

FEATURE 17

SCENE / 2

— WALTHAMSTOW —

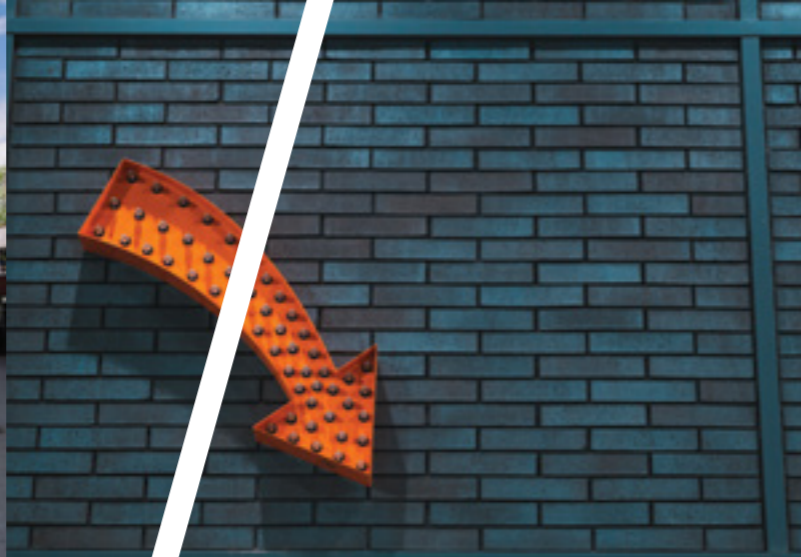
STYLISH NEW 1, 2 AND 3 BEDROOM APARTMENTS,
REDEFINING CITY LIFE

PRESENTED BY



COUNTRYSIDE

Places People Love



FEATURE 17
SCENE 2
 WALTHAMSTOW



YOUR NEW HOME IN A STUNNING NEW DEVELOPMENT

IF YOU APPRECIATE CUTTING-EDGE DESIGN AND EXCEPTIONAL FACILITIES, THEN YOU'LL LOVE SCENE 2; THE NEXT PHASE OF OUR IMPRESSIVE FEATURE 17 DEVELOPMENT AT THE VERY CENTRE OF THE VIBRANT WOOD STREET AREA.

The progressive, modern design of Scene 2 sets an ambitious new tone for Walthamstow, located within a diverse tapestry of shops, bars, cafes, galleries, parks, local amenities and travel connections.

You'll find yourself at the heart of a buzzing city community, with everything you need for exercise, culture, retail therapy and socialising - as well as fast access to the City - right on your doorstep.

Named after Wood Street's silent cinema heritage dating back to the early part of the 20th century, Scene 2 comprises 98 stylish, contemporary 1, 2 and 3 bedroom apartments across three blocks where distinctive architecture meets landscaped, open spaces and play parks.

With surrounding local shops and further communal spaces planned, Feature 17 sets high standards in urban design creating a new, vibrant community and a place you will love to call home.



SCENE 2'S POSITION IN THIS DYNAMIC, DIVERSE AND HISTORIC PART OF NORTH-EAST LONDON MEANS YOU CAN FULLY ENJOY ALL OF THE AREA'S MANY OPTIONS FOR EATING, DRINKING, SHOPPING AND TRAVEL. THE UK'S INCREDIBLE CAPITAL PROVIDES THE PERFECT BACKDROP FOR A COMFORTABLE, CREATIVE, WELL-CONNECTED LIFESTYLE.



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MODERN CITY LIVING

WHERE PEOPLE MATTER

STEPPING OUT ONTO YOUR APARTMENT BALCONY OR STRIDING ACROSS THE CAREFULLY DESIGNED SQUARES AND PLAY AREAS, THE BUZZ OF A DYNAMIC COMMUNITY IS ALL AROUND YOU, AND YOU KNOW THAT GREAT SHOPS, FRESH COFFEE, INTERESTING PLACES, OPEN PARKS AND SUPERB PUBLIC TRANSPORT ARE ALL CLOSE BY.

