



THE ESSEX BREWERY

— WALTHAMSTOW —



LIVE LOCAL



WELCOME TO WALTHAMSTOW

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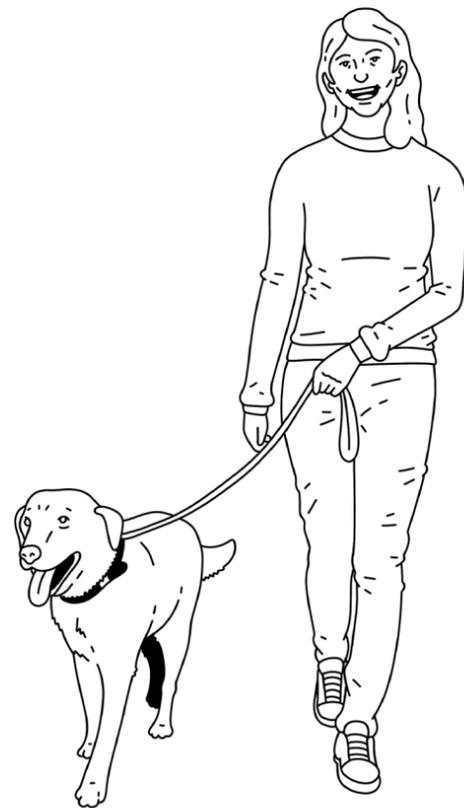
Crest Nicholson



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THE MOMENT YOU'RE IN, YOU'RE LOCAL

The Essex Brewery is a collection of one, two and three bedroom homes, nestled in one of the most vibrant and eclectic parts of the capital. Divided by a picturesque public area, featuring restaurants and retail, the apartments are set around an inner courtyard, with some residences having access to a peaceful garden terrace. It's where you'll find yourself at home in East London.



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MAKE HISTORY YOUR HOME

When it was formed in 1870, Walthamstow was a collection of Essex villages with a market centre. Later in the century, when the railways began to create a suburbanisation boom, the sudden growth in population meant that more residential and commercial developments began to appear. It became part of Greater London in 1965.

Taking its place in history was The Essex Brewery Tap, drawing water from artesian wells and creating a brew that became renowned across the East End. Before its closure, the brewery had become a favourite not just of locals, but people across London.



¹ The Essex Brewery, 1972



² The Essex Brewery Tap, 1956



³ Celebration for George VI Coronation, 1937

³ High Street Tobacconist, c1920



³ Hoe Street, 1908



¹ Chris Hodrien®

² The National Brewery Heritage Trust®

³ Vestry House Museum, London Borough of Waltham Forest®



Wood St Coffee



Walthamstow Marshes



Today Bread



Walthamstow Wetlands

THE REBIRTH OF WALTHAMSTOW

With its convenient location and abundance of amenities, more people are choosing to make Walthamstow their home. Continued improvements to the area are boosting its profile and plans to introduce enhanced health services and upgraded cycling routes, means Walthamstow is fast establishing itself as one of the most desirable parts of the capital.

A wealth of green spaces, including Hackney Marshes and Walthamstow Wetlands offer days out for those looking to get fit, take in some nature or just relax with a picnic.

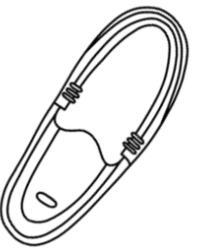
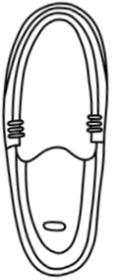
PEOPLE, PLACES, THINGS

Walthamstow is a hub of eclectic retail, independent eateries and some of the hippest bars in the East End. With such a variety of choice right on your doorstep, a world of discovery awaits every time you step outside.

So whether you're after the perfect flat white, an organic burger or fancy a night of culture then Walthamstow has it all.



Today Bread
13min walk/0.7 miles
Organic bakery providing hand-crafted, stone-baked sourdough loaves.



Left: Gods Own Junkyard
24min walk/1.2 miles
An impressive collection of neon artwork by Chris Bracey.

Right: Bloom of the Block
13min walk/0.7 miles
Whatever the occasion, this florist is not to be missed.



