

# Lamb Mews

50 Lamb Lane, London Fields E8 3PJ



A unique development of 10 luxury homes all with outdoor space in the heart of London Fields

# A collection of 10 individually designed luxury homes

Lamb Mews is a brand new luxury development consisting of 10 fully-equipped, design lead properties, each finished to a high standard in a contemporary fashion.

There are a variety of one-bed, two-bed and three-bed properties available, each with their own outdoor space. Situated in this desirable part of London, the mews is fantastically positioned just a short walk from London Fields Park, Station and Broadway Market.

With amenities and transport links close by, these properties present a fantastic opportunity for those living in London who want to fully experience what the city has to offer.



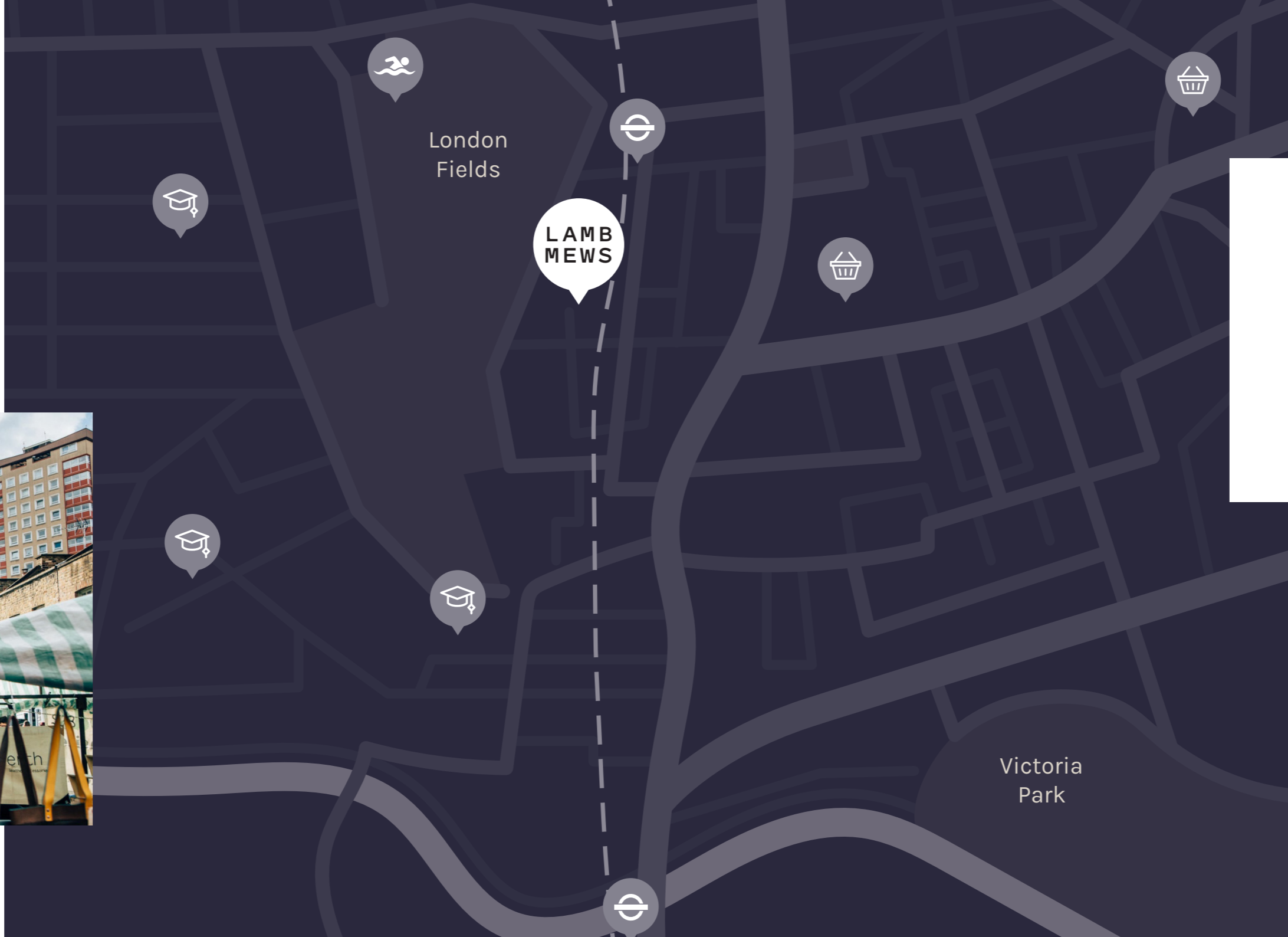
With easy links into central London via the overground and regular bus routes, you'll make good time commuting to work and getting around for evening and weekend social events. In just four stops on the overground you can be at Liverpool Street, a popular central district and a vibrant hub of activity.

