

FEa

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FEATURE 17

WALTHAMSTOW

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COUNTRYSIDE
Homes



Feature17



Welcome

Your journey starts here.

Feature17 seamlessly integrates into the community with pedestrian-friendly streets, a welcoming plaza, multi-use games area and pockets of green open spaces. Nearby amenities comprise a new co-op, post office, library, as well as coffee shops and restaurants, facilitating effortless day-to-day living.

With plans for additional local shops and communal spaces, Feature17 stands out for its urban design, shaping a new community and providing a comfortable environment with contemporary aesthetics and dynamic surroundings.

Walthamstow

Walthamstow has earned its place as a unique gem in the bustling blend of London life.

In most recent years, Walthamstow has undergone a regeneration initiative, which includes enhancements to public areas, upgraded transportation systems, and an emphasis on cultural and community venues. These endeavours are geared towards fostering lively, sustainable neighbourhoods, boosting economic development, and improving overall quality of life.



Computed generated image, indicative only.



E17

There's something for everyone.

Enjoy leisurely Sunday walks in the local picturesque parks or browse through the bustling Walthamstow Market - one of Europe's longest. Experience the vibrant nightlife at local pubs and bars or discover exhibitions at the renowned William Morris Gallery, along with vibrant street art throughout the neighbourhood. Local events, festivals, and communal gatherings contribute to the warm and friendly atmosphere, making Walthamstow not just a place but a community for everyone.



Feature17 is perfectly placed for you to enjoy the best of London living. Walthamstow boasts excellent travel connections, so getting around by road and rail has never been easier.

CON NECTED



- 06 mins**
God's Own Junkyard
- 11 mins**
Walthamstow Wetlands
- 12 mins**
Tesco Superstore
- 17 mins**
Whipps Cross Hospital
- 20 mins**
Walthamstow Market

OVERGROUND
FROM WOOD STREET STATION

UNDERGROUND
FROM WALTHAMSTOW CENTRAL

03 mins

Walthamstow Central

11 mins

Hackney Downs

20 mins

Liverpool Street

34 mins

Paddington

04 mins

Tottenham Hale

13 mins

Finsbury Park

15 mins

Kings Cross
St Pancras

19 mins

Oxford Circus



With a number of road networks nearby, including the A12, A406 (North Circular), M11 and M25, Feature17 offers easy connections to London and beyond. When travelling further afield, London City Airport is just a 24-minute drive*, while Stansted Airport can be reached in 39 minutes** from Tottenham Hale.

*Car travel times taken from google.co.uk/maps and are approximate only. **Tube and train times are taken from tfl.gov.uk and nationalrail.co.uk and are approximate.



A taste of Walthamstow

Taste the wide variety of flavours from Walthamstow's many food stalls and restaurants.

1. HOMIES ON DONKEYS

Step into Homies on Donkeys, Walthamstow's authentic Mexican Taqueria. Embark on a flavourful journey as traditional Mexican recipes come to life in each tantalising bite. With its menu of sizzling tacos and salsa tasting platters, the friendly service and vibrant atmosphere make this the perfect spot to satisfy your Mexican cravings.

2. BRUCE BURGERS

Welcome to Walthamstow's burger haven. Creating mouthwatering burgers, crafted with premium ingredients, Bruce Burgers has redefined burger perfection. With a passion for flavour and a commitment to quality, it's easy to see why Bruce Burgers has become a local favourite.

3. DUDLEY'S

Dudley's Coffee Shop is a neighbourhood favourite offering hearty brunch and speciality coffee. This cosy spot isn't just about delicious food; in the summer, they host yoga and meditation sessions. Dudley's is more than a coffee shop; it's a community hub that combines great flavours with a touch of wellness.

4. GÖKYÜZÜ

A family-run restaurant that serves authentic Turkish cuisine using the freshest of ingredients. Indulge in traditional Turkish flavours, from sizzling kebabs to mouthwatering meze, each dish has been perfected over the years. Expect a welcoming atmosphere that will make you feel right at home.