Walthamstow is home to an active arts community (this was the London Borough of Culture 2019, after all), and Scene 2 stands shoulder-to-shoulder with creative industries as well as London's commercial centres. The area is known for its colourful variety of pubs, bars and coffee shops, as well as artisan food, quirky stores and independent boutiques set among historic sights and on the edge of ancient woodland.

With the creative vibe of God's Own Junkyard, the ancient village charm of Walthamstow Village and the longest street market in Europe on your doorstep, you know that there will always be a place for you somewhere in town.



DISCOVER THE LONGEST STREET MARKET IN EUROPE RIGHT ON YOUR DOORSTEP

22 MINS
WALTHAMSTOW CENTRAL
TO OXFORD CIRCUS

25 MINS
WOOD STREET OVERGROUND
TO LIVERPOOL STREET



ACTIVE, DYNAMIC AND WELL-CONNECTED

You'll find a host of small parks, open spaces and gyms locally, with plenty of opportunities for running, cycling, swimming, sports and working out. Walthamstow Cricket, Tennis & Squash Club is just the other side of Wood Street station, and just over a mile from Feature 17 you'll find Waltham Forest Feel Good Centre, with its gym, fitness pool, spa and running track, and Waltham Forest College's popular community pool.

Looking to take a break from concrete, glass and steel? The southernmost tip of Epping Forest is around a ten-minute walk away at Whipps Cross, where you'll find fields and woodland criss-crossed by a network of tracks and paths that open up routes northwards into the whole Epping Forest region alongside many other activities along the Lee Valley. The area around Hollow Lake is particularly gorgeous, and great for stopping off at The Log Cabin or the Lakeside Diner for coffee and snacks after a bit of a ramble. There's also Walthamstow Wetlands on the doorstep, a truly unique nature reserve.

If you'd prefer a break from walking, Scene 2 has plenty of local cycling routes nearby for you to get out and about on two wheels, while public transport into the city couldn't be easier. Trains from Wood Street overground station take 25 minutes to reach Liverpool Street, while the Victoria Line from Walthamstow Central can get you to Oxford Circus in 22 minutes.

With a location in an up-and-coming regeneration area and sleek, distinctive design setting it apart from every development around it, Scene 2 is not only an exciting place to live but a great investment for your future.



OUTDOOR SPACES TO ENJOY



FROM COURTYARD MEWS, PRIVATE GARDENS, PATHS AND CYCLE WAYS TO A MULTI-PURPOSE GAMES PITCH, THERE IS PLENTY OF SPACE TO ENJOY AND RELAX IN



A BALANCED LIFESTYLE

YOU'LL PROBABLY HAVE NOTICED HOW OUTDOOR SHARED SPACES ARE A KEY ELEMENT OF FEATURE 17'S DESIGN, PROVIDING A FOCUS FOR PLAY, INTERACTION AND SOCIAL ACTIVITY, AND GENERALLY HELPING THE COMMUNITY TO THRIVE. PUBLIC FEEDBACK WAS VITAL IN SHAPING THE PLAZA AND OTHER OPEN AREAS, ENSURING THEY MEET EVERYONE'S NEEDS AND OFFER PLENTY OF SPOTS TO UNWIND AND ENJOY WITHIN THE PAVED SPACES, SEATING AREAS, PLAY ZONES AND WALKWAYS.

The open plaza and tree-lined thoroughfares are designed to make life safe and easy for cyclists and also include a new multi-purpose games pitch and a cooling water feature for hot summer afternoons. Clever design has also ensured easy access for services and parking. Every apartment features an outdoor space so you're guaranteed the opportunity to enjoy the outdoors, with views over the plaza or courtyard gardens.

While its design stands out, Feature 17 integrates seamlessly with its surrounding community, with streets marrying together perfectly, while within its blocks the emphasis is on the pedestrian - providing natural, safe routes through the development's attractive plaza, park areas and walkways. At Feature 17, you can enjoy an environment which is both relaxing and stimulating, with the variety of outdoor spaces - from shared streets, courtyards, mews, private gardens, paths and cycleways to balconies and roof terraces.