Alternatively, if you want to stay closer to home there is a vast array of amenities on your doorstep including restaurants, bars and its own lido to name but a few.

As well as London Fields Park being only a hundred yards away, there is also the larger Victoria Park within a short walking distance which benefits from 218 acres of cultivated green space with its own lake, a play area for children and its famous Sunday Market.

Lambs Mews prime location means it also has easy commutes into Canary Wharf and Shoreditch.

London Fields is an exciting, up-and-coming area of London, with the local council promising large investments in transport infrastructure, key sites and public spaces in 2024, as well as generating thousands of new jobs in the community. The local area is a thriving, bustling hub of activity, with local markets and plenty of restaurants and cafes from a variety of cuisines for food lovers to experience.



## Perfectly located for work/life balance



Convenient Bike Store



Conservation Area



Beautiful Views



10 Year Build Warranty



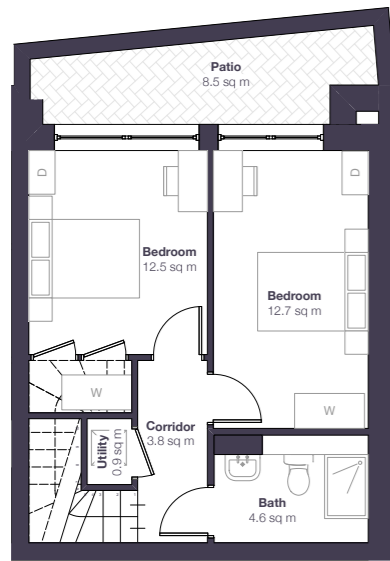
Bespoke Custom Kitchens & Wardrobes



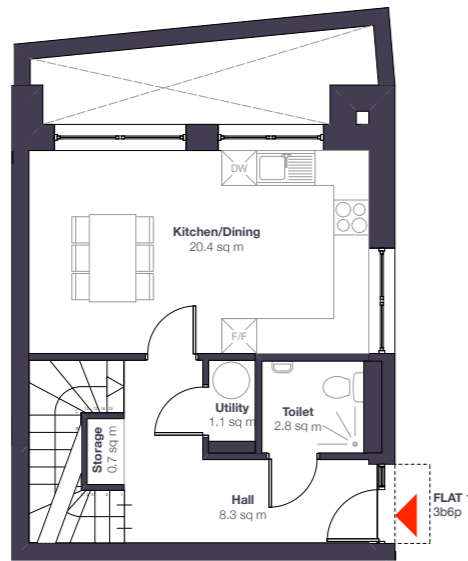
Luxury High Specifications

# Lofthouse 1

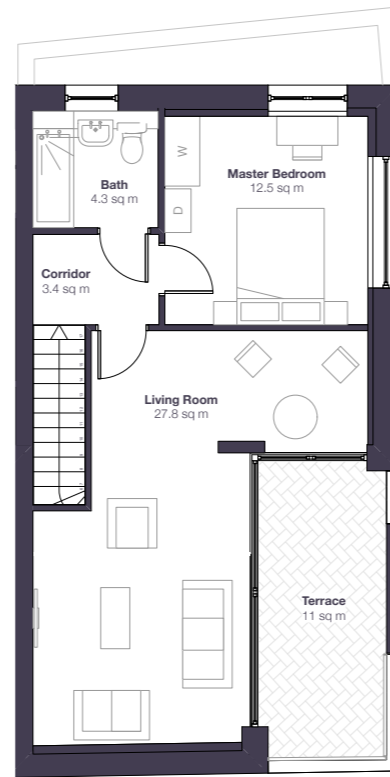
1412 square feet | 3 bedrooms | 2.5 bathrooms



