



59 Southern Road,  
London E13 9JD

[www.stablemews-e13.co.uk](http://www.stablemews-e13.co.uk)

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Seven beautifully-crafted townhouses, two duplexes and one apartment located in Plaistow, East London.

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Modern homes offering a luxury, contemporary urban lifestyle in the heart of East London.

All homes have the advantage of private outdoor spaces and benefit from bright and spacious open plan living.



CGIs are illustrative and may be subject to changes.

# INTERIORS





CGIs are illustrative and may be subject to changes.

Each space has been carefully considered, paired with high end, modern interiors.



CGIs are illustrative and may be subject to changes.



Every last detail is finished to an exceptionally high standard, with carefully selected materials from a range of specialist suppliers across Europe.

# TRAVEL

Located in the heart of Plaistow, Stable Mews is perfectly placed to access the best that London has to offer.



With the District, Jubilee, and Hammersmith & City lines on your doorstep, you have quick and easy access to the centre of the London. For commuters, areas such as Canary Wharf and Stratford are reachable within under half an hour. West Ham station offers National Rail services to Fenchurch Street as well as Southend.

If you prefer to travel by car, the A11, A12 and A13 roads are nearby for swift journeys into and out of town.

## TUBE & RAIL

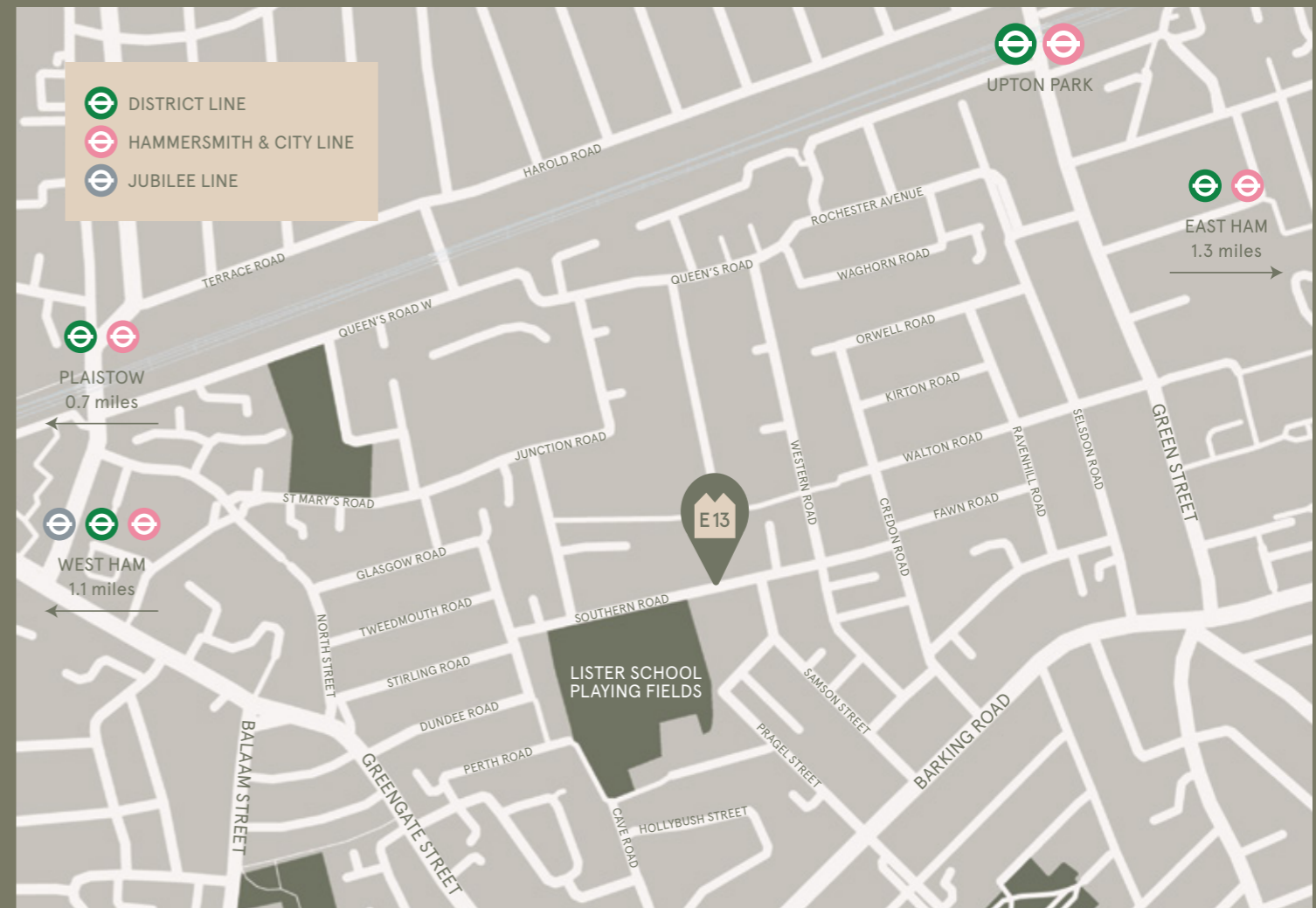
- Upton Park Station  
0.3 miles
- Plaistow Station  
0.6 miles
- East Ham Station  
1 mile
- West Ham Station  
1.1 miles

## THE CITY VIA TFL

- Stratford  
20 mins
- London City Airport  
25 mins
- Canary Wharf  
29 mins
- Liverpool Street  
33 mins

## BY BIKE

- Stratford  
20 mins
- Canary Wharf  
30 mins
- Liverpool Street  
33 mins



NB Time calculated from development to destination using Google Maps/Citymapper



# AREA GUIDE

Whether you're looking for a morning coffee, a flavourful meal, or a cool pale ale, you can find the perfect food and drink for any occasion within walking or cycling distance.