5. SODO PIZZA

Looking for pizza paradise? Look no further than Sodo Pizza. Their wood-fired pizzas are crafted with passion, combining traditional Italian techniques with locally sourced ingredients. Pair your pizza with your wine of choice and enjoy a laid-back but delicious dinner.

6. SUPPERCLUB.TUBE

Located inside Walthamstow Pumphouse Museum, is one of Walthamstow's most unique restaurants. An immersive dining experience offering a six course tasting menu every Thursday, Friday and Saturday inside an old Victoria line underground tube carriage.





Live the *local* scene

E17 comes alive with a unique energy as the sun sets, offering a dynamic and eclectic nightlife experience. The area is home to an array of pubs, bars, and nightclubs, each with its own distinct character. From trendy cocktail lounges to traditional British pubs, there's something for every taste.

Beyond its vibrant nightlife offerings, E17 also plays host to a variety of cultural events, late-night markets, and art exhibitions, ensuring that there's always something new and exciting to discover after dark.

After dark the local nightlife comes alive, capturing the essence of this spirited neighbourhood.



Pillars Brewery

A craft brewery celebrated for its exceptional beers that range from classic to experimental flavours. Committed to quality and sustainability, the brewery uses top-notch ingredients and eco-friendly practices in its production.

Big Penny Social

Big Penny Social presents an innovative community space that seamlessly combines the essence of a pub, arts centre, and town square. Situated just off Blackhorse Lane, this expansive venue features a beer hall, a versatile events space, and a spacious, sunlit beer garden.



Mother's Ruin

An award winning distillery and cocktail bar, situated in a rustic industrial unit with skylight and unique interior. With no bookings required, you can visit at the weekends to enjoy a glass of fizz, cider or non-alcoholic beverage.



Blackhorse Beer Mile

Explore East London's vibrant craft brewery scene along the Blackhorse Beer Mile. Starting just 5 minutes from Blackhorse Road tube and ending at Walthamstow Central, this walking route showcases some of London's most exciting craft breweries.



It's the *closest* you'll get to the *countryside* without leaving the City.

Walthamstow is enriched with lush green areas, ranging from expansive nature reserves to smaller neighbourhood parks.

1. LLOYD PARK

This cherished park is home to the historic William Morris Gallery and provides a charming blend of formal gardens, open spaces, and a picturesque lake, enhancing the community's access to nature. Visit the on-site café for an afternoon cake or let off some steam at the membership tennis court.

5 minutes by bike^

2. ST JAMES PARK

St James Park offers a family and dog friendly environment with well-maintained lawns and children's play areas. Surrounding the perimeter are matured lime trees, adding to the park's tranquil ambiance and providing shaded spots for relaxation and picnics.

8 minutes by bike^

Epping Forest



Lloyd Park



3. HIGHAMS PARK

With 28 acres of greenery, a serene lake, picturesque flower meadow and engaging playground, this park gives an ideal setting for leisurely Sunday morning strolls. The park also hosts a number of events and performances, such as a Spring Festival and September Picnic in the Park.

9 minutes by bike^

5. WALTHAMSTOW WETLANDS

A hidden gem in the heart of London, discover the tranquillity of Walthamstow Wetlands. Nestled within 211 hectares of nature reserve, the wetlands offer an abundance of wildlife and spectacular views. Explore miles of scenic walking trails, observe rare bird species, and escape the hustle and bustle of busy London life.

11 minutes by bike^

4. EPPING FOREST

Being one of London's largest open spaces, Epping Forest has a number of extensive walking trails and horse riding routes. Amidst the forest's ancient sprawling landscape, there are numerous unique spots for relaxation, allowing visitors to unwind and reconnect with nature in a serene environment.

22 minutes by bike^



^Travel times by bike are taken from google.co.uk/maps and approximate only.