Basement



Ground floor

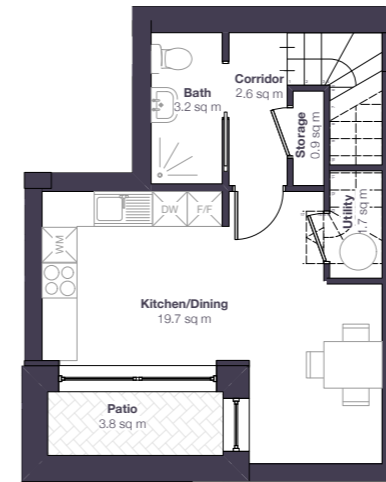


First floor

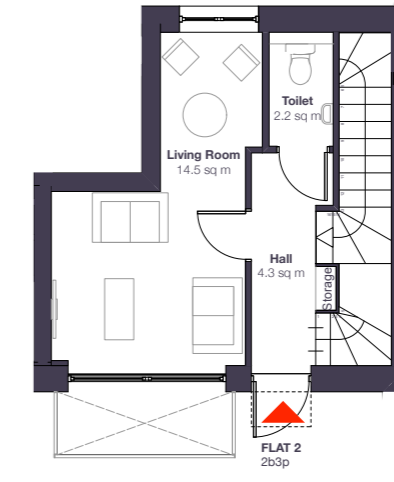
All dimensions on all floorplans are indicative only and are subject to site tolerance. Length x width measurements are given at the longest point.

# Lofthouse 2

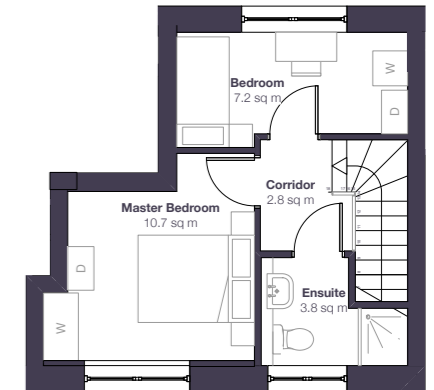
972 square feet | 2 bedrooms | 2.5 bathrooms



Basement



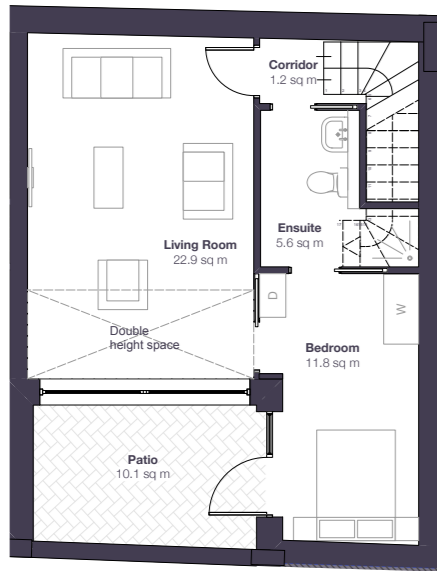
Ground floor



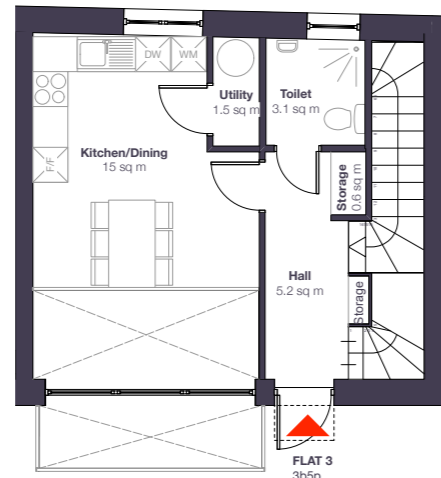
First floor

# Lofthouse 3

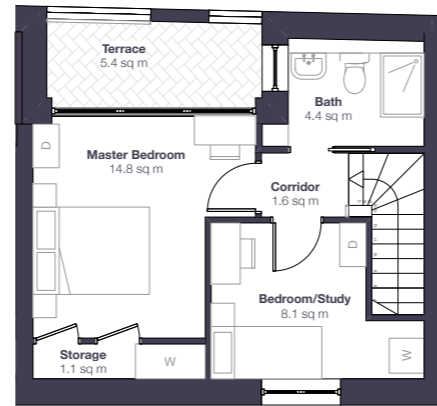
1226 square feet | 3 bedrooms | 2.5 bathrooms