## GREEN SPACES

- Upperton Road West Park  
0.3 miles
- Priory Park  
0.5 miles
- Plaistow Park  
0.6 miles
- The Greenway  
0.8 miles
- Lister Gardens  
0.8 miles
- Hermit Road Recreation Ground  
1.2 miles

The Greenway footpath runs through Plaistow, starting in Victoria Park, and ending in Beckton.

## GROCERIES

- Friendly Corner Shop  
0.2 miles
- Costcutter  
0.4 miles
- Tesco  
0.5 miles
- Sainsbury's  
1.2 miles
- Morrison's  
1.8 miles





RESTUARANTS

- |                             |                                       |                                    |
|-----------------------------|---------------------------------------|------------------------------------|
| Charcoal<br>0.3 miles       | Brunsy Seafood Bar<br>0.4 miles       | Vijay's Chawalla<br>0.7 miles      |
| Grill Republic<br>0.3 miles | Kate's Cafe & Restaurant<br>0.5 miles | Le Kitchen Vietnamese<br>0.8 miles |
| The Bellas<br>0.4 miles     | Caloroso Pizza<br>0.6 miles           | Pie Republic<br>1.3 miles          |

The Black Lion pub is one of the oldest landmarks in Plaistow, dating back to 1742.

PUBS

- |                               |                              |
|-------------------------------|------------------------------|
| The Lord Stanley<br>0.3 miles | Victoria Tavern<br>0.5 miles |
| The Black Lion<br>0.4 miles   | The Abbey Arms<br>0.8 miles  |



CAFES

- Lobitohouse  
0.4 miles
- The Greengate Cafe  
0.5 miles
- Cornerstone Cafe  
0.8 miles
- Sawmill Cafe  
1.5 miles

London's top class universities are easily accessible, offering a range of courses.

#### SCHOOLS

Southern Road Primary School  
394 ft

Lister Community School  
0.2 miles

Curwen Primary School  
0.6 miles

Brampton Manor Academy  
1.3 miles

#### UNIVERSITIES

University of East London  
2.7 miles

City University London  
6.6 miles

SOAS University  
7.9 miles

Queen Mary University  
3.7 miles

King's College London  
7.3 miles

University College London  
7.9 miles

Goldsmiths University  
6.1 miles

Central St. Martin's College  
7.6 miles

Imperial College London  
10.3 miles



#### LEISURE

Football Pitch Plaistow Park  
0.5 miles

CrossFit Dawn  
1.1 miles

Newham Leisure Centre  
1.2 miles

Plaistow Park Outdoor Gym  
0.5 miles

Hermit Road Tennis Courts  
1.1 miles

#### GYMS

The Compound  
0.2 miles

Barratt London  
0.3 miles

Dynamix Health Club  
0.4 miles

Hussle  
0.5 miles

However you like to spend your leisure time, there's something for you close by.

# SPECIFICATIONS

## KITCHENS

Dark wood effect kitchen units  
White quartz worktop  
Tiled splashback  
Bosch hob and oven  
Integrated fridge/freezer and dishwasher  
Freestanding washer/dryers in storage cupboards  
Stainless steel basin and tap

## BATHROOMS

Dark grey feature wall tiles  
Light grey wall and floor tiles  
Wall hung WC pan with soft close seat  
White wall hung basin  
Chrome taps and mixers  
Chrome heated towel rail  
Bath with glazed screen  
Recessed mirrored cabinet above sink and toilet  
Shaver socket in mirrored cabinet

## SHOWER ROOMS

Dark grey feature wall tiles  
Light grey wall and floor tiles  
Basin on white shelf  
White wall hung basin  
Chrome taps and mixers  
Chrome heated towel rail  
Wall hung mirror with shelf  
Shaver socket on wall

## PAINT FINISHES

Walls and ceilings in white  
Skirting and architraves in white

## INTERNAL DOORS

White tall flush doors  
Stainless steel ironmongery

## GENERAL

Engineered wood flooring throughout except bathrooms and shower rooms  
Stainless steel switches and sockets

Underfloor heating on ground floor and radiators on first and second floors

LED downlights in living/kitchen, bedrooms, hallways, bathrooms and shower rooms

Individual boilers in each unit

Connection points ready for Sky Q/satellite/BT/Terrestrial TV and radio in living rooms and master bedrooms

Video gate entry system

## EXTERNALS

Grey floor tiles  
Wall light

## COMMUNAL AREAS

Tiles on ground floor  
Durable carpet to all corridors and landings  
Secure cycle storage  
Secure bin storage

## BUILDING STANDARD & WARRANTY

ICW 10 years home warranty



### MINIMAL FUSS

The baths have glazed screens allowing versatility with ease.