Walking times and distances from The Essex Brewery are indicative. Source: Google Maps.



L'Hirondelle
15min walk/0.8 miles
Cakes, cakes, glorious cakes!
And sandwiches too.

Bühler + Co
23min walk/1.1 miles
With every cafe vying for the 'best coffee in town', Bühler + Co are certainly a contender.



Wood St Coffee
20min walk/1 mile
An independent café, located in the renowned Blackhorse Workshop.



Mirth, Marvel and Maud
14min walk/0.8 miles
Former cinema, now offering nights of comedy, music and spoken-word gigs.

Walking times and distances from The Essex Brewery are indicative. Source: Google Maps.



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**MEET
JAZZ & ABZ**
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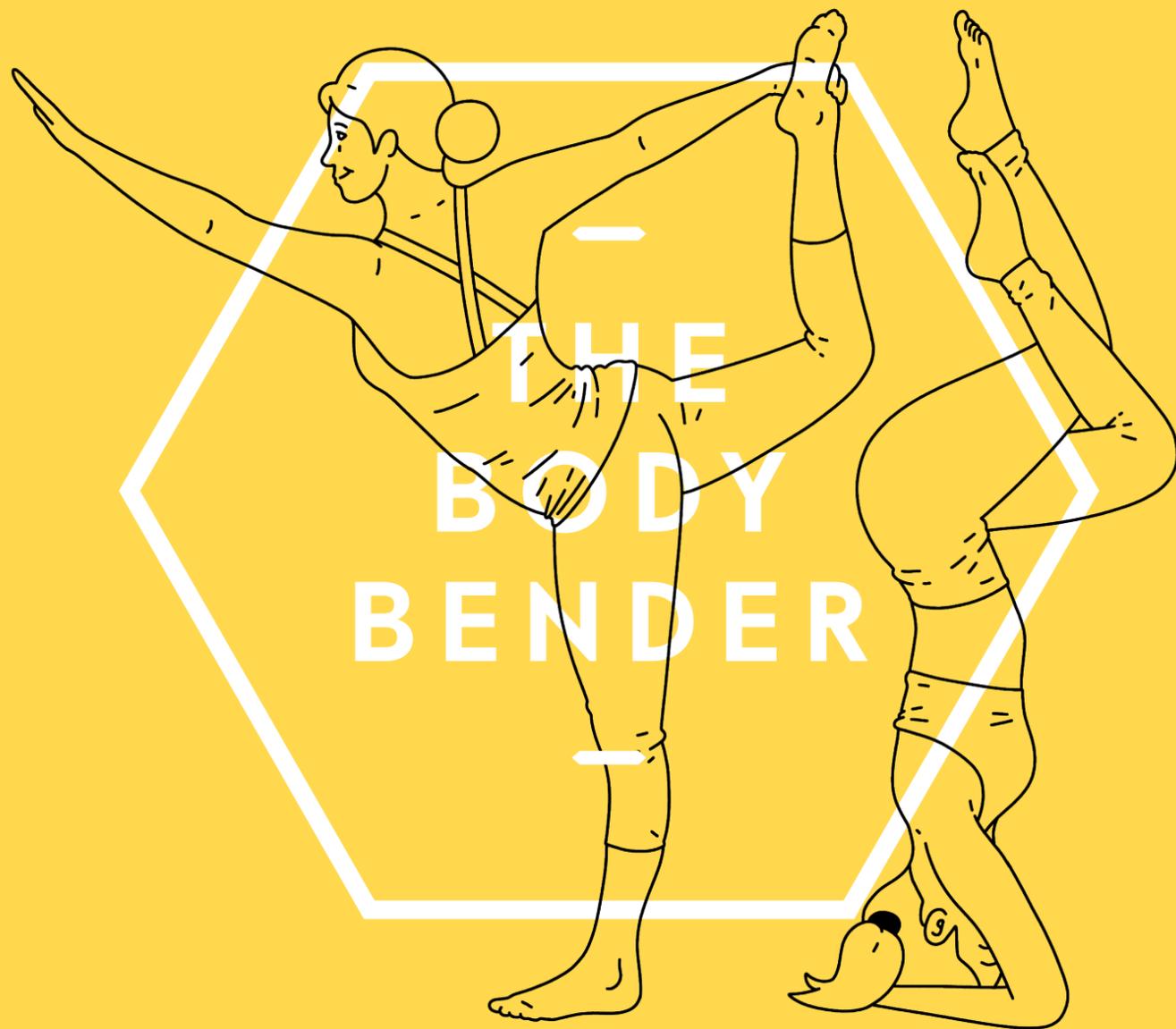
Covel7
60 Hoe St, E17 4PG