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WOOD STREET

WALTHAMSTOW VILLAGE

TAKE TIME TO EXPLORE YOUR NEIGHBOURHOOD

FEATURE 17'S NAME IS A NOD TO WOOD STREET'S CINEMATIC HISTORY - A HUNDRED YEARS AGO, THE AREA WAS HOME TO SEVERAL SILENT MOVIE STUDIOS, LIKE BROADWEST, CUNARD AND PRECISION, WHO MOVED HERE TO AVOID THE SMOG OF INNER LONDON. CELEBRATED FILM-MAKER ALFRED HITCHCOCK WAS ALSO BORN JUST DOWN THE ROAD IN LEYTONSTONE.

Walking along Wood Street today, you'll find a thriving, diverse neighbourhood filled with cafes, independent businesses, unique shops and foods from all over the world. You'd be forgiven for being tempted into Wood Street Indoor Market (once the site of the Penny Picture Theatre Company) where an incredible mix of stalls - from vintage fashion and retro furniture to collectable vinyl, jewellery, books and holistic therapies - are ready to grab your attention and hold it for hours. Perfect for an afternoon's browsing and surprise presents!

Walthamstow has never lost its village identity. Walking up Church Lane, you find yourself entering a conservation area where time has almost stood still - an ancient Tudor house sits opposite a classic English churchyard with Georgian townhouses, almshouse cottages and a venerable parish building nearby. This is the Vestry House Museum, once a workhouse and police station, now packed with hundreds of items from the borough's history - including stills and publicity photos from the silent film era.

A short stroll around the corner, the air in old Walthamstow village centre on Orford Road is filled with rich aromas and sweet smells emanating from the cafes, specialist restaurants, deli shops and artisan bakery, as well as the convenience stores and two characterful, popular pubs. From there, breakfast pastry in hand, it's a short walk downhill into central Walthamstow - home of Lloyd Park Street Market and the longest outdoor market in Europe - where you'll find an abundance of household names, high street outlets, familiar eateries and supermarkets in its pedestrianised main strip and indoor shopping mall.

While celebrating the area's cinematic heritage, we mustn't forget Walthamstow's other famous name: William Morris. The grand 18-century house that was his home for many years is now the William Morris Gallery, housing to an incredible collection of his work, and behind it, Lloyd Park gardens are a fantastic place for a quiet walk or a summer picnic.

DISCOVER WOOD STREET'S CINEMATIC HISTORY AND LEGENDARY DIRECTORS



DISCOVER ONE OF WALTHAMSTOW'S MOST FAMOUS PEOPLE AT THE WILLIAM MORRIS GALLERY



DEVELOPMENT LAYOUT

SCENE 2 IS THE LATEST ADDITION TO THE FEATURE 17 DEVELOPMENT - A SIGNIFICANT REGENERATION OF THE MARLOWE ROAD ESTATE

The blocks have been thoughtfully planned to deliver a balance of stunning homes and high-quality open public spaces, providing areas for play and social activities and creating a vibrant, community environment.

The development's carefully designed, dual aspect apartments range in size from 1 to 3 bedrooms, each with either a terrace or balcony allowing views over the plaza or semi-private private courtyard gardens.

ATTRACTIVE, THOUGHTFULLY-DESIGNED PUBLIC SPACES HELP TO CREATE A MORE ENGAGED, SAFE AND SOCIABLE COMMUNITY



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RELAX IN STYLE

— CRAFTSMANSHIP —



SCENE 2'S APARTMENTS HAVE BEEN DESIGNED TO MEET THE HIGH STANDARDS IN QUALITY, SUSTAINABILITY AND ACCESSIBILITY THAT YOU WOULD EXPECT FROM COUNTRYSIDE. COMBINING EXCEPTIONAL CRAFTSMANSHIP WITH CONTEMPORARY STYLING, EVERY HOME IS CAREFULLY ARRANGED TO MAXIMISE DAYLIGHT AND DELIVER THE MOST EFFECTIVE USE OF SPACE, WITH ATTENTION PAID TO EVERY DETAIL.

Kitchens are fitted with a range of quality branded integrated appliances and sleek kitchenware, while bathrooms feature elegant contemporary sanitaryware, all housed within superior cabinets, worktops, surfaces and cupboards. Full-length windows and glazed doors open out onto terraces or balconies with pleasant views over courtyards, tree-lined walkways or the plaza.