Basement



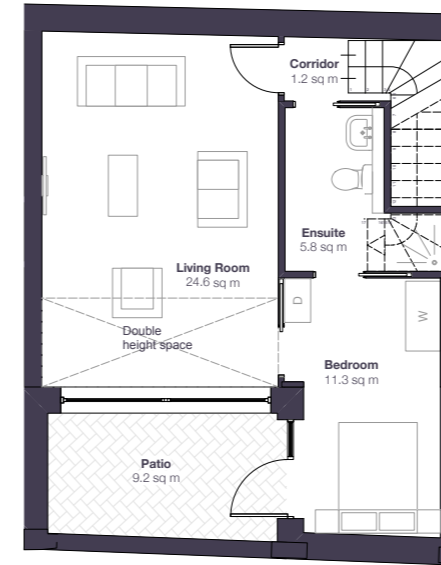
Ground floor



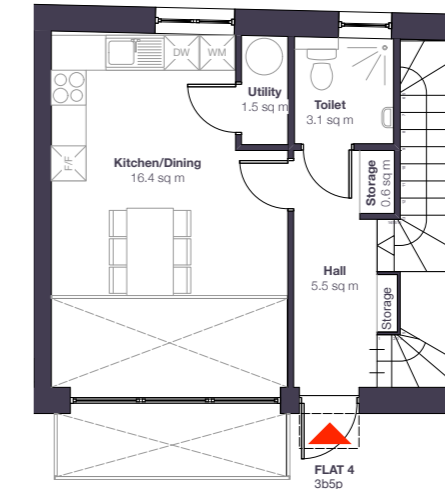
First floor

# Lofthouse 4

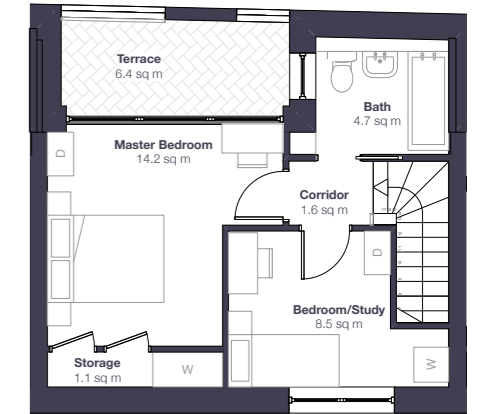
1274 square feet | 3 bedrooms | 2.5 bathrooms