Jazz and his business partner Abz opened their shop in 2016. Whether you're a hipster dropping by to have your moustache waxed or a commuter in need of a quick trim, this gentlemen's lifestyle store has it all.

"With Walthamstow you can get the best of both worlds – a place with a strong urban identity mixed with a good amount of green spaces. And something that I've always experienced is the support for local businesses and just how much people want to get involved in community-based events. It's very collaborative."

Jazz said that long hair is making a comeback!





MEET ABIGAIL

East of Eden
14 Hatherley Mews, E17 4QP

Abigail McLachlan is a true Walthamstow hero. She's the architect of East of Eden, a yoga and Pilates studio that has been easing the aches and pains of Walthamstownians since 2015.

"Walthamstow's a really great place. When we opened the studio here it was the community that drove the business 100% from the beginning. There's also loads to do and lots of parkland. And it's great to head down to Gods Own Junkyard and meet up with friends and have lunch."

East of Eden runs a community yoga programme
– book now to avoid disappointment!



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**MEET
MICKEY**
—

East London Sausage Company
57 Orford Rd, E17 9NJ

Mickey Parisi has been a butcher for over thirty-five years and runs East London Sausage Company. This is what he had to say about his beloved Walthamstow...

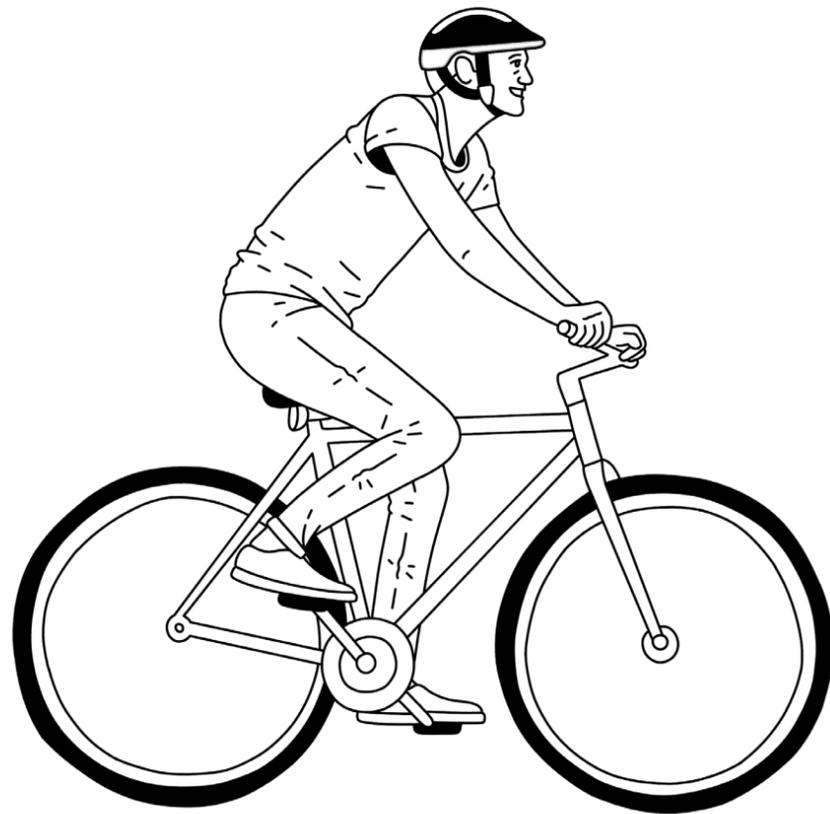
"It's just a nice place to live. It's got everything you need. Once or twice a year everybody gets together and plants flowers and gives the place a good village feeling. Everybody knows everyone. And the high street's getting better too, with a new cinema and some nice restaurants."