These 1, 2 and 3 bedroom apartments have been devised to provide the perfect balance of style, practicality, energy-efficiency and durability, with refined fittings, clean lines and uncluttered layouts, all finished in fine white to present a blank canvas for your own personal touches.

GENERAL FINISHES

- Master bedrooms feature a fitted double wardrobe with mirrored doors
- Interior woodwork painted in satin white
- Walls and ceiling painted in white
- Carpets to all bedrooms
- Amtico Spacia flooring in kitchen/diner/living room and hallway
- Contemporary-styled kitchen with laminate worktops
- Integrated kitchen appliances and sleek modern sanitaryware
- Stainless steel one-and-a-half bowl sink with stainless steel tap
- AEG single oven with frameless 4-zone induction hob
- AEG combination standard microwave (where applicable)
- Integrated extractor fan
- Integrated fridge/freezer and dishwasher
- Freestanding Zanussi washer/dryer in the utility cupboard



MAIN BATHROOM

- White sanitaryware with chrome mixer taps
- Driftwood vanity top and bath panel
- WC with chrome flush controller
- Heated chrome towel rail
- Mirror fronted cabinets (where applicable) incorporating shaver socket
- Saloni wall tiling provided up to full height to three sides of bath
- Amtico Spacia flooring

EN SUITE

- White Roca sanitaryware with chrome mixer taps
- Vado "Life" shower mixer
- Mirror fronted cabinets incorporating shaver socket
- Fixed wall-mounted shower and enclosure with door (where applicable)
- WC with chrome flush controller
- Heated chrome towel rail
- Saloni wall tiling provided (where applicable), full height to three sides of the shower and on the full return wall next to. Half height to other non-wet walls (please ask your Sales Consultant for full details)

HEATING

- CHP central heating and hot water
- Up to 3 thermostatic control zones

LIGHTING AND ELECTRICAL

- Energy-efficient downlighters to kitchen/diner/living room, bathrooms and en-suites
- Pendants in bedrooms and hallways
- Brushed steel switches and sockets in kitchen
- Smoke alarm detectors positioned where required
- Media sockets in living/dining room and master bedroom
- Double sockets with USB charger in open plan kitchen/dining/living room and master bedroom
- LED lighting with Dawn to Dusk sensor for balconies and terraces

HOME ENTERTAINMENT AND COMMUNICATIONS

- Wired for Sky Q television (subject to future connection by purchaser; aerial not supplied)
- Hyperoptic broadband (with first three months free)

SECURITY FEATURES

- City living is typically safe, but we've allowed for some simple but effective precautions:
- Clear boundaries between public highways and private development spaces
 - Natural surveillance from active frontages and windows overlooking shared areas
 - Sufficient external lighting in all landscaped areas
 - Defensible space to all ground floor dwellings
 - All ground floor doors and windows to be PAS 24 certified
 - Secure post boxes
 - Main entrance doors, stairways and lifts accessed using a fob

Images are indicative only and may differ from specification.



MAKING TRAVEL EASY



— WITHIN REACH —

FEATURE 17 IS WELL-PLACED TO TAKE ADVANTAGE OF WALTHAMSTOW'S EXCEPTIONAL TRAVEL CONNECTIONS, WITH GREAT OPTIONS FOR RAIL, ROAD AND BIKE ON YOUR DOORSTEP.

	BY CAR	BY TUBE / TRAIN
WOOD STREET STATION	0.2 MILES	—
WALTHAMSTOW CENTRAL	1.2 MILES	6 MINS
LIVERPOOL STREET	8 MILES	25 MINS
HIGHBURY & ISLINGTON	7 MILES	25 MINS
KING'S CROSS ST PANCRAS INTERNATIONAL	8.3 MILES	25 MINS
OXFORD CIRCUS	10.5 MILES	32 MINS
STRATFORD	5 MILES	35 MINS
COVENT GARDEN	10 MILES	36 MINS
NORTH GREENWICH	9.5 MILES	50 MINS
LONDON CITY AIRPORT 	10.7 MILES	1 HOUR

All distances are approximate, based on Google Maps data and may incorporate multiple modes of transport.