Basement



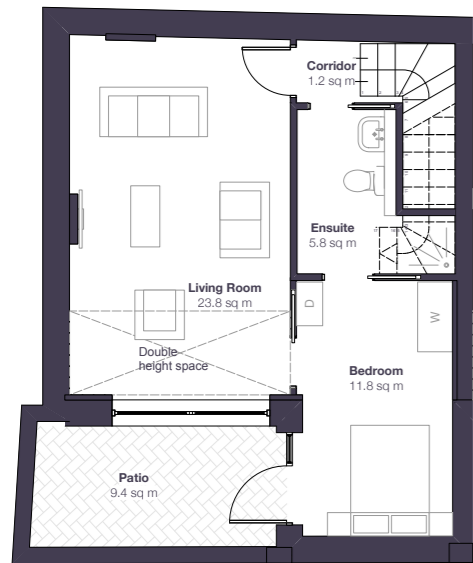
Ground floor



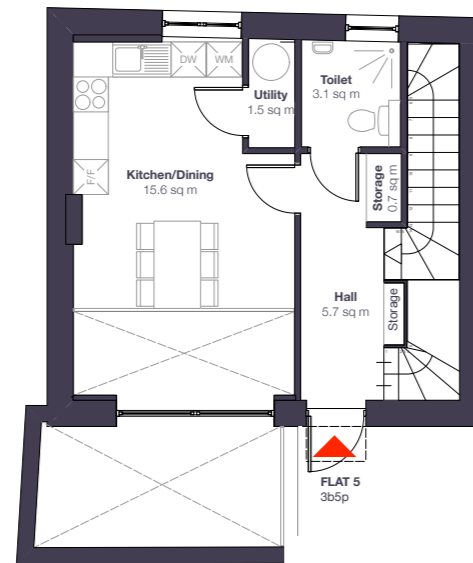
First floor

# Lofthouse 5

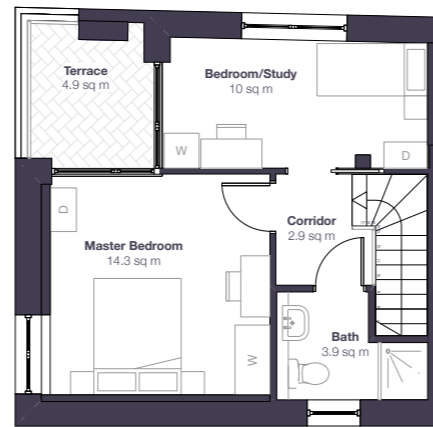
1268 square feet | 3 bedrooms | 2.5 bathrooms



Basement



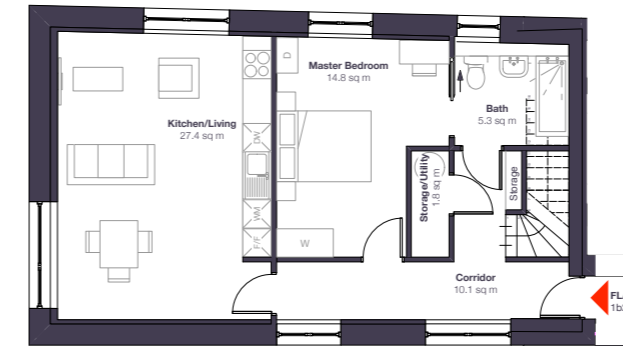
Ground floor



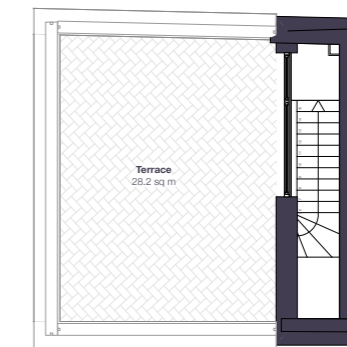
First floor

# Flat 6

761 square feet | 1 bedroom | 1 bathroom



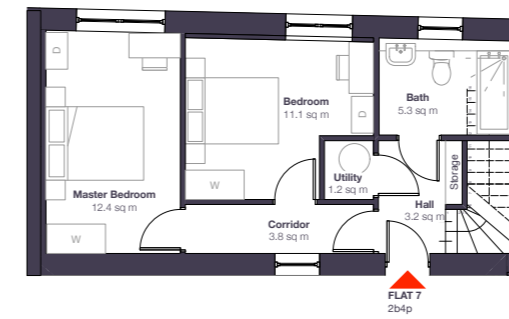
SECOND FLOOR PLAN



THIRD FLOOR PLAN

# Flat 7

795 square feet | 2 bedrooms | 1 bathroom



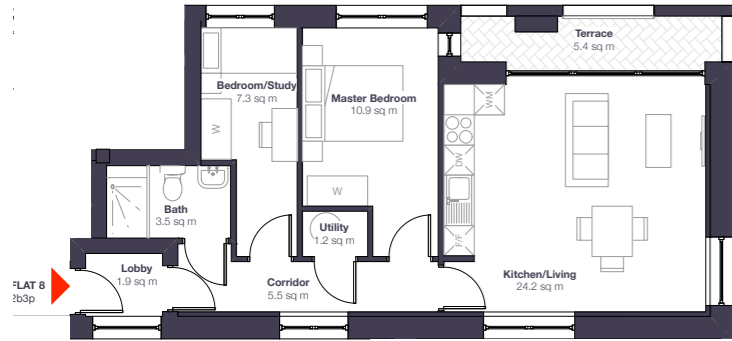
SECOND FLOOR PLAN



THIRD FLOOR PLAN

# Flat 8

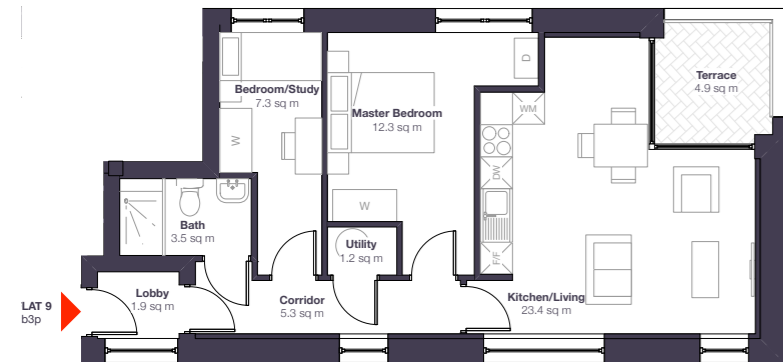
589 square feet | 2 bedrooms | 1 bathroom