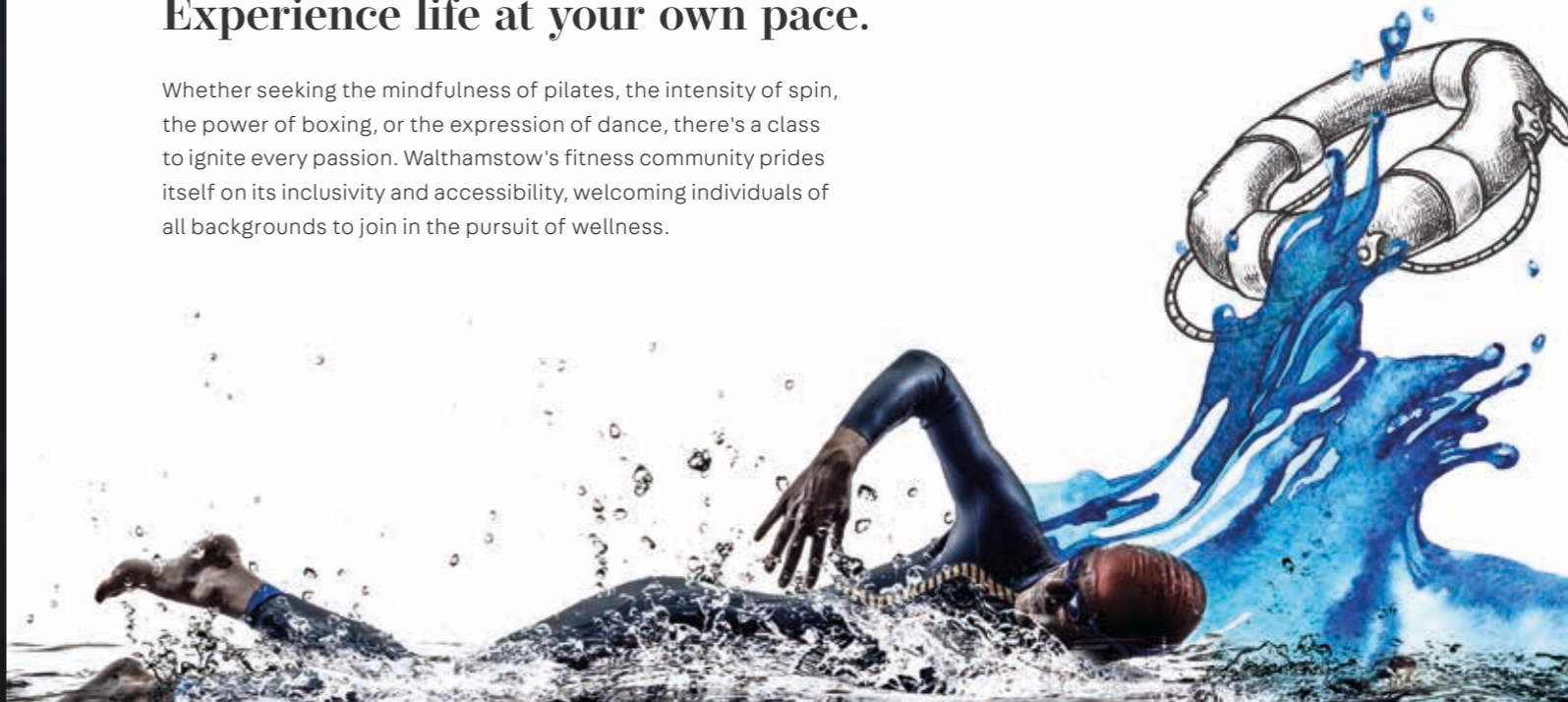


Walthamstow

wellness

Experience life at your own pace.

Whether seeking the mindfulness of pilates, the intensity of spin, the power of boxing, or the expression of dance, there's a class to ignite every passion. Walthamstow's fitness community prides itself on its inclusivity and accessibility, welcoming individuals of all backgrounds to join in the pursuit of wellness.



- 1.0 miles** **Crossfit Walthamstow**
Forest Trading Estate, 17A,
Priestley Way E17 6AL
- 1.1 miles** **The Gym Group**
Unit 56, 40 Selborne Rd,
E17 7JR
- 1.3 miles** **E17 Gym**
286 Forest Rd,
E17 5JN
- 1.5 miles** **Dench Fitness Gym**
2 Markhouse Rd,
E17 8FF
- 1.7 miles** **Evolve Fitness**
453c Lea Bridge Rd,
E10 7EA

Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and approximate only.

