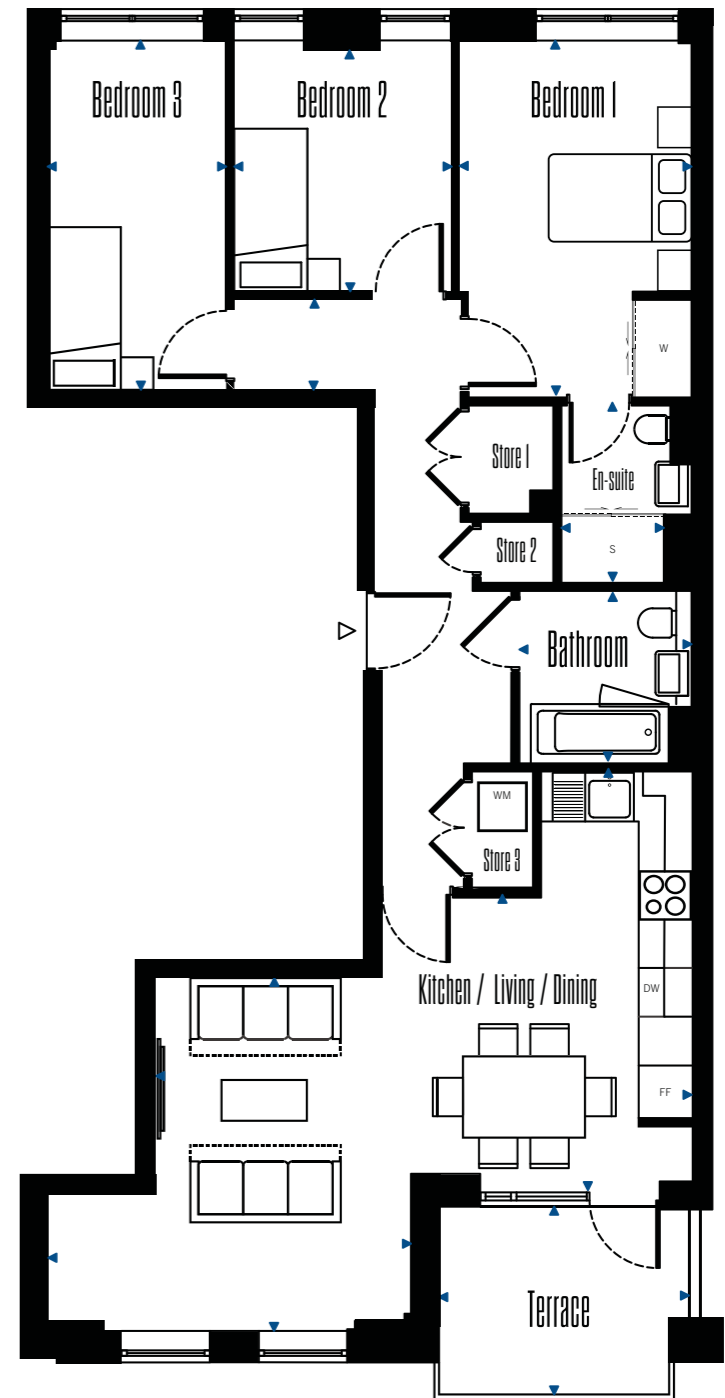
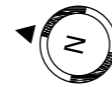
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FLOOR PLANS

3 bedrooms

3 Bed

2nd FLOOR | Apartment 18



APARTMENT DIMENSIONS

	86.63 sqm	932.47 sq ft
TOTAL INTERNAL AREA	86.63 sqm	932.47 sq ft
TOTAL EXTERNAL AREA	7.3 sqm	78.58 sq ft
Kitchen / Living / Dining	6.6m x 5.5m	21'8" x 18'1"
Bedroom 1	2.8m x 4.4m	4'11" x 2'7"
Bedroom 2	2.7m x 2.9m	8'10" x 13'9"
Bedroom 3	2.1m x 4.2m	8'10" x 13'9"
Bathroom	2.2m x 2.6m	7'3" x 8'6"
En-suite	1.9m x 2.2m	6'2" x 7'3"
Terrace	3.1m x 2.3m	10'17" x 7'54"