OVERGROUND

It's just a two-minute walk to Wood Street Overground station, from where you can take services running every 15 minutes in either direction for stations to Chingford in the north, or via Hackney Downs to London Liverpool Street Station, which is just 25 minutes away. Walthamstow Central and Bethnal Green stops also offer opportunities to change for the London Underground.

UNDERGROUND

The nearest station is Walthamstow Central, where the Victoria Line takes you directly into the centre of London in 30 minutes and onwards to Brixton. Several convenient stations on the line offer changes for Overground services to numerous popular destinations, enabling travellers to reach Kings Cross in 25 minutes, Stratford in around 35 minutes, Canary Wharf in 55 minutes and the O2 in just under an hour. Changing at Tottenham Hale also gives access to services to Stansted Airport.

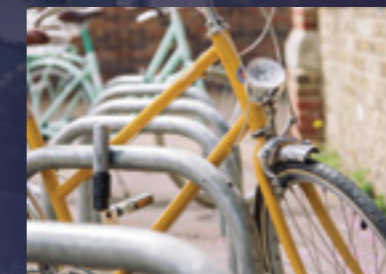


BUS

Buses L3 and W16 pass in both directions on Wood Street, with the 230 stopping close by at Wood Street station. Service 212 passes near Walthamstow Village on Prospect Hill, but Walthamstow Bus Station is the area's main terminus and exchange for a comprehensive list of services to and from central, east and north-east London.

BICYCLE

Numerous routes are suitable for cycling in the area, and you can reach central London in around 40-50 minutes. For more relaxed bike rides, it's worth following the Wetlands to Wetlands cycle route from Walthamstow Wetlands to Woodberry Wetlands in Hackney, or joining Quietway 2, which runs between Walthamstow and Bloomsbury via Lee Bridge, London Fields, Hoxton and Angel.



All distances are approximate and calculated by Google Maps. Train times are from Walthamstow Central train station.

CAR

A number of main arteries pass close to Feature 17, with interchanges with the A12 and A406 (North Circular) nearby, providing fast, easy connections to the whole of north London, the Lee Valley, Epping Forest, and Essex. Driving into central London takes around 40 minutes, while in the other direction, the M11 is just 2.5 miles away, connecting you with the M25 and onwards to Stansted and Cambridge.



PROVIDING A GREAT START IN LIFE



EDUCATION

THE LOCAL AREA AROUND FEATURE 17 LEAVES YOU SPOILT FOR CHOICE WHEN IT COMES TO EDUCATION, WITH A WIDE RANGE OF WELL-REGARDED SCHOOLS AND COLLEGES NEARBY.

▲ 27.4 MILES / BRUNEL UNIVERSITY LONDON

▲ 15.8 MILES
IMPERIAL COLLEGE LONDON

▲ 13.1 MILES
KINGS COLLEGE LONDON

Closest to the development is the much-loved Woodside Primary Academy which received an 'Outstanding' rating from Ofsted, with St. Mary's Church of England Primary (also rated 'Outstanding'), Our Lady & St George's Catholic Primary and Henry Maynard Primary schools less than a mile away, and four more schools also within easy travel distance.

Secondary school provision nearby is also very good. Walthamstow School For Girls and Whitefield Academy Trust are both rated 'Outstanding' and are within easy walking distance; the prestigious Forest School offering independent education for pupils aged 4-18 is a little further into the picturesque Epping Forest area, and there are six more to choose from within a 3-4 mile radius.

Further and higher education is well catered for, with Waltham Forest College, Leyton Sixth Form College and Sir George Monoux Sixth Form College all proving a valuable stepping-stone to personal progress within a mile and a half of Feature 17. Of course, university opportunities in London are exceptional, with University College London, Goldsmiths University and three other highly-respected establishments offering degree-level courses across all disciplines within reasonable commuting distance.

Parents of younger children will also be pleased to note the Alpha Steps Nursery and Village Playgroup nearby.





ABOUT COUNTRYSIDE

DASH, HOXTON

— CREATING PLACES PEOPLE LOVE —

AT COUNTRYSIDE, WE BELIEVE THAT WHERE WE LIVE MATTERS. WE'RE PASSIONATE ABOUT CREATING PLACES WHERE PEOPLE ASPIRE TO LIVE, THAT DELIVER ENDURING VALUE AND WHERE PEOPLE FEEL A TRUE SENSE OF BELONGING.