CULTURE

“The true secret of happiness lies in taking a genuine interest in all the details of daily life”

William Morris



William Morris Gallery

The William Morris Gallery stands as a tribute to the timeless legacy of the 19th-century polymath, William Morris. The gallery offers a captivating journey through the life and works of this influential artist, designer, and writer. Beyond its permanent collections, the gallery hosts dynamic exhibitions, events and educational programs for members of the public to enjoy.

God's Own Junkyard

Immerse yourself in the vibrant wonderland of God's Own Junkyard in Walthamstow. This neon art haven boasts an eclectic collection of captivating signs, dazzling lights and unique sculptures. Step into a kaleidoscope of colour and creativity that will leave you in awe.



Ye Old Rose and Crown

Discover Ye Olde Rose and Crown, an award-winning theatre pub and entertainment venue showcasing art, live music, comedy, and theatre.

The Mill

History enthusiasts will find a treasure trove of stories at The Mill, a community space with a rich heritage. Originally a textile mill dating back to the 19th century, The Mill has been re-purposed into a cultural hub. Visitors can explore exhibitions, attend workshops, and delve into the fascinating history of this iconic building.

Greek Theatre Players

Nestled within the grounds of Walthamstow Girls' School is a distinctive gem—a concealed 'Greek' amphitheatre that has been showcasing performances for nearly a century. Erected in 1924, the theatre retained its original charm for over eighty years, until extensive redevelopment of the school took place in 2009.

Soho Theatre Walthamstow

Situated at the heart of the city, this distinguished 1,000-seat venue is dedicated to showcasing the best in UK and international comedy, theatre, and cabaret. Positioned strategically between the intimate settings of Soho Theatre in Dean Street and the grander arenas of the capital, this venue provides the perfect dedicated space for mid-scale, world-class shows, effectively bridging a crucial gap in London's cultural landscape.



Sample the Local

Streets adorned with vintage boutiques to international grocery stores. There's nothing you can't find in Walthamstow.

Wood Street Indoor Market

Step into the enchanting realm of Wood Street, right on your doorstep, and discover 30 charming shops brimming with vintage clothing, antiques, vinyl records, jewellery, toys, leather goods, gifts, plants, and a myriad of other treasures.

1 minute walk^



Walthamstow Market

Dating back to 1885 is Europe's now longest outdoor street market spanning 1km of high street. Embark on a delightful Saturday adventure as you explore this iconic market, a living testament to history and tradition.

24 minute walk^



17&Central

A multi-million pound redevelopment is currently underway and expected to finish in 2025 for transforming this shopping centre with all your preferred conveniences, including banks, supermarkets, and various retail stores.

21 minute walk^

Boutique spotlight



The W Store

Word and the W store is a family lifestyle destination in Walthamstow Village. More than just a shop, they are a community hub owned and operated by women. You'll find sustainable clothing, quirky accessories and gifts.