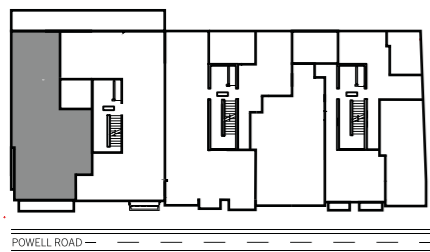
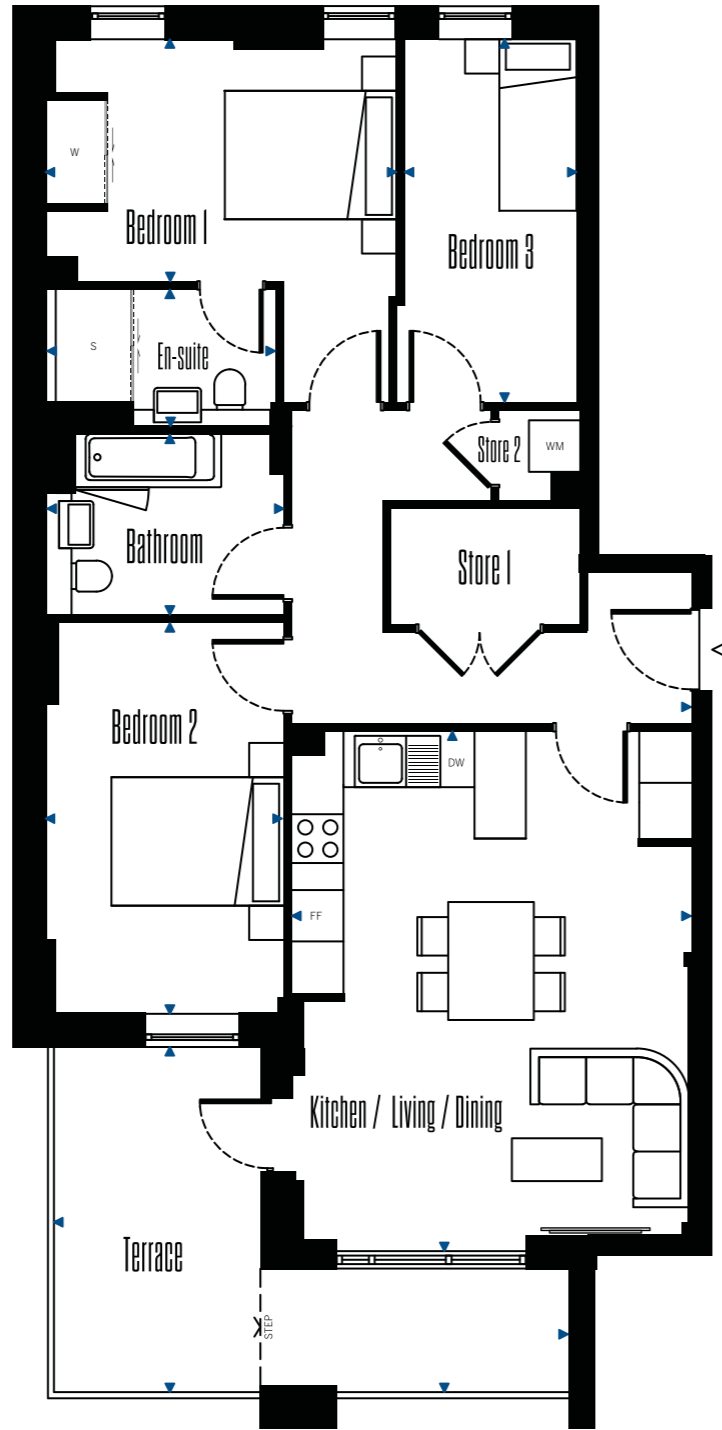
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3 Bed

2nd FLOOR | Apartment 19



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For more information on integrated appliances please see Specification or speak to a sales consultant.

APARTMENT DIMENSIONS

	88.82 sqm	956.05 sq ft
TOTAL INTERNAL AREA	88.82 sqm	956.05 sq ft
TOTAL EXTERNAL AREA	15.6 sqm	167.91 sq ft
Kitchen / Living / Dining	6.1m x 4.6m	20'0" x 15'11"
Bedroom 1	4.0m x 2.8m	13'1" x 9'2"
Bedroom 2	4.5m x 2.7m	14'9" x 8'10"
Bedroom 3	4.2m x 2.0m	13'9" x 6'6"
Bathroom	2.7m x 2.1m	8'10" x 6'10"
En-suite	2.6m x 1.6m	8'6" x 5'3"
Terrace	4.0m x 6.0m	13'1" x 19'68"

KEY

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S	SHOWER



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James & Annabelle

Buyers at Willow Walk, SW18

"Peabody were great in answering all our questions, double explaining everything and telling us the information we needed. Ilona was our key contact and she was wonderful, she gave us extra viewings and helped us on moving day. Regarding the Shared Ownership scheme, I have already recommended it to my friends and helped them with the process – I would encourage all those looking to buy to consider the scheme."



Peabody creates great places where people want to live, adding value by upholding high design standards, investing in long-term homes and making a positive difference through ongoing commitment to communities.



BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



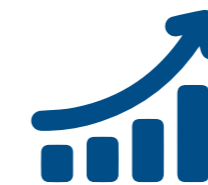
QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.



CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



AWARD WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.



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