



HEPWORTH PLACE

WALTHAMSTOW

E17



COUNTRYSIDE
Homes

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MAKING HISTOR

HEPWORTH PLACE MARKS THE BEGINNING OF A NEW ERA FOR WALTHAMSTOW WITH A DEVELOPMENT BUILT FOR THE FUTURE.



ORY



Set around the unmistakable copper clock tower of the Town Hall and the beautiful fountain of Fellowship Square, this contemporary development of 1, 2, and 3 bedroom apartments brings a new lease of life to an important local landmark. By building on its history as a bustling community hub, Hepworth Place gives you a unique opportunity to help shape the future of Walthamstow.



A UNIQUE LONDON ADDRESS

This is the place where state-of-the-art living spaces sit side-by-side with historic landmarks. The place with ample green space on its doorstep and the delights of one of the world's greatest cities conveniently within reach. The place where sustainable living, culture and community will thrive for generations.

H E P W O R T H P L A C E





Town Hall, Walthamstow

Walthamstow's history as a small farming village dates back to ancient times and this heritage is still very apparent when walking amongst the characterful architecture of the old village centre. The area remained largely rural until the late 19th century, when the arrival of the railways brought a significant rise in population.

After outgrowing the existing Town Hall on Orford Road, Walthamstow District Council ran a competition to design a brand-new civic centre that would be situated on the site of Chestnuts Dairy Farm. The winning design, by Philip Dalton Hepworth, was one of grand symmetry, taking strong influence from Nordic Classicism and featured Art Deco detailing.



Credit: Vestry House Museum, London Borough of Waltham Forest
Chestnut Farm, Forest Road, 1938

A R I C H A N D D I V E R S E

H I S T O R Y



Fellowship Square, Walthamstow

With the civic centre at its heart, Hepworth Place has been built to reflect such a charming combination of features, perfectly complementing this beloved local landmark and celebrating its position at the heart of Walthamstow.

Fellowship Square forms the centrepiece of this grand civic hub. With a fountain comprising 144 illuminated jets, this public space is capable of creating a colourful display as vibrant as the community it serves.



AT THE HEART

This thriving area offers an eclectic mix of diverse shopping, inspiring history and vibrant culture, fuelled by an inherent creativity that runs through every fibre of the historic town centre. Find your home at the beating heart of it all.



WELCOME TO
WALTHAMSTOW
 E17



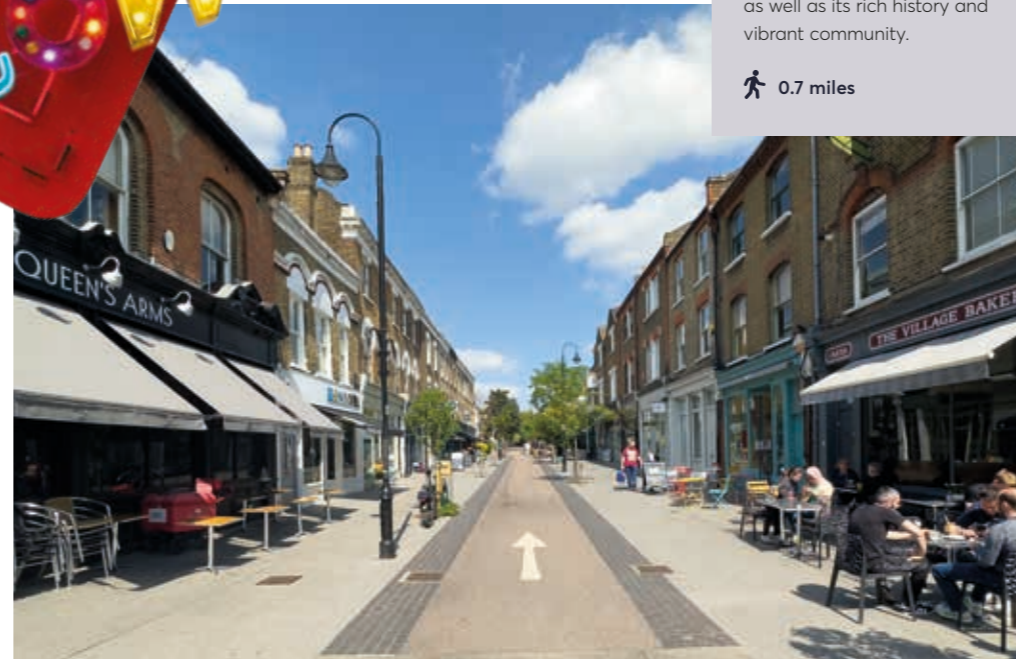
DISCOVER ‘AWESOMSTOW’

A MIX OF CLASSIC LONDON NEIGHBOURHOOD AND CREATIVE NEW ENERGY. IT’S AN EXCITING PLACE TO BE, AND IT’S ONE OF THE BEST PLACES TO LIVE IN EAST LONDON.