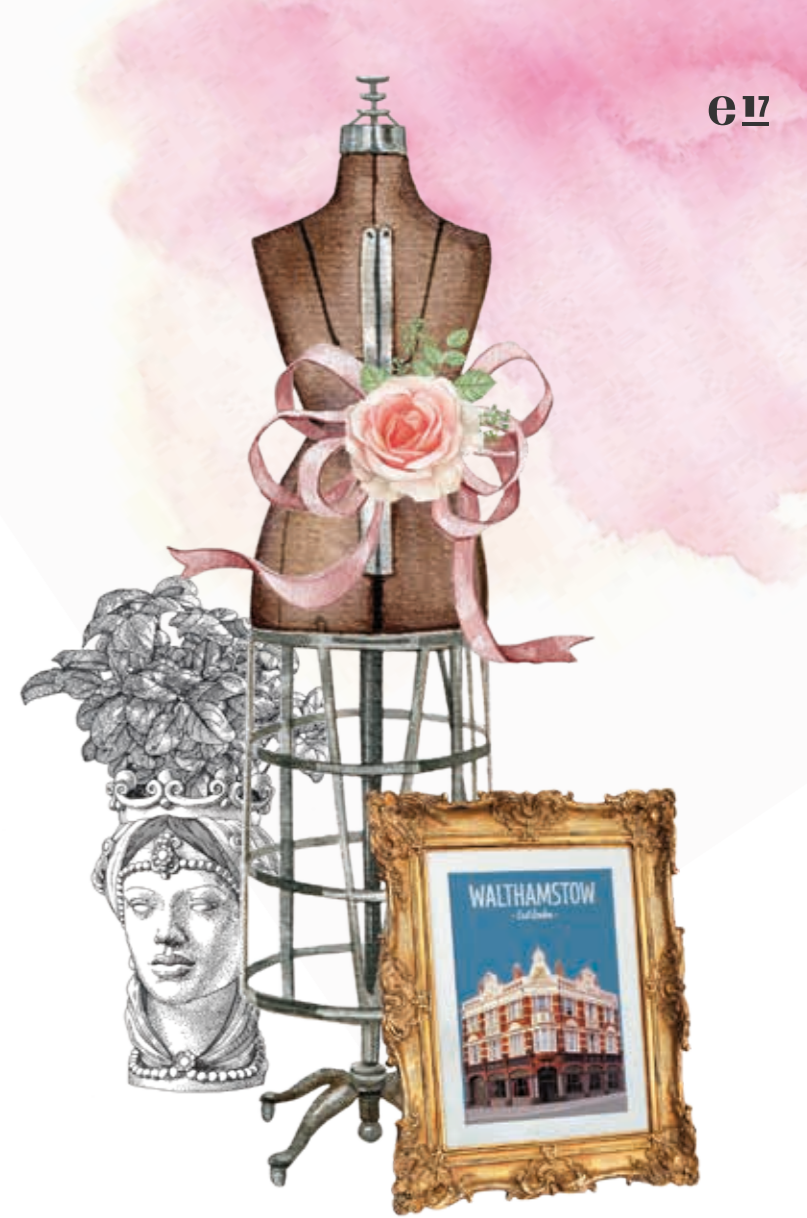
15 minute walk^



Gigi's Dressing Room

Gigi is a designer and personal stylist; her dressing room is complete with collections of high quality and contemporary vintage items. Gigi and her team will help you curate a wardrobe with pieces that make you feel empowered.

1 minute walk^



The Little Mandarin

An independent art and sweet shop collaborating with upcoming artists to produce unique prints, framed art, greeting cards and much more. The perfect place for meaningful gifts for friends and family.

17 minute walk^

^Walking distances taken from google.com/maps and approximate only.

Paving the way for a

brighter future



The local area around Feature17 leaves you spoilt for choice with a wide range of schools and colleges within 2 miles[^] of the site.

Primary Education

Woodside Primary Academy	Outstanding	0.2 miles
Our Lady and St George's Catholic Primary School	Good	0.3 miles
Emmanuel Community School	Good	0.6 miles
The Henry Maynard Primary School	Outstanding	0.7 miles
Thorpe Hall Primary School	Good	0.8 miles
The Forest School	Good	1.1 miles
Greenleaf Primary School	Good	1.2 miles
The Winns Primary School	Good	1.2 miles
Walthamstow Primary Academy	Good	1.5 miles

Secondary Education

The Holy Family Catholic School and Sixth Form	Good	0.4 miles
Walthamstow School for Girls	Outstanding	0.5 miles
Kelmscott Secondary School	Good	1.7 miles
Woodford County High School for Girls	Good	1.9 miles
Wanstead High School	Good	2.3 miles
Woodbridge High School	Outstanding	2.6 miles
Forest Gate Community School	Outstanding	3.2 miles

Further Education

Leyton Sixth Form College	Good	0.4 miles
Waltham Forest College	Good	0.5 miles
Sir George Monoux Sixth Form College	Good	1 mile
The Holy Family Catholic School and Sixth Form	Good	1 mile

Universities

University of Portsmouth London	0.9 miles
University College London	7.9 miles
University of Greenwich	8.7 miles

[^]Travel distances taken from google.com/maps and approximate only. Ofstead reports correct at time of publication.