SECOND FLOOR PLAN

# Flat 9

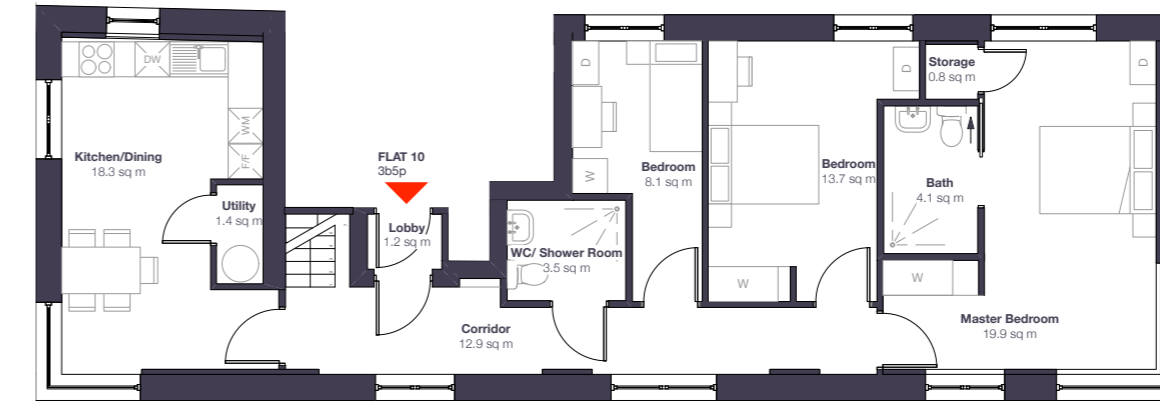
597 square feet | 2 bedrooms | 1 bathroom



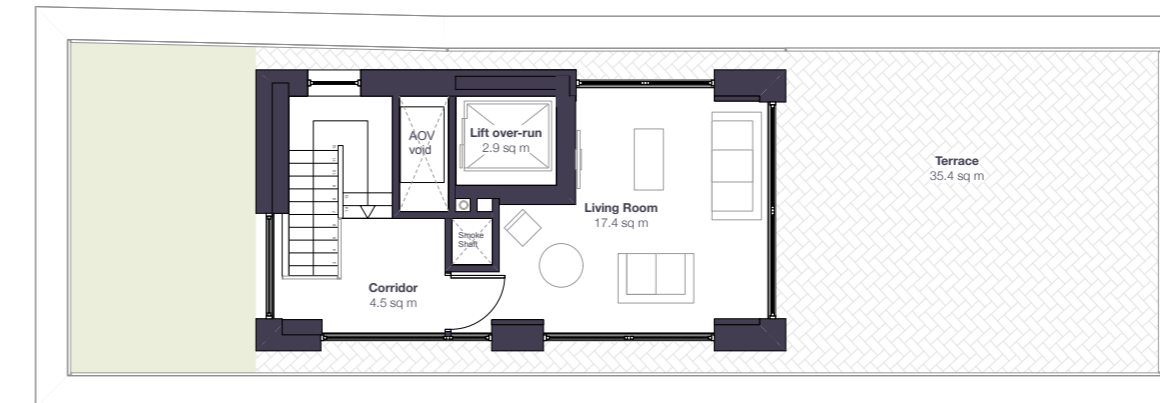
THIRD FLOOR PLAN

# Flat 10

1237 square feet | 3 bedrooms | 2 bathrooms



Fourth floor



Fifth floor

# What's nearby?

## Eating out

There are a variety of cafes, restaurants and pubs within walking distance, including trendy E5 Bakehouse under the arches, Pub on the Park, Elliots, Ozone Café and Brat X Climpson's with their speciality wood fried dishes as well as the well-known royal cake maker 'Violets Bakery'. Less than five-minute walk you will find yourself in Mare Street Market, a leafy communal market hub with hip decor and a variety of vegan and vegetarian food options.