When Mickey isn't creating his famous sausages, he's no doubt conjuring up recipes for new ones!

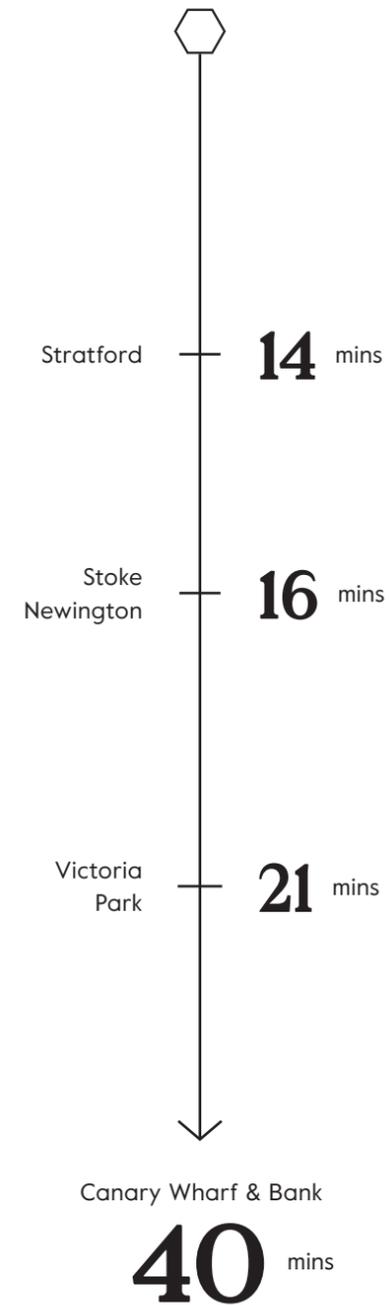


CONNECTED WHEREVER YOU ARE

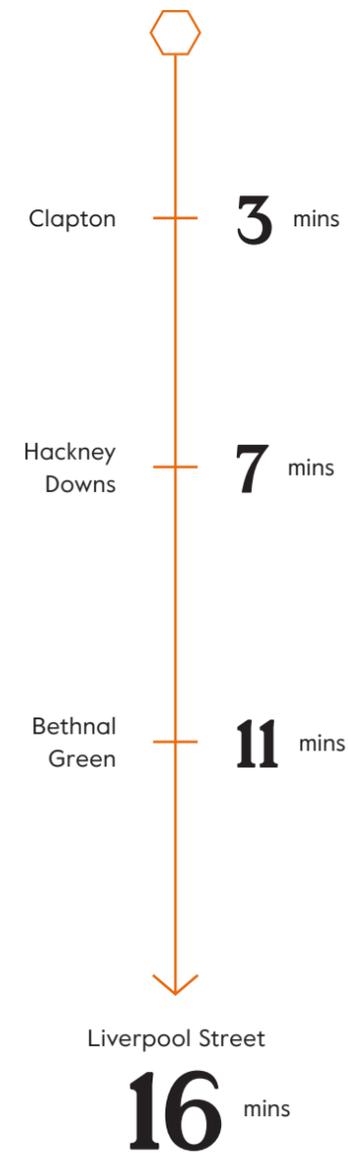
Walthamstow has an identity of its own. It's city living with a strong sense of community and the vibe of a lively market town. With St James Street Station a two-minute stroll away from The Essex Brewery and nearby Walthamstow Central, you'll always be connected.