Detail & design



Kitchen

- Contemporary base units with gold square handles and tall units with matching worktop and upstand
- A stainless steel one and a half bowl sink and drainer with brushed steel mixer tap
- Integrated single electric oven
- Integrated microwave
- Ceramic hob
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Energy efficient, white recessed downlighters to ceilings and strip lights under cupboards



Bathrooms & En-suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Mirror fronted cabinet to bathroom and full height mirror above counter top to en-suite
- Single ended bath with bath panel in driftwood
- Shower over bath with chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern and soft close seat
- Thermostatic shower mixer with slider rail
- Shower tray and shower enclosure (en-suites only)
- Porcelain wall tiles full height around bath/shower
- Electric chrome heated towel rail
- Shaver socket provided
- Energy efficient, white recessed downlighters

Decoration

- Carpet fitted to all bedrooms
- Amtico flooring in hallway, kitchen, living room, dining room, 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 polished chrome ironmongery
- Internal doors painted satin white with polished chrome ironmongery

Heating, Lighting & Electrical

- Freestanding washer/dryer in hall cupboard
- USB-C and double sockets conveniently positioned throughout
- Media plate and provision for Sky Q to living room
- TV points to all bedrooms
- Superfast Hyperoptic Broadband or option for Sky Broadband and BT Fibre
- 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



Greener

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. 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.

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.



by

design

Did you know?

According to the Home Builders Federation, on average, energy bills for new build homes are 58% cheaper. When compared to older properties, the average monthly saving on energy bills for a new build property currently stands at £157, totalling up to £1,884 per year. Those that buy a new build house specifically see even greater annual savings of £2,400.

*Prices are based on Ofgem's price cap for October 2024, using Government's EPC registrations data of new and existing properties in the year to 30 June 2024.



Jake

After renting in Hackney for 6 years, first time buyer Jake McCormack finally made the much longed-for leap onto the property ladder.

“ I’m the third of my friends to buy at Feature17. We spend a lot of time in Walthamstow on the weekends - it’s got some great independent restaurants, bars, pubs and shops. ”

Residents' stories



Eva

Having rented in East London for 8 years, Eva decided it was time to step onto the property ladder and secure a property of her own. Seeking a home that offered a vibrant London lifestyle, she began her extensive search online.

When searching for her first home, Eva was looking for a well-designed property located within a friendly neighbourhood that offered excellent transport links. When it came to the property itself, Eva had her sights set on a new build home.

“ The last two apartments I rented were new builds and I personally prefer them. I like having the warranty and peace of mind. I also think new builds are better for insulation - older houses I always find are very cold. ”



Alice & Amy

Having previously rented together in Forest Gate, best friends for over a decade, Amy and Alice, decided they should buy a home together. They came across Countryside’s Feature17.

“ We were both ready to buy a property financially and, with us both being single, we were unlikely to move into or purchase a home with a partner in the near future, so it made sense for us to step onto the property ladder together. ”

Hannah & Tom

With both Hannah and Tom commuting into their London-based offices at least once a week, proximity to transport connections was an important consideration. Just a short walk from Wood Street train station, which offers regular trains to London Liverpool Street in 20 minutes, Feature17 was ideally suited to the couple’s lifestyle.

Another plus point of Feature17, for the self-professed eco-conscious couple, was Countryside’s strong ESG commitments, one of which is to become net zero by 2030.

“ We love the idea of raising a family near green space, there is also a huge playground here and a handy local super-market and post office, all of which combined to make us feel very at home straight away. ”



Why buy new?

Whether you are a first-time buyer, need more space, downsizing or making an investment, there's a whole host of reasons to buy a new build home from Countryside.

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

Energy efficient homes

A new Countryside home could save you up to £1,627* per year on your energy bills compared to an existing property. According to the Home Builders Federation, on average, energy bills for new homes are around 55% cheaper*, keeping you warm in the winter and saving you money on your utility bills.

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 NHBC 10-year warranty and insurance (or equivalent).

*Source HBF 2023 Watt Save report.