### METICULOUS DESIGN

Dark wood effect units complement white quartz worktops in the kitchens.

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.

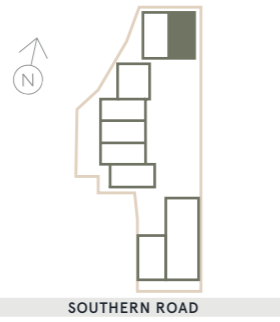
### Unit 1

108.7 SQM / 1170 SQFT

3 Bedrooms  
3 Bathrooms  
1 WC



Ground, First & Second Floors



Lounge/Dining/Kitchen	8.7 x 4.7 m
Bedroom 1	4.7 x 2.7 m
Bedroom 2	4.7 x 2.1 m
Bedroom 3	3.2 x 3.7 m
Home Office / Walk in Wardrobe	2.4 x 2.3 m
Garden	6.1 x 1.1 m

<b>Total</b>	<b>108.7 sqm</b>
	<b>1170 sqft</b>

### Unit 2

108.7 SQM / 1170 SQFT

3 Bedrooms  
3 Bathrooms  
1 WC

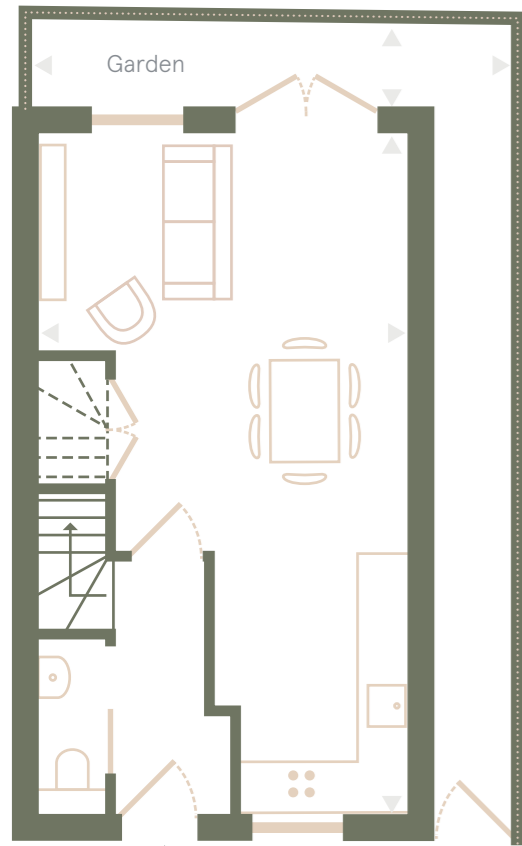


Ground, First & Second Floors

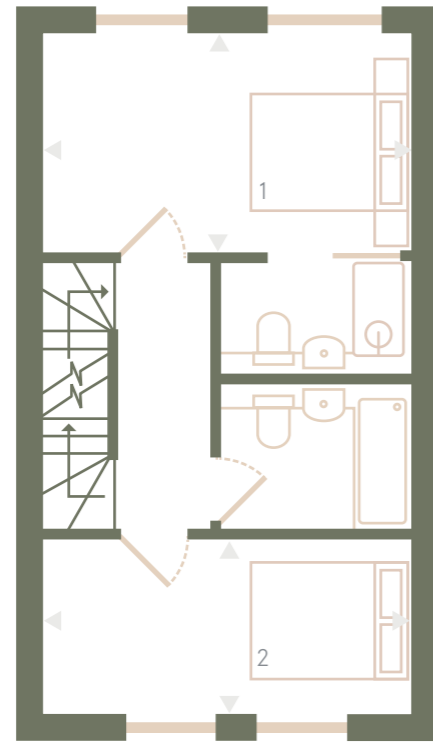


Lounge/Dining/Kitchen	8.7 x 4.7 m
Bedroom 1	4.7 x 2.7 m
Bedroom 2	4.7 x 2.1 m
Bedroom 3	3.2 x 3.7 m
Home Office / Walk in Wardrobe	2.4 x 2.3 m
Garden	6.1 x 1.1 m

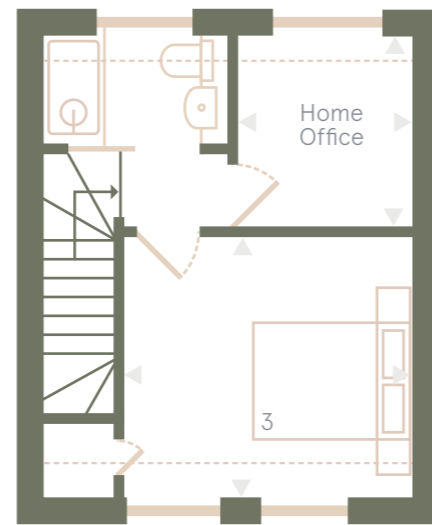
<b>Total</b>	<b>108.7 sqm</b>
	<b>1170 sqft</b>



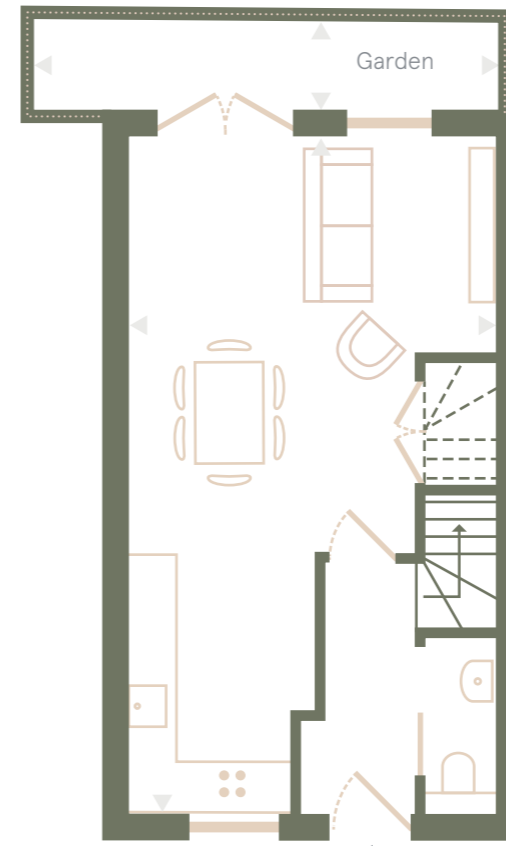
Ground Floor



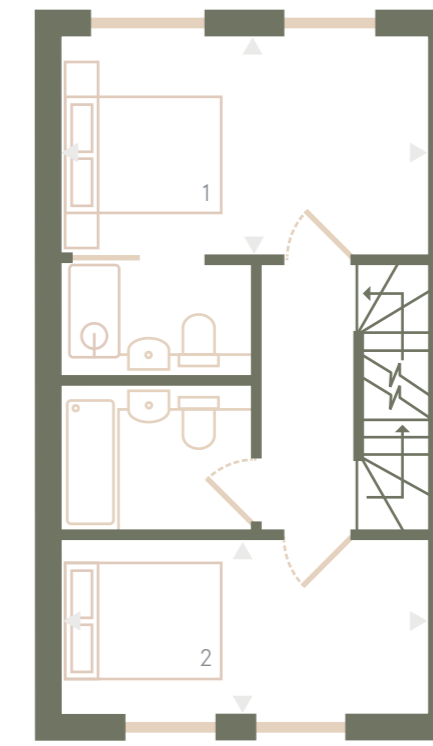
First Floor



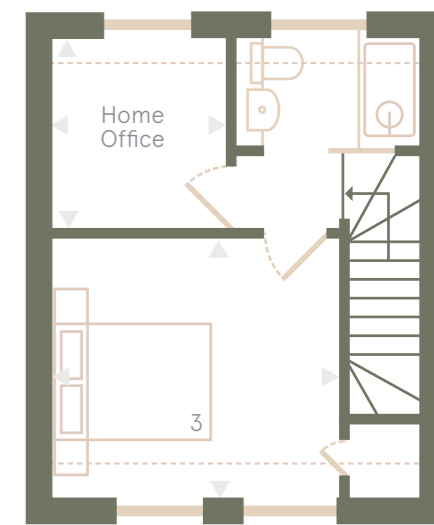
Second Floor



Ground Floor



First Floor



Second Floor



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All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.



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### Unit 3

79.4 SQM / 854.7 SQFT

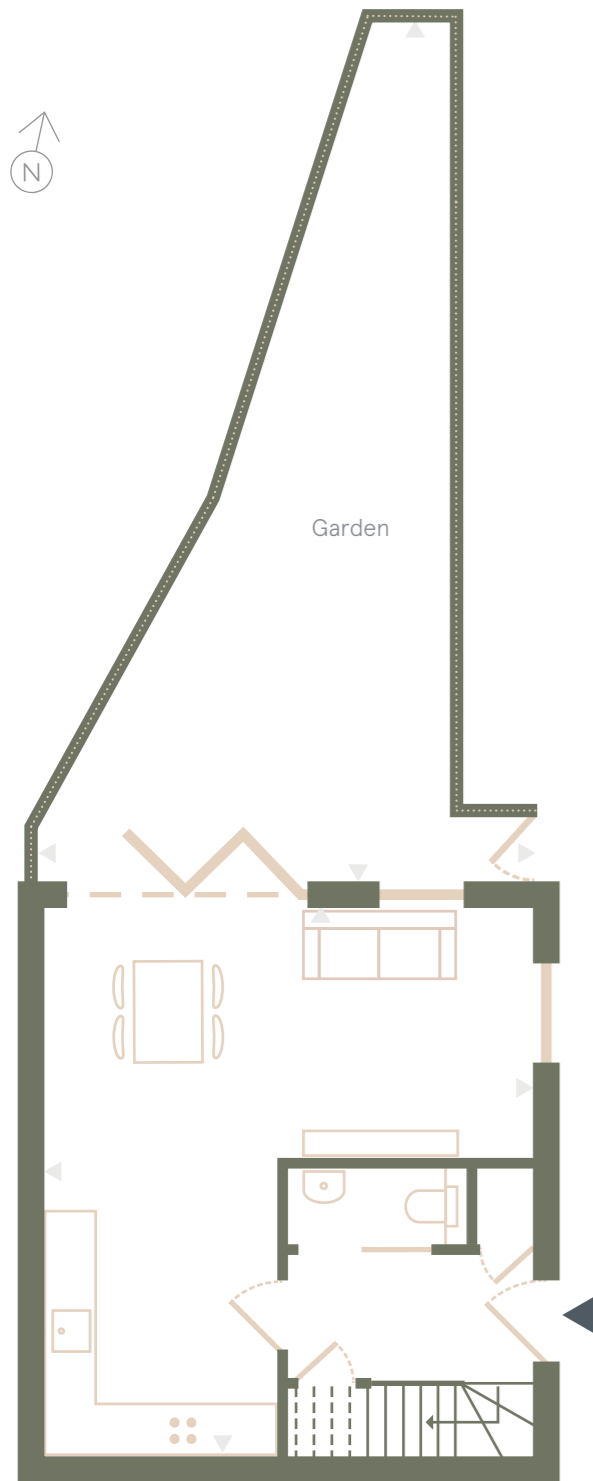
2 Bedrooms  
2 Bathrooms  
1 WC

Ground & First Floors

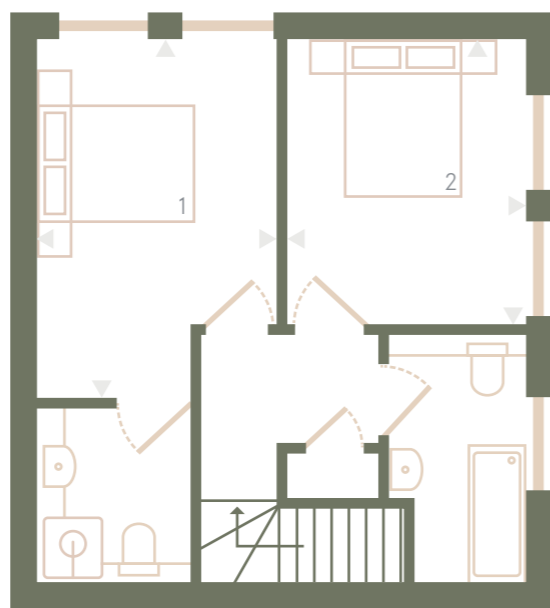


SOUTHERN ROAD

Lounge/Dining/Kitchen	6.6 x 6 m
Bedroom 1	4.4 x 2.9 m
Bedroom 2	3.5 x 2.9 m
Garden	10.1 x 6.5 m
<b>Total</b>	<b>79.4 sqm</b>
	<b>854.7 sqft</b>



Ground Floor



First Floor



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### Unit 4

95.5 SQM / 1027.6 SQFT

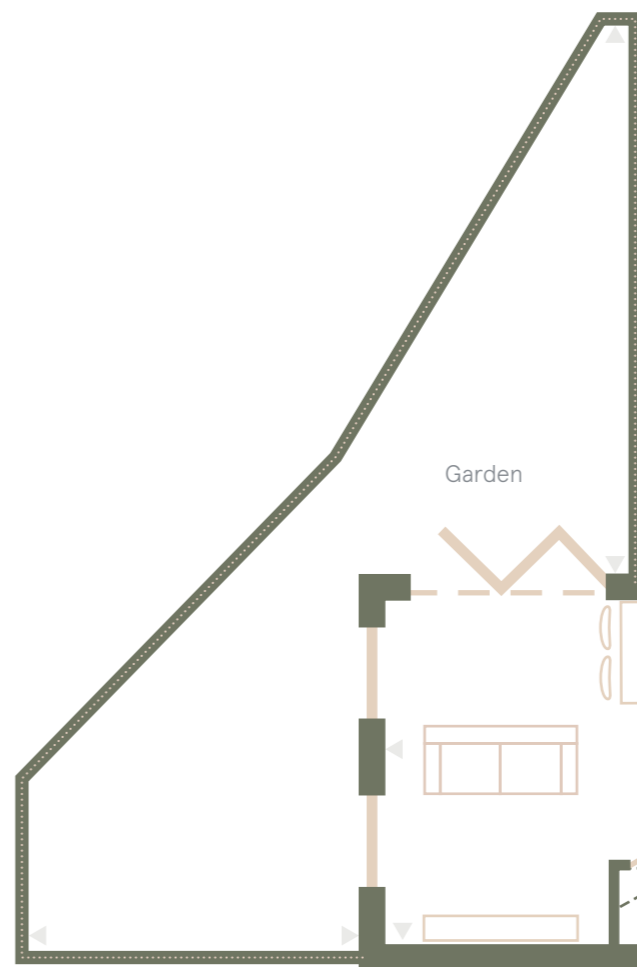
3 Bedrooms  
2 Bathrooms  
1 WC

Ground, First & Second Floors

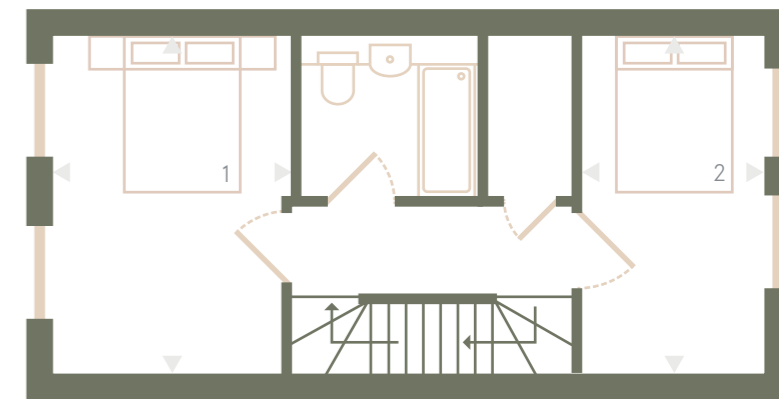


SOUTHERN ROAD

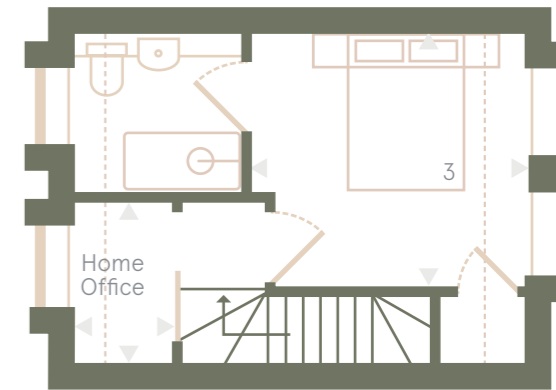
Lounge/Dining/Kitchen	8.5 x 4.1 m
Bedroom 1	4.2 x 2.9 m
Bedroom 2	4.2 x 2.2 m
Bedroom 3	3.1 x 3.4 m
Home Office / Walk in Wardrobe	2 x 1.2 m
Garden	4 x 6.2 m
<b>Total</b>	<b>95.5 sqm</b>
	<b>1027.6 sqft</b>



Ground Floor



First Floor



Second Floor



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## Unit 5

95.5 SQM / 1027.6 SQFT

3 Bedrooms  
2 Bathrooms  
1 WC



Ground, First & Second Floors

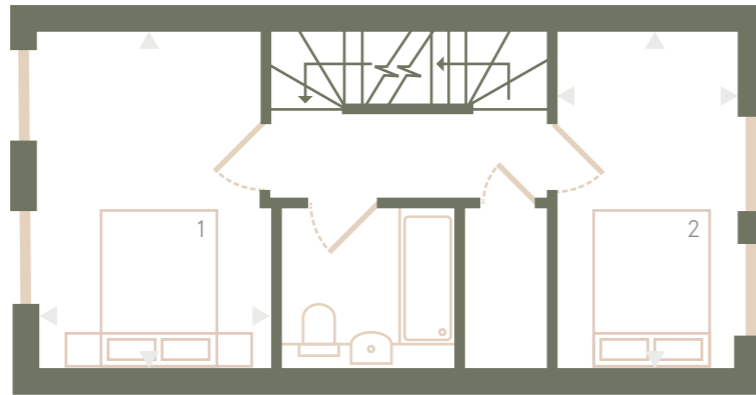


SOUTHERN ROAD

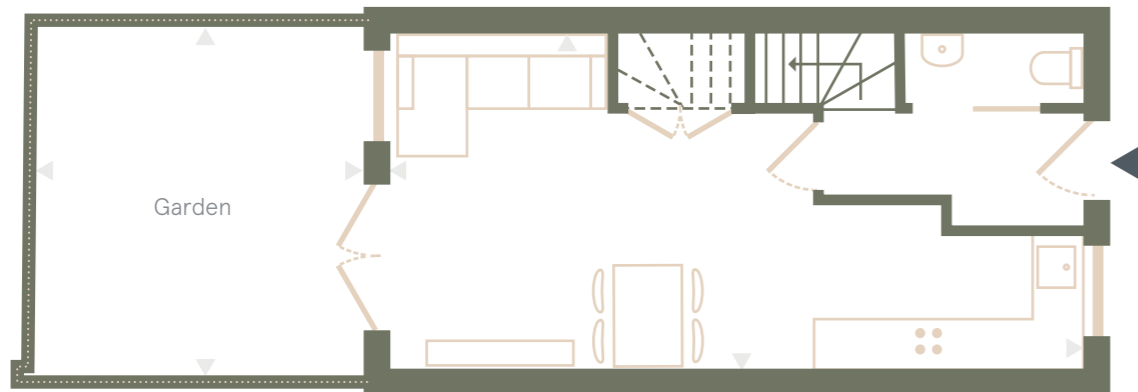
Lounge/Dining/Kitchen	8.5 x 4.1 m
Bedroom 1	4.2 x 2.9 m
Bedroom 2	4.2 x 2.2 m
Bedroom 3	3.1 x 3.4 m
Home Office / Walk in Wardrobe	2 x 1.2 m
Garden	4.1 x 4.3 m
<b>Total</b>	<b>95.5 sqm</b>
	1027.6 sqft



Second Floor



First Floor



Ground Floor



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## Unit 6

95.5 SQM / 1027.6 SQFT

3 Bedrooms  
2 Bathrooms  
1 WC

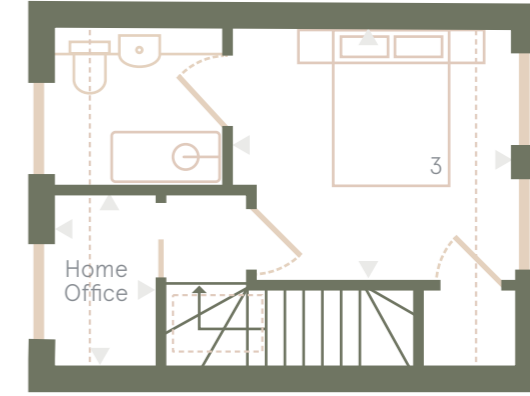


Ground, First & Second Floors

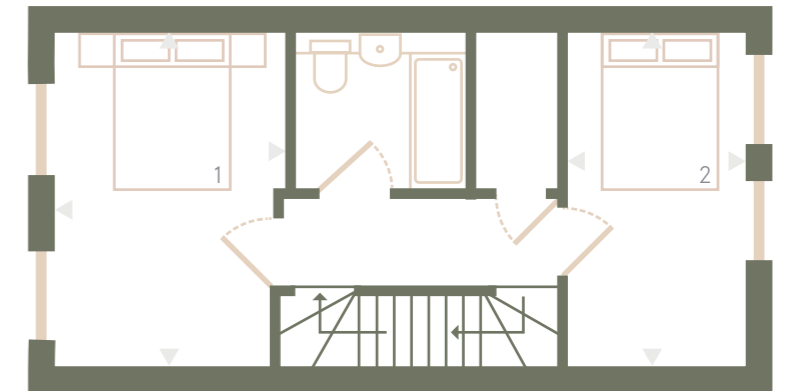


SOUTHERN ROAD

Lounge/Dining/Kitchen	8.5 x 4.1 m
Bedroom 1	4.2 x 2.9 m
Bedroom 2	4.2 x 2.2 m
Bedroom 3	3.1 x 3.4 m
Home Office / Walk in Wardrobe	2 x 1.2 m
Garden	4.1 x 4.6 m
<b>Total</b>	<b>95.5 sqm</b>
	1027.6 sqft



Second Floor



First Floor



Ground Floor



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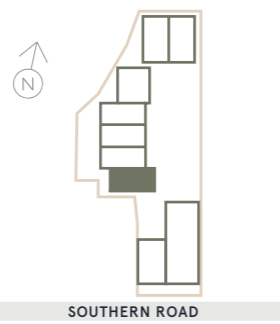
### Unit 7

70.5 SQM / 758.8 SQFT

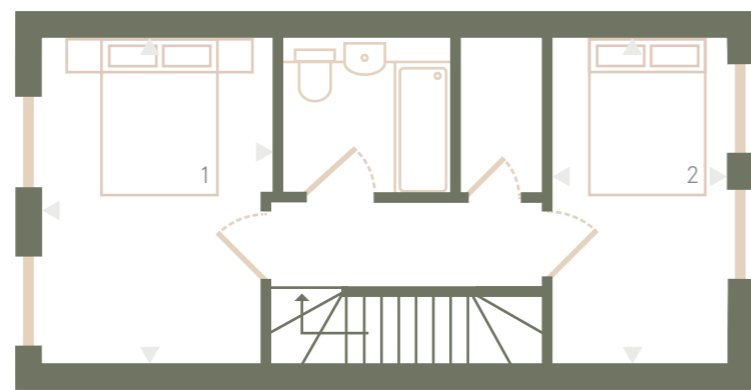
2 Bedrooms  
1 Bathroom  
1 WC



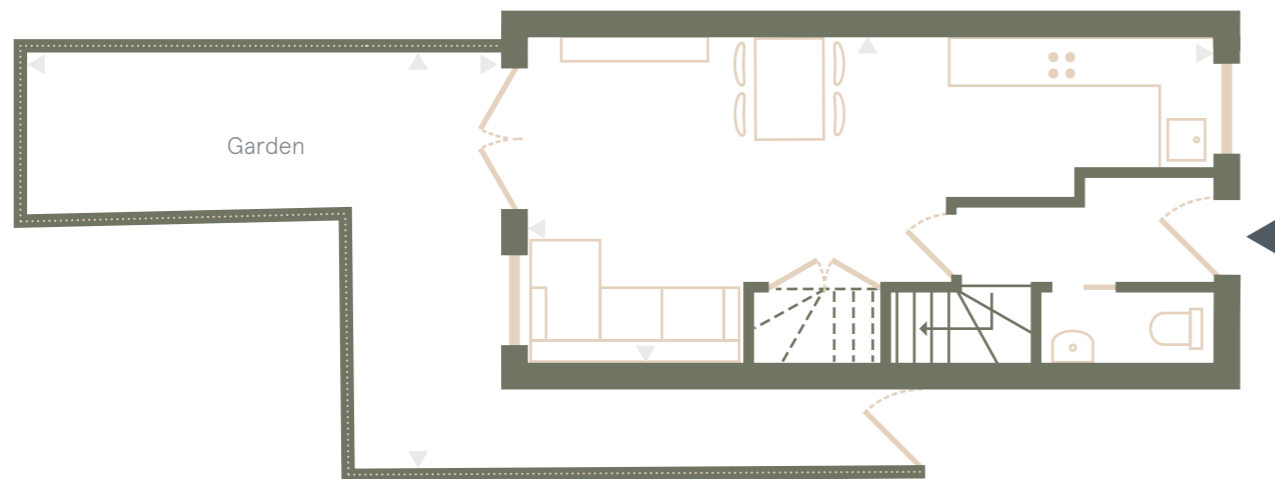
Ground & First Floors



Lounge/Dining/Kitchen	8.5 x 4.1 m
Bedroom 1	4.2 x 2.9 m
Bedroom 2	4.2 x 2.2 m
Garden	6 x 5.3 m
<b>Total</b>	<b>70.5 sqm</b>
	<b>758.8 sqft</b>



First Floor



Ground Floor



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### Unit 8

76.6 SQM / 824.5 SQFT

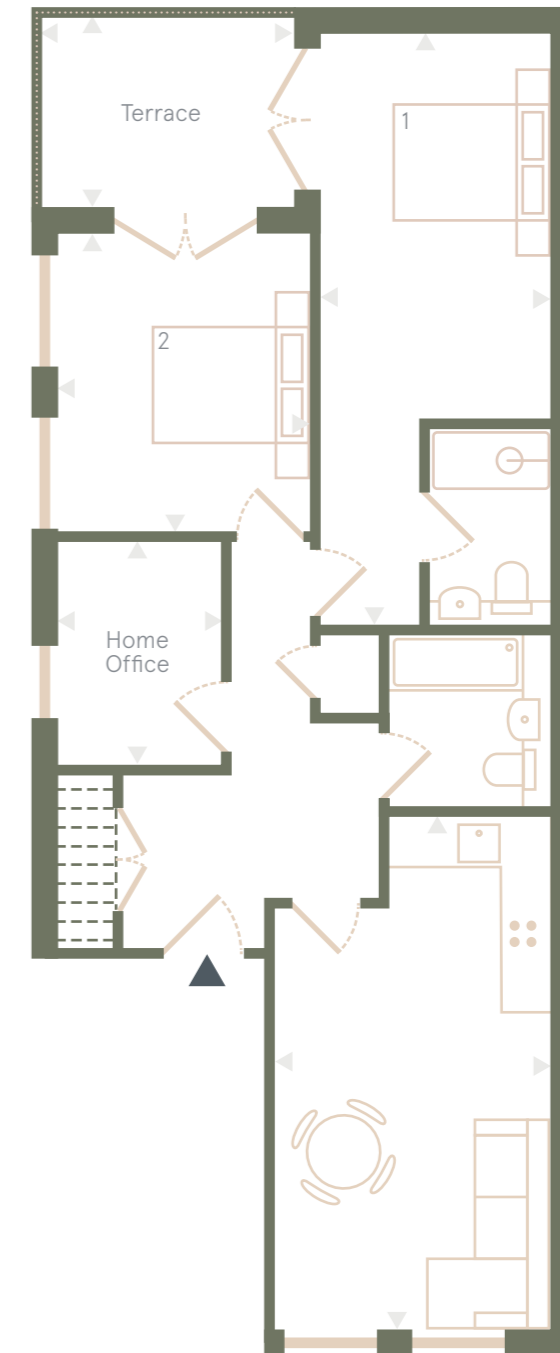
2 Bedrooms  
2 Bathrooms



Ground Floor



Lounge/Dining/Kitchen	6.3 x 3.4 m
Bedroom 1	7.3 x 2.8 m
Bedroom 2	3.6 x 3.1 m
Home Office	2.7 x 2 m
Terrace	2.4 x 3.2 m
<b>Total</b>	<b>76.6 sqm</b>
	<b>824.5 sqft</b>



Ground Floor



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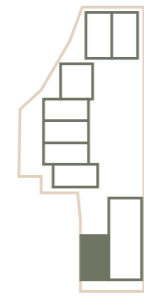
## Unit 9

70.4 SQM / 758 SQFT

2 Bedrooms  
2 Bathrooms

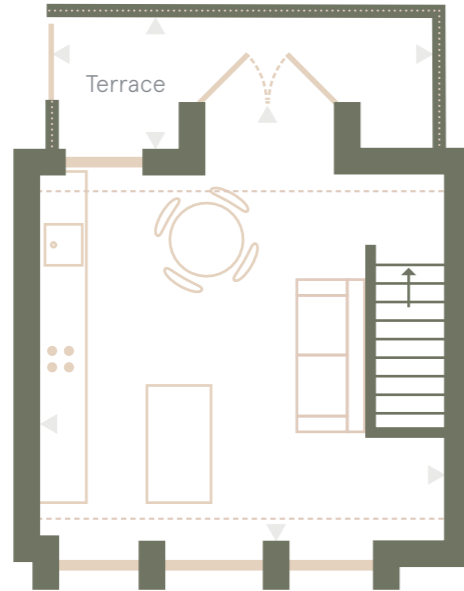


First & Second Floors