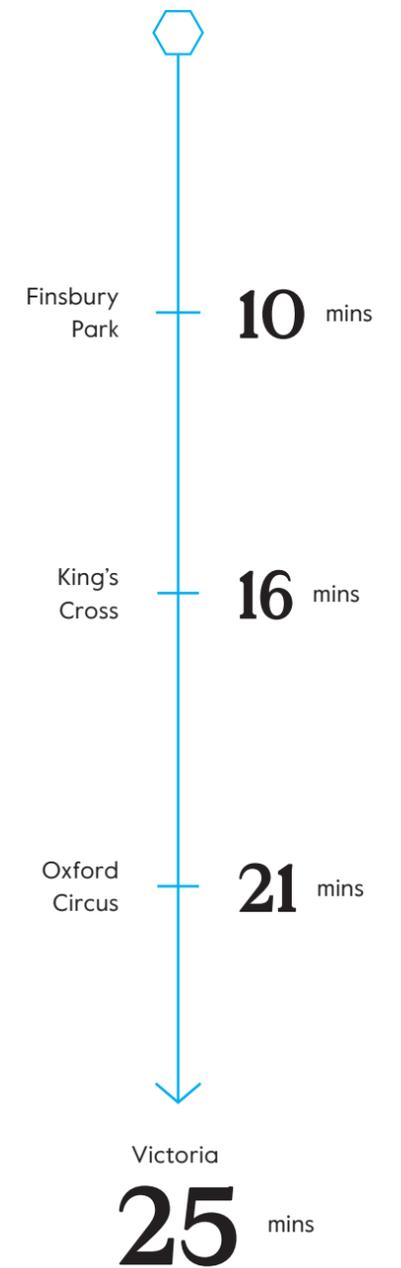
Cycle times from
The Essex Brewery



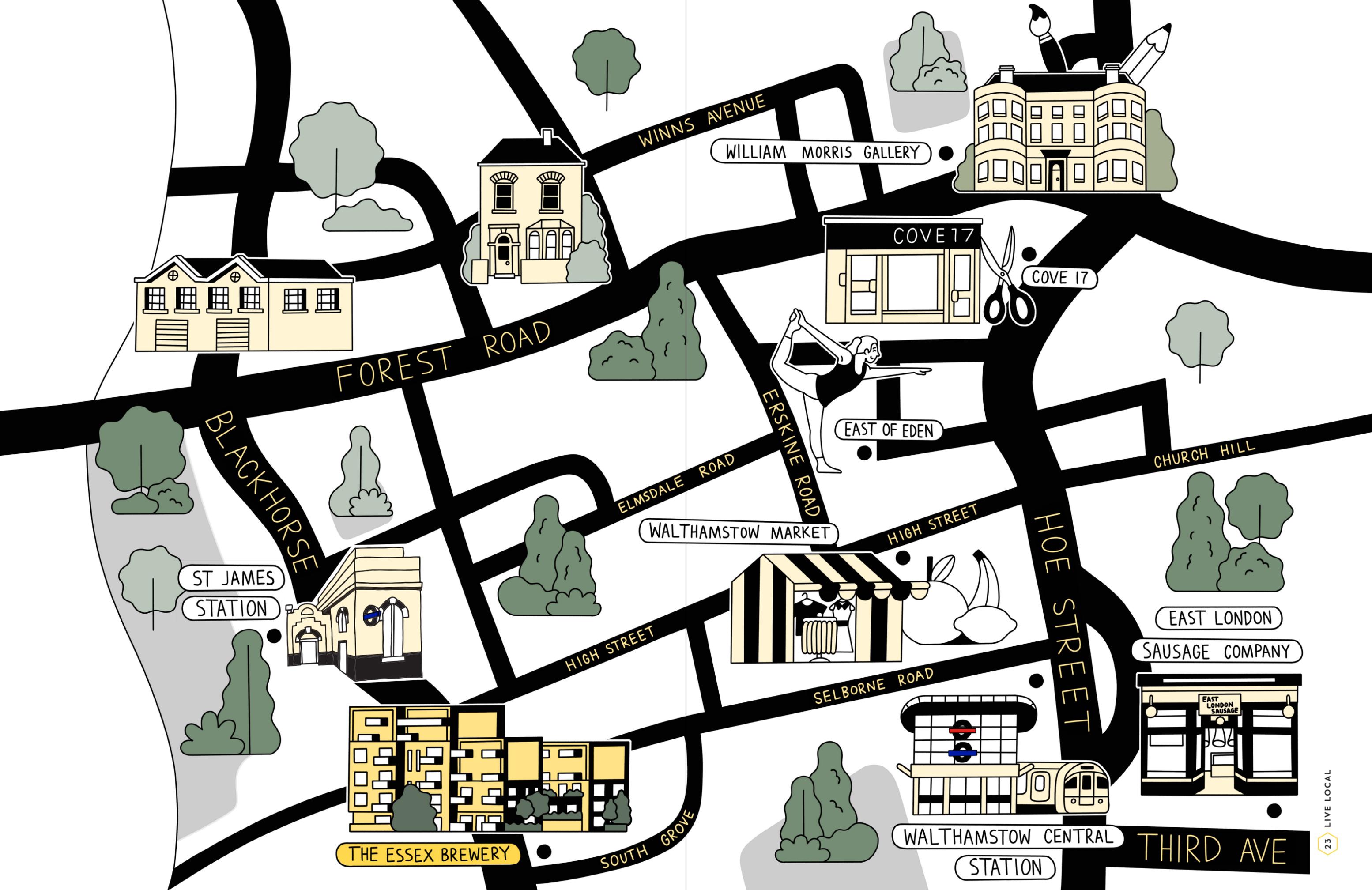
St James Street Station
2 mins walk



Walthamstow Central
10 mins walk



Journey times from The Essex Brewery are indicative.
Source: TfL.gov.uk



WINNS AVENUE

WILLIAM MORRIS GALLERY



COVE 17



EAST OF EDEN

FOREST ROAD



BLACKHORSE

ELMSDALE ROAD

WALTHAMSTOW MARKET



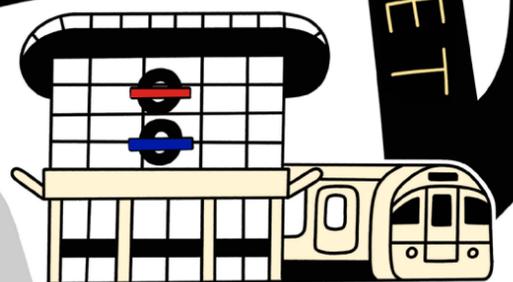
HIGH STREET

ST JAMES STATION



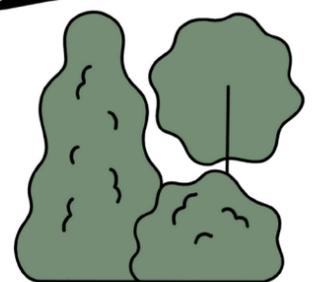
HIGH STREET

SELBORNE ROAD



WALTHAMSTOW CENTRAL STATION

CHURCH HILL



EAST LONDON SAUSAGE COMPANY



HOE STREET



THE ESSEX BREWERY

SOUTH GROVE

THIRD AVE

THE ESSEX BREWERY

The central public promenade, Old Brewery Way, includes hard and soft landscape space, dedicated play areas mixed with retail units and entrances to the residential lobbies. This is the focus of the development encouraging a secure environment for day and night-time activities flanked by a linear building at Hops House to the west and courtyard configured building at Malt Court to the east.



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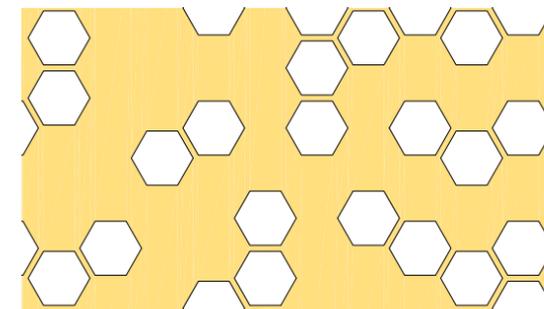
MEET THE ARCHITECT

Tryfon Kalyvides
The Kalyvides Partnership

The building designs are controlled and sophisticated, with traditional contextual façade materials to create modern and memorable architecture.

Pepper-potted around the development are projecting and recessed balconies, which further model the forms to provide added interest. At South Grove within Malt Court, the eye focuses on the “honeycomb” balconies, which have gold and yellow tones, decorated with hexagonal overlaid geometries conceptually comparable to bees swarming to their hives.

The design of the public spaces and building itself will make a positive urban contribution and enhancement to the surrounding area.





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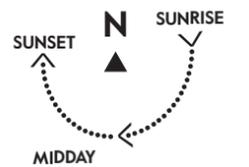
THE ESSEX BREWERY

— WALTHAMSTOW —



St James Street Station

2 mins walk



INTERIORS



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Hallways are spacious with plenty of storage



Bathrooms are finished in trendy metro tiles



Bedrooms are spacious and light with full height built-in wardrobes in masters

Photography taken at similar Crest Nicholson development.