All our developments and homes carry a signature style and character, designed to work for the way people live today, with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments. We create places people love.



ROCHESTER RIVERSIDE, ROCHESTER



NEW AVENUE, OAKWOOD, LONDON

WHY BUY NEW

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at Feature 17 and you have the perfect blank canvas to make your home your own.

NO NASTY SURPRISES

Buy a new home at Feature 17 and there'll be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10 year NHBC guarantee. Buy a second-hand home and who knows what you could be faced with.

BUILDING A BETTER FUTURE

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home at Feature 17.



COMMITTED TO OUR CUSTOMERS

THE TEAMS ARE WORKING TO ACHIEVE ONE COMMON GOAL: TO ENSURE THAT YOU ARE SATISFIED AND HAPPY WITH YOUR NEW COUNTRYSIDE HOME FROM THE MOMENT THAT YOU MAKE YOUR RESERVATION, TO THE DAY YOU MOVE IN AND BEYOND.

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Feature 17 carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical

standards. To find out more visit www.nhbc.co.uk/Builders/ProductsandServicesTechnicalStandards We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Further information can be found on www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on www.consumercodeforhomebuilders.com



NEED HELP TO TAKE THAT VITAL NEXT STEP?

THE GOVERNMENT'S HELP TO BUY SCHEME ENABLES FIRST-TIME BUYERS, OR PEOPLE LOOKING TO SCALE UP, TO MAKE AN OFFER ON A HOME THEY MAY OTHERWISE STRUGGLE TO AFFORD.



ALL YOU NEED IS A 5% DEPOSIT

NOT JUST FOR FIRST TIME BUYERS

AVAILABLE ON ALL PROPERTIES UP TO £600,000

UP TO 40%* INTEREST-FREE FOR THE FIRST FIVE YEARS

*40% FOR GREATER LONDON ONLY

Applicable to properties with a value of up to £600,000, if you can cover a 5% deposit then the Help To Buy scheme can provide a loan of up to 20% of the property value (or 40% in greater London), meaning you will only need to apply for a 75% (or 55%) mortgage. This loan is interest-free for the first five years, taking a lot of the pressure off your early mortgage payments.

The good news? Most of our properties fall within the price limit for Help To Buy, so please speak to our advisers, or your mortgage broker, to get a complete picture of all your options.

A FEW POINTS TO REMEMBER

- Help To Buy is not available for shared ownership or shared equity properties
- It's for your primary home only, not additional homes, buy-to-let or investment properties
- You can only use it for a capital repayment mortgage, not interest-only mortgages.
- Buyer cannot get help from a local authority or other government body with their deposit.
- A HomeBuy agent check will also be required.

HOW TO FIND US



Travelling to Feature 17 by public transport, take the 230 bus or London Overground to Wood Street station and simply head north on Wood Street for 100 metres, where the development will be on your left.

Approaching by road from Tottenham, take the A503 across the Walthamstow reservoirs and stay on the Forest Road, following it up past the William Morris Gallery, Waltham Forest Council and Waltham Forest College until you reach the corner with Wood Street Library on your right. Turn into Wood Street and follow it down half a mile until Feature 17 is on your right.

Approaching from the North Circular, come off at Waterworks Corner (junction with the A104 Woodford New Road) taking the southbound turning towards Whipps Cross, but then immediately turn right onto the A503 (Forest Road). Follow for half a mile until you reach the corner with Wood Street Library on your left. Turn into Wood Street and follow it down half a mile.

From the A12, come off at the Green Man interchange, following the A114 towards Walthamstow. Stay on the A114 until you reach Whipps Cross, where you bear left, and then right into the B160, the southern end of Wood Street. Follow northbound for around a mile and Feature 17 will be on your right.

To find out more about the properties within Scene 2, and the help that could be available to buy your new dream home, contact our advisors:

CALL: 0203 883 6442
 EMAIL: FEATURE17@CPPLC.COM
www.countrysideproperties.com/feature17

FEATURE 17

SCENE / 2

— WALTHAMSTOW —

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COUNTRYSIDE

Places People Love