## Shopping

Right next door to Mare Street Market is Netil Market, hosting a range of independent fashion and creative businesses, perfect for those who enjoy supporting small brands and creatives. There is also the popular Broadway Market on London Fields, hosting a range of organic food vendors and ceramics at affordable price points.



## Sports Activities

As well as cycle lanes, running tracks, tennis courts, a cricket club and basketball courts, around just one hundred feet away from Lamb Mews is a brand new 8000 sq ft Gym.

## Travel

You couldn't ask for a better location in terms of transport, as Lamb Mews is situated less than a five-minute walk from the nearest overground station and bus stops. London Fields Station is connected to the Overground line, on which a direct train can take you into central London. Buses are regular and well connected.

## Schools

The local area has a fantastic selection of schools, all within a comfortable distance from Lamb Mews. For primary years you're spoiled for choice, sitting in the catchment area for nine different schools, the closest being London Fields and Orchard Primary school. Moving onto secondary, Urswick school is a mere ten-minute walk and Oaklands Secondary school is another great option.



# Property Specifications

## General Internal

- Bespoke 190mm engineered oak flooring to stairs, hallways, Landings, living areas in Fulham Grey
- Underfloor heating throughout
- Video entry phone system
- Internal doors finished in Lamp black with black ironmongery
- Air source heat pump for hot water
- Electric boiler for underfloor heating
- Mechanical air ventilation
- Recessed spotlights throughout (except bathrooms)
- All finishes to ceiling, architraves, skirting and walls in ash white
- Mood lighting to all staircases

## External/communal areas

- Main front door with grey composite finish and security locks
- Double glazed windows and patio doors with composite anthracite
- Grey frames
- Terraces finished in 600 X 600 ceramic tiles
- Internal bronze finished communal lift
- Stone tiled entrance
- Feature chandeliers to internal communal entrance
- Undercover cycle store

## Bedrooms

- Influence Furniture bespoke fitted wardrobes in selected bedrooms

## Main Bathroom

- Fully tiled throughout with feature wall
- Bath with stand-in shower
- Tiled bath panel with shadow gap lighting
- Framed bath screen
- Heated towel rail
- Wall hung vanity unit with wash hand basin
- Brushed brass fittings and toilet flush plate
- Wall hung WC
- Illuminated LED mirror

## Bathroom en-suite shower room

- Walk-in shower
- Fully tiled throughout with feature wall tiles
- Heated towel rail
- Wall hung vanity unit with wash hand basin
- Black fittings and toilet flush plate
- Wall hung WC

## Kitchen/Dining Area

- Bespoke soft close units by Influence Furniture
- Bosch integrated appliances
- Hot Water Tap
- Concrete style worktop and splash back
- LED lights under kitchen wall units
- Illuminated LED mirror

## WC in Loft Houses

- Half tiled with feature wallpaper
- Bespoke 190mm engineered Oak flooring
- Wall hung vanity unit with wash hand basin
- Bronze bodied basin mixer tap
- Illuminated LED mirror
- Wall hung WC



## Surrounding area

Hackney is well known for being one of London's most vibrant central districts, with its broad multicultural community and lively atmosphere. Over the last few decades it has undergone multiple government-funded development schemes, which have transformed it into a popular destination for Londoners to explore and enjoy. With fantastic links to other central London boroughs and attractions, Hackney is now one of the most desirable areas to be moving to.

### London Fields

Where better to be than on the doorstep of one of London's most popular parks? Living so close to outdoor space is rare in central London, so Lamb Mews homeowners will be lucky to be able to enjoy a slice of the outdoors at a moment's notice.

### Hackney Central

Buzzing with energy and culture, Hackney central has a range of shops, markets, restaurants and cafes to enjoy, as well as its own Picture House and museum, all a walkable distance from Lamb Mews. A little further out are the famous Hackney marshes and Wick woodland which are a great spot for walkers, and link to the iconic Queen Elizabeth Olympic Park built especially for the London Olympics in 2012.



## About the team



### The Developer

This development is by Earth Residential, a company that was originally set up as a niche residential developer focusing around East London and City fringe areas. The company has now expanded their operations with schemes all around London and the M25 with their commitment to paying attention to the finest of detail and building desirable developments that focus on design and homes that are finished to a high specification. Their commitment to providing unique properties focused on quality and modern-day living has led to them being nominated and winning the British Home Awards for best design and best development.



Specifications may vary during build and according to availability all details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

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