The cost of upgrading an old home...

One of the biggest problems with buying an old home is that it's, well... old. Moving into a house that requires work may seem simple at first, but a quick lick of paint can soon grow into a time-consuming and expensive process - and that's just the work that needs doing immediately. The chances are that lots more will need upgrading relatively soon afterwards. In fact, we estimate an older home could cost you up to £70k+ extra*.

*Source: Get on with living report - HBF 2023

Where the extra £70k+ is spent on an old house?



Customer Service

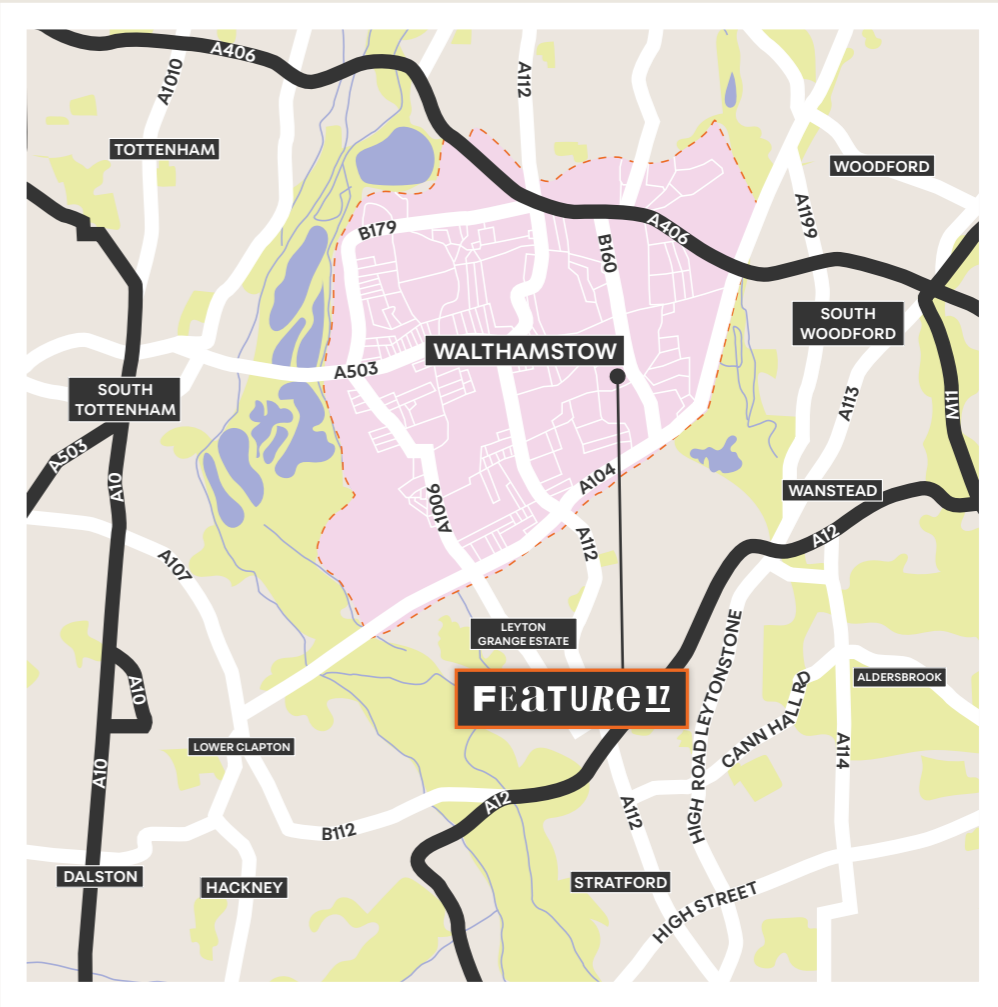
When you buy a Countryside Homes property we want you to be confident you've made the right choice.

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.



How to Find us



Feature17 Sales & Marketing Suite
Wood St, London E17 3HX
020 3936 4732

Map not drawn to scale and indicative only. Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our Sales Consultant for details of individual apartments.



COUNTRYSIDE
Homes