SPECIFICATION

Kitchen:

- Contemporary bespoke kitchens
- Concrete effect laminate worktop & full height splash backs
- Contrasting grey upper & white lower cabinets with handleless soft touch doors & drawers
- Concealed LED lighting to underside of wall units
- Square stainless steel sink, Hansgrohe tap with flow restrictor
- Bosch electric oven, ceramic hob
- Integrated extractor
- Bosch integrated full width dishwasher & fridge-freezer
- Pull-out recycling bins

Bathroom:

- Grey metro tiles (white in ensuites) to bath, shower & WC surrounds
- Floor mounted Roca toilet with soft close seat
- Kaldewei Bath with hinged bath glass screen
- Hansgrohe thermostatic bath/ shower mixer in chrome finish
- Saneux Matteo wash hand basin with Hansgrohe taps
- Shower with silver framed glass door

Electrical:

- BT TV/SKY Q outlets in living room and bedroom 1
- TV media plate & reinforced wall in living room
- Incoming Fibre optic provision
- USB sockets to bed 1 & 2
- Video-entry system via mobile app
- Pendants to living/dining room & bedrooms
- Low energy downlighters to kitchen, hall, bathroom and en suites
- Shaver sockets to bathrooms & ensuites
- Mains operated smoke/heat detectors
- Electrics & plumbing for provision of washer/dryer, space usually in hallway cupboard

Central heating:

- Radiators to living, dining, hallway & bedrooms
- Chrome heated towel rails to bathrooms & ensuites

Decoration & joinery:

- Amtico Sun Bleached Oak Flooring to all areas other than bedrooms
- Light grey carpet to bedrooms
- Internal Vicaima white doors
- Full height grey wardrobes to bedroom 1
- Soft white dulux painted walls
- Skirting & architraves in white satin finish
- Aluminium exterior windows with internal timber frame
- Balconies finished in grey timber composite decking

Building amenities:

- Secure cycle storage
- Communal landscaped podium terrace

Warranty & aftercare:

- NHBC 10 year warranty
- Crest Nicholson 2 year warranty

Sustainability – The hidden details:

- Combined heat and power (CHP) integrates the production of usable heat and power (electricity), in one single, highly efficient process. CHP generates electricity whilst also capturing usable heat that is produced in this process
- Highly efficient mechanical ventilation and heat recovery systems (MVHR) can ensure that your house benefits from a continuous supply of fresh, filtered air. The system automatically takes out old stale air and lets in fresh air
- Energy efficient, low energy LED down lighters
- Water efficient taps and accessories. Stylish chrome Hansgrohe mixer taps to baths and basins provide innovative Air Power Technology. APT mixes air with water to create a softer, more voluminous and more luxurious water flow while thermostatic bath and shower mixers give you precision temperature control for your comfort and safety. Better features that are energy efficient and cost saving
- The composite windows are low maintenance and maximise natural daylight in your home. The glass is highly thermally efficient which helps keep the house warmer in winter and cooler in summer. When closed, they are an airtight fit eliminating drafts - perfect for the winter months

Concierge Service:

- Dedicated Concierge Service to keep an eye on the security, safety & well-being of residents & visitors & ensure the smooth running of the estate
- In manner & professionalism, the Concierge is the welcoming face of The Essex Brewery, who will quickly get to know residents & their personal requirements
- Day-to-day duties include: Ensuring the cleanliness & good repair of the entire estate. Controlling access for essential services including refuse collection & utility companies, co-ordinating & monitoring contractors for estate maintenance, gardening, etc.
- The Concierge can accept deliveries, direct visitors & take messages, including – if authorised – sign for packages, mail etc.
- Other services will be available by individual arrangement

CREST NICHOLSON

Based on over 50 years experience of creating award winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CBE Gold Building for Life Awards than any other developer.

This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.



Dylon Works, Lower Sydenham



Woods Road, Peckham



LIVE LOCAL



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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**The Essex Brewery
76-80 South Grove
Walthamstow
London E17 7NJ**

**TheEssexBrewery.com
0203 437 1600**