Walthamstow’s ancient history as a village has formed the foundations of its friendly atmosphere today. This close-knit, welcoming community is buzzing with innovative spirit and irresistible style. The old village forms a unique east-London haven with characterful independent shops, bars and cafés, each as quirky as the next – but it doesn’t stop there.

This unashamed off-the-wall creativity continues throughout the entire area, where

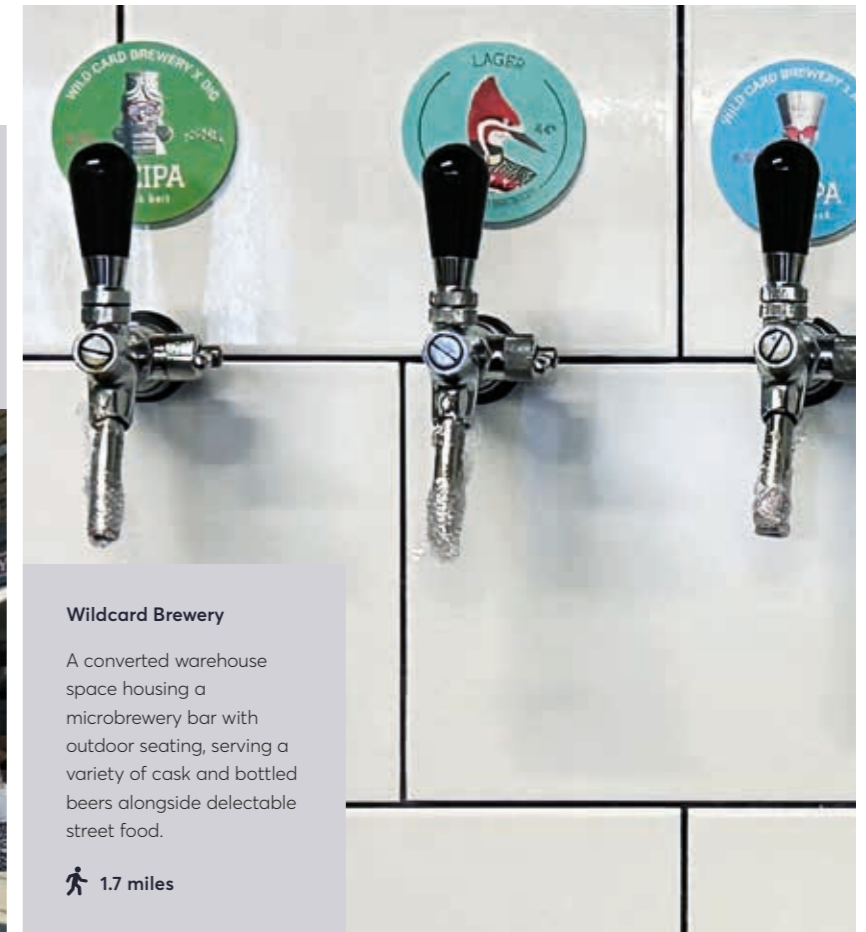
you can find bustling markets, weird and wonderful junk shops, lazy corner cafés and ex-industrial estates that now play home to the colourful facades of award-winning craft breweries. You’ll also find a varied selection of restaurants serving everything from traditional British fare and Italian staples to modern takes on Asian classics and other exotic delights. The result is everything you need to live your best life just a short train ride from the city.



Walthamstow Village

Charming streets lined with quaint shops, cafés, and pubs, as well as its rich history and vibrant community.

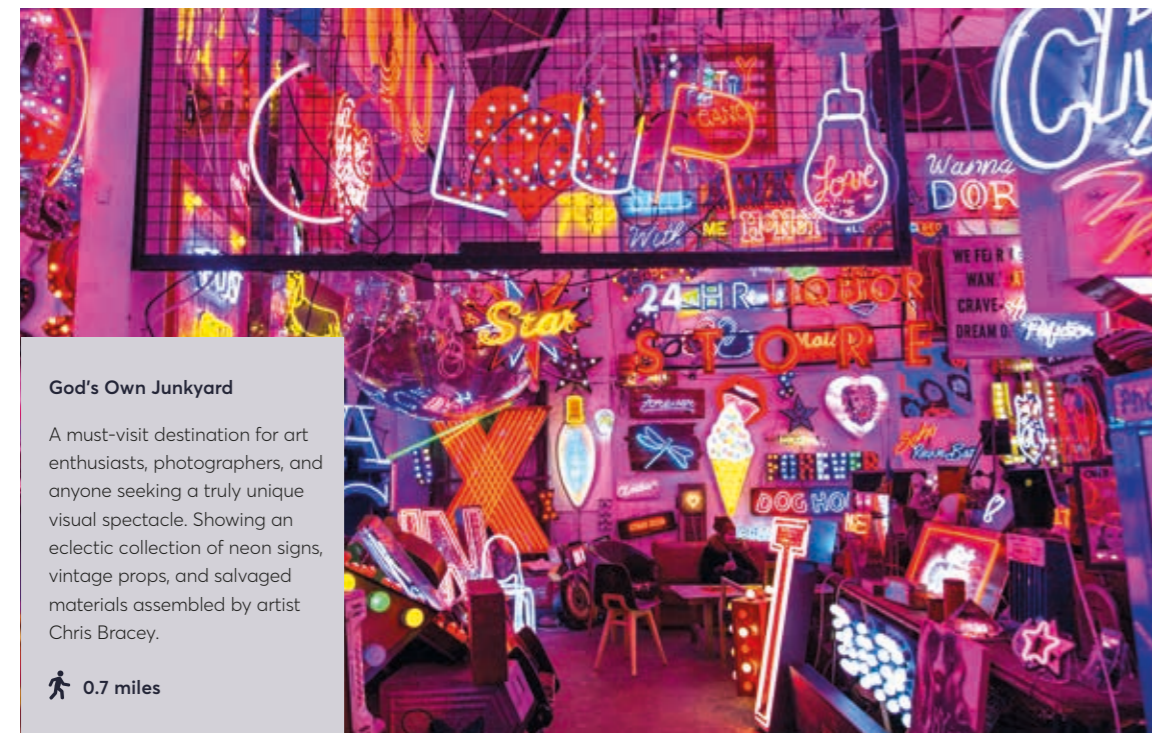
🚶 0.7 miles



Wildcard Brewery

A converted warehouse space housing a microbrewery bar with outdoor seating, serving a variety of cask and bottled beers alongside delectable street food.

🚶 1.7 miles



God's Own Junkyard

A must-visit destination for art enthusiasts, photographers, and anyone seeking a truly unique visual spectacle. Showing an eclectic collection of neon signs, vintage props, and salvaged materials assembled by artist Chris Bracey.

🚶 0.7 miles



CRATE UK

Crate UK offers affordable studio spaces, workshops, galleries, and event venues, fostering collaboration and providing support for emerging talent in the creative industries.

🚶 1.4 miles



Walthamstow Market

Visitors can find everything from fresh produce, fruits, and vegetables to clothing, textiles, household goods, and more.

🚶 1.0 miles

ARTS & CULTURE

WALTHAMSTOW IS A COMMUNITY RICH IN HISTORY, CULTURE AND CREATIVITY THAT CAN BE SEEN AROUND EVERY CORNER.



William Morris Gallery



Fellowship Square Fountains



Walthamstow Library

The William Morris Gallery is a true celebration of creativity, hosting a variety of exhibitions and events in the former home of this radical designer and craftsman.

The inspiration continues on the annual E17 Art Trail, which takes you on a journey of local talent past the former iconic Walthamstow Stadium entrance into community centres, libraries and even front rooms to view countless works.

The centre of Walthamstow also offers plenty of opportunities to soak up some culture and heritage. Fellowship Square and the buildings that make up the Town Hall complex have been fully refurbished to provide leisure, entertainment and learning spaces that will create a new neighbourhood and cultural centre.

Alternatively, if you prefer your culture served with a craft beer, check out some live music, comedy and more upstairs at Ye Olde Rose and Crown theatre pub.



Former Walthamstow Stadium



Deeney's Café, William Morris Gallery



CLOSE & CONNECTED

Easily commute, connect or get away from it all with a convenient choice of road, rail, tube and air links.

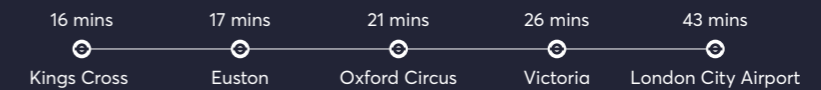


WITH SUCH EXCELLENT TRANSPORT LINKS TO THE REST OF LONDON AND BEYOND, WALTHAMSTOW IS PERFECTLY PLACED FOR TRAVEL.

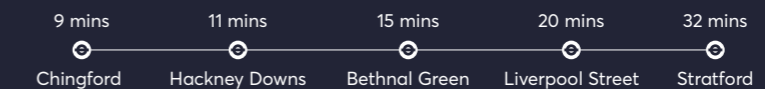
Travelling to and from Walthamstow is easy thanks to its excellent transport connections. Wood Street and Walthamstow Central stations between them provide regular London Overground and Victoria Line services for quick access to the West End and beyond. Numerous bus and bike routes make travel closer to home easy, while the Lea Valley Cycle Path makes it possible to pedal all the way into the city centre.

Walthamstow Central (Zone 3) and Wood Street station (Zone 4) are both 0.8 miles away and access to the A406 North Circular and M11 is easy.

Underground from Walthamstow Central



Overground from Wood Street Station



By bus

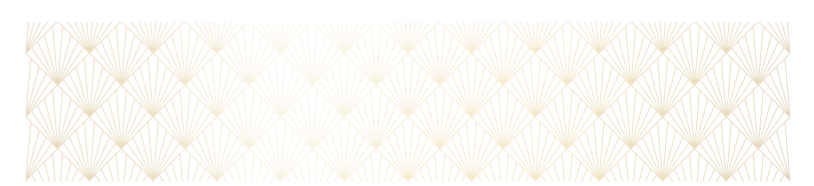


Travel times taken from google.com/maps and thetrainline.com, indicative only.

THE CITY

ON YOUR DOORSTEP

WALTHAMSTOW'S FANTASTIC
TRANSPORT LINKS MAKE IT EASY TO
REACH THE BUZZ OF BIG CITY BUSINESS.



20 MINS

📍 The City

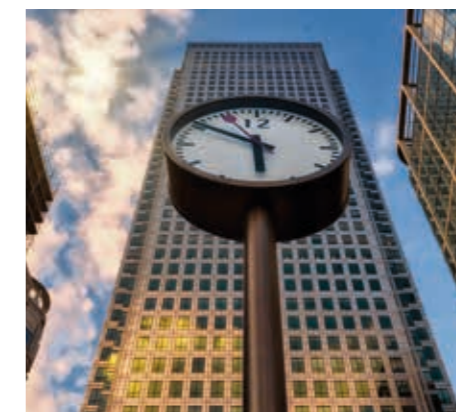
The Square Mile is one of the financial capitals of the world and home to the London Stock Exchange, Lloyds of London and the Bank of England.



21 MINS

📍 Oxford Circus

Whether day or night, Oxford Circus epitomises the essence of London's cosmopolitan charm. With its vibrant atmosphere and proximity to diverse businesses, it provides a dynamic work environment and endless opportunities for networking, collaboration, and career growth.



32 MINS

📍 Canary Wharf

The European headquarters of many of the world's major banks can be found in Canary Wharf's 16 million sq ft of office and retail space.



36 MINS

📍 London Bridge

Located in the shadow of The Shard and offering a gateway to the City, London Bridge is an important location for both business and pleasure.

ECLECTIC MARKETS & DESIGNER BRANDS

RETAIL


17&Central Shopping Centre

You'll find everything from supermarkets, banks and pharmacies to fashion, sports and technology at this local indoor shopping centre, along with a selection of cafés and food outlets.

 18 minutes

Canary Wharf

Canary Wharf is not just a centre for international business, it also plays home to world-class shopping. Some of the globe's most recognisable brands can be found throughout its five main areas. Furthermore, it's possible to take part in a wide range of activities and events, including the seasonal ice-skating rink.

 32 minutes



Westfield Stratford


There's not much you can't find across Westfield Stratford's 200 retailers. This huge shopping centre covers fashion, technology, jewellery, home, sports and so much more. You'll also find over 90 cafés, restaurants and bars, along with ten pin bowling, a multi-screen cinema and even a casino.

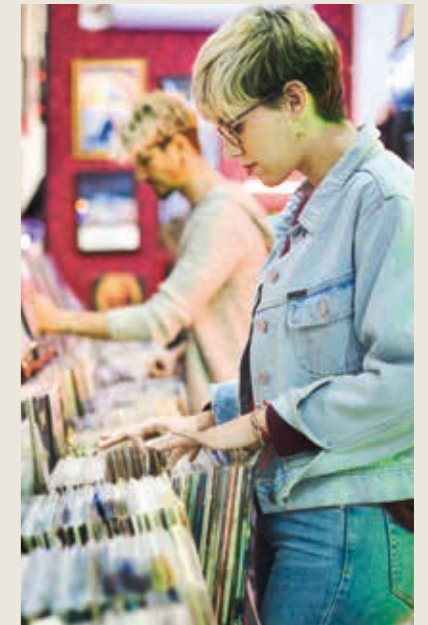
 32 minutes



Wood Street indoor market

This former cinema has been converted into a charming indoor market that sells an eclectic mix of goods. With a fantastic selection of vintage clothes, interesting collectibles, and unique furniture, along with antiques, music and much more, this is the perfect place to rummage for your hidden treasure.

 14 minutes



Travel times taken from google.com/maps and indicative only.

WINE

Walthamstow's exciting selection of pubs, bars and breweries is a reflection of its vibrant social scene and night life. Whether you're a fan of real ale, a lover of exotic cocktails or prefer something a little different, you'll find a place to suit any mood in this eclectic town centre.



The Bell E17

A grand refurbished Victorian pub serving up ales, craft lager or 'crafternoon' tea.

The Collab

Craft beer and quality burgers – a match made in heaven.

Mother's Ruin Gin Palace

Award-winning distillery offering gins, liqueurs and cocktails.

The William Morris Bar

An inviting neighbourhood bar ideal for gatherings or unwinding after a long day at work.

Wild card brewery

A diverse selection of craft beers freshly made on-site.

DINE

Walthamstow's rich and diverse culture has unsurprisingly bred a varied selection of restaurants and eateries. From mouth-watering street food and wood-fired pizza to aromatic spices and Mediterranean treats, satisfaction is guaranteed, whatever your taste.



Buns

Juicy and tender patties, flame grilled and made with love on your doorstep.

Sodo Pizza

Sourdough pizza is the speciality in this converted warehouse.

Spice Box

Sample a deliciously vegan take on traditional Indian cuisine.

Buhler and Co

This cosy cafe is known for its delightful selection of espresso beverages and creatively crafted vegetarian dishes with global influences.

Orford Saloon Tapas & Bar

Authentic Spanish tapas served in a buzzing atmosphere.

WINE & DINE


All within a 15 minute walk of your home.

GREEN OPEN SPACES

AN ABUNDANCE OF NEARBY OPEN SPACES MAKES IT EASY TO ESCAPE FAST-PACED MODERN LIFE WHENEVER YOU NEED TOO.

Walthamstow Wetlands




 7 minutes

Lloyd Park

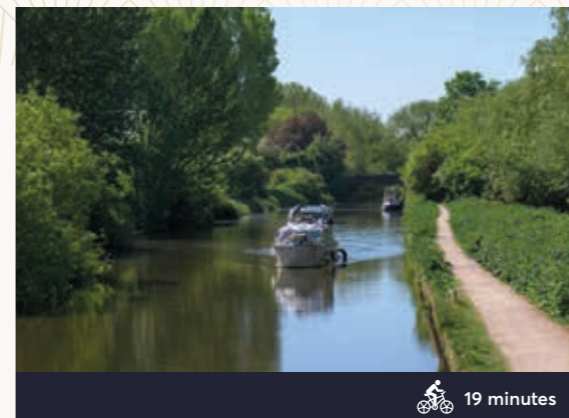
Described as the jewel in the crown of the area's local parks for good reason, Lloyd Park offers everything from woodland, meadows and ponds to playgrounds, sports courts and a skate park. You'll even find the William Morris Gallery, museum and gardens to admire.



 12 minutes

Walthamstow Wetlands

The largest urban wetland reserve in Europe with over 500 acres to explore, this area provides a unique habitat for wildlife and a peaceful retreat for visitors. Spot waterfowl, birds of prey and butterflies as you reconnect with nature along its network of paths.




 19 minutes

Walthamstow Marsh Nature Reserve

This Green Flag award-winning nature reserve is one of the few remaining examples of London's once sprawling floodplain grasslands. It boasts an abundance of plant and bird life, including the critically endangered creeping marshwort and highly elusive water vole.



 2 minutes

Chestnuts Field

Chestnuts Field provides a valuable open space and play area that is perfect for fitness, picnics and relaxation. An oasis situated just behind the Town Hall, with a sensory garden close by makes it a valuable community space for everyone to enjoy.



FIRST CLASS EDUCATION

WITH A GREAT SELECTION OF PRIMARY, SECONDARY AND HIGHER EDUCATION NEARBY, HEPWORTH PLACE MAKES THE PERFECT HOME FOR GROWING FAMILIES.

Primary Schools

In addition to the 75-place nursery that's being built as part of the Hepworth Place development, there are a good choice of local primary schools:

Emmanuel Community School	Good	📍 0.3 miles
Our Lady & St. George's Catholic School	Good	📍 0.4 miles
Woodside Primary Academy	Outstanding	📍 0.5 miles
Greenleaf Primary School	Good	📍 0.7 miles
Thorpe Hall Primary School	Good	📍 0.9 miles
The Winns Primary School	Good	📍 0.7 miles
Walthamstow Primary Academy	Good	📍 1.1 miles
The Forest School	Independent	📍 1.6 miles



Secondary Schools

Walthamstow School for Girls	Outstanding	📍 0.5 miles
The Holy Family Catholic School	Good	📍 0.7 miles
The Forest School	Independent	📍 1.6 miles
Kelmescott Secondary School	Good	📍 1.7 miles
Woodford County High School	Good	📍 2.1 miles
Woodbridge High School	Outstanding	📍 2.8 miles
Wanstead High School	Good	📍 3.0 miles
Forest Gate Community School	Outstanding	📍 3.9 miles



Universities & Colleges

Waltham Forest College	📍 0.2 miles
Sir George Monoux Sixth Form College	📍 0.4 miles
Leyton Sixth Form College	📍 1.3 miles
University College London	📍 8.0 miles
University of Greenwich	📍 8.9 miles

Distances taken from google.com/maps. Please be aware that Ofsted is an independent organisation that inspects and regulates educational institutions. Ofsted reviews are subject to change over time.



£200m
Investment



350
New retail jobs



2,000
New homes in the area



200
New trees at
Hepworth Place

REGENERATING E17

AN EXTENSIVE REGENERATION THAT WILL PROVIDE HOUSING, GREEN SPACES AND COMMERCIAL AREAS TO IMPROVE QUALITY OF LIFE AND ENCOURAGE FUTURE INVESTMENT.



LEISURE

There are many exciting plans to bring new leisure facilities to Walthamstow. Estimated to be complete in 2025, the 90,000 sq ft Mall extension will include areas for shopping and leisure as well as spaces for community and business use.

There are also plans to create a number of brand-new parks and children's play areas, providing valuable amenities to the community.

Fellowship Square itself will play an important part, by introducing a café, restaurant and commercial space, along with landscaped gardens and Fellowship fountain that provide important outdoor areas for everyone to enjoy.



COMMUNITY

Community is high on the list in Walthamstow's future. There have been extensive efforts to improve public spaces and shop fronts in the town, including the St James Street conservation area.

Crate St James forms a major part of these improvements, providing a creative enterprise hub on the site of a former car park where businesses and individuals can relax, create and collaborate.



Additionally, the Walthamstow Town Centre Action Plan policy document outlines the potential for 2,000 new homes in the area, helping to further diversify this thriving community.

Hepworth Place itself will contribute 433 of these residences, 50% of which will be affordable homes. When combined with an abundance of events planned at brand-new community spaces throughout the neighbourhood, the benefits are clear.



ENTERTAINMENT

One of the most prominent urban regeneration projects in the area is a brand-new complex that brings a multi-screen cinema and a lively selection of restaurants to the centre of the town.

Additionally, the former EMD Grand Cinema is undergoing a £30m refurbishment to create a state-of-the-art comedy, theatre and music venue set to open in 2023. The resulting 970-seat Soho Theatre Walthamstow aims to create a true cultural hub.





DETAIL & DESIGN

Kitchen

- Contemporary handle-less base units and tall units with matching worktop and upstand
- A composite one and a half bowl sink and drainer with chrome mixer tap
- Integrated single electric oven
- Integrated microwave
- Electric ceramic hob
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer in cupboard/kitchen
- Energy efficient, white recessed downlighters to ceilings and strip lights under-cupboards



Decoration

- Carpet fitted to all bedrooms, stairs and landing*
- Amtico flooring in hallway, kitchen, living, bathroom and en-suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with chrome ironmongery
- Internal doors painted satin white with chrome ironmongery

Bathrooms & En-suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Counter top, feature shelf and mirror fronted cabinet above in driftwood
- Bath with panel in driftwood. Shower over bath (bathrooms only)
- Chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern
- Thermostatic shower mixer with slider rail
- Shower tray and shower screen (en-suites only)
- Porcelain wall tiles full height around bath/shower
- Chrome heated towel rail
- Shaver socket in mirrored cabinet
- Energy efficient, white recessed downlighters

Heating, Lighting & Electrical

- Power points and electrical fittings conveniently positioned throughout
- Underfloor heating
- USB-C and double sockets conveniently positioned throughout
- TV points and provision for Sky Q to living room and master bedroom
- TV points to all other bedrooms
- Superfast Hyperoptic Broadband or option for Sky, Virgin and BT
- BT points provided to living area and master bedroom
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Exterior light to balconies and terraces



*Plot specific. Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Photography used is of a typical apartment and is indicative only. Specification may differ, please ask a Sales Consultant for more details.

TRULY MAKING A DIFFERENCE
COMES FROM THE GROUND UP,
THAT'S WHY OUR HOMES CONSIDER
THE ENVIRONMENT AT EVERY STEP
OF THE WAY, FROM INCEPTION
THROUGH TO COMPLETION.

GREENER BY DESIGN

The design and build of your new home plays a huge role in its effect on both the environment and your wallet. There are a number of factors to consider that all come together to make a real difference.



Perhaps the most obvious of all is the use of high-efficiency double glazing as standard, which not only provides a cosy and light place to call home, but also increases overall energy efficiency.

This is perfectly complemented by the technology that is fitted to our homes. A combination of smart thermostats, low-energy LED lighting, high-efficiency appliances and water-saving kitchens and bathrooms help to reduce wastage and save you money. Together, these factors ensure all our properties achieve an EPC rating of B.

In addition to prioritising energy efficiency, we also recognise the significance of overall sustainability in our homes. As a result, we construct each home using responsibly sourced materials. Furthermore, we offer an energy centre that establishes a centralised and eco-friendly energy solution for the community.

When all this is considered alongside overall development design that includes valuable green spaces, cycle storage and nearby public transport, the result is welcoming communities that will last long into the future.





01.

Energy efficient homes that help you save on your bills

Our homes are 27% more energy efficient than the national average* with lots of energy-saving included as standard. We install appliances with high efficiency ratings and smart thermostats to give you greater control over your energy use.

WHY BUY NEW



02.

No major DIY necessary

There's no need to spend your weekends sanding down skirting or re-tiling your bathroom to bring your home up to scratch. With a new build home, you get all the latest in kitchen and bathroom design along with our outstanding specification.



05.

Peace of mind

At Countryside Homes, we have an entire team completely dedicated to your peace of mind. Our friendly representatives will not only be in regular contact throughout the buying process, but they'll continue to check in for two years after your move-in date, offering help and guidance every step of the way.

06.

There's no forward chain

Buying a new build can help take away the stress of getting stuck in a lengthy chain, as the home you are moving into will have never been occupied.



03.

A blank canvas to make your own

The moment you get the keys to your new build home, you can put your feet up and relax. However there's also room to put your own stamp on your new home if you want to get creative with your furnishings or put a splash of colour on the walls.



04.

10-year warranty and insurance

All our homes are built to National House-Building Council (NHBC) standards – the technical benchmark for newly-built homes. Included in your purchase, your home will also come with long-term reassurance thanks to a Premier 10-year warranty and insurance (or equivalent).



07.

Greener travel

If you're seeking eco-friendly travel, we've got you covered as we ensure that our communities have access to the public transport needed to be well-connected. Hepworth Place also offers the convenience of an exclusive car club, which offers an easy and affordable way to access personal transport without the hassles of car insurance, tax and basic maintenance.



08.

An opportunity for investment

Investing in a new-build comes with plenty of benefits. The combination of favourable environments and the high specification of our homes makes our properties very appealing to potential tenants, meaning they're well placed for capital growth in years to come.

*Average Countryside SAP is 84.2 compared to the national average in England which is 66 according to the English Housing Survey 2021.

PLACES PEOPLE LOVE



Computer generated image. Beam Park, Rainham



COUNTRYSIDE HOMES IS A LEADING UK HOME BUILDER
AND URBAN REGENERATION PARTNER.



We pride ourselves on creating places where people love to live, with sustainable communities built to last.

Countryside Homes has more than 60 years' experience of collaborative working with partners in public and private sectors. We deliver mixed tenure developments, including affordable homes, homes for the private rental sector and homes for private sale.

Place-making is at the heart of everything we do, designing places people love and helping to build successful communities. We are committed to high quality design, construction and management creating a positive legacy for future generations. Whether you are looking for a suburban family home surrounded by green spaces or an apartment at the heart of the action in the city centre, we offer a range of properties to suit everyone.



COUNTRYSIDE
Homes





CUSTOMER SERVICE

WHEN YOU BUY A COUNTRYSIDE HOME WE WANT YOU TO BE CONFIDENT YOU'VE MADE THE RIGHT CHOICE.

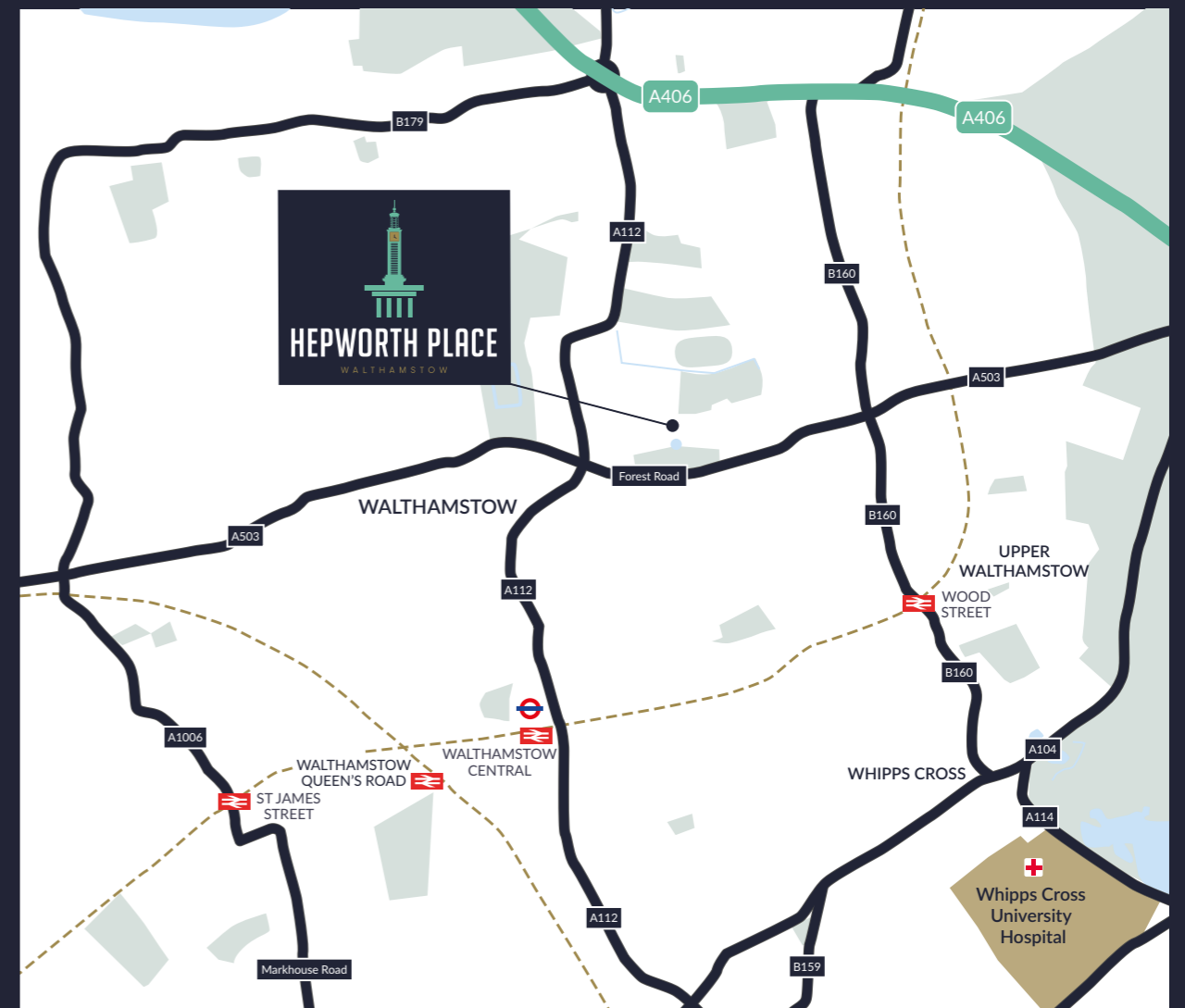
Our entire team works to our own Customer Charter, ensuring we never let you down. From our in-house designers and experienced construction team through to our trained Sales Consultants, we ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase.

We pride ourselves on creating places where people love to live, with sustainable communities built to last. With excellent customer service and a 10-year New Home Warranty, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.

CONSUMER CODE FOR HOME BUILDERS
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COUNTRYSIDE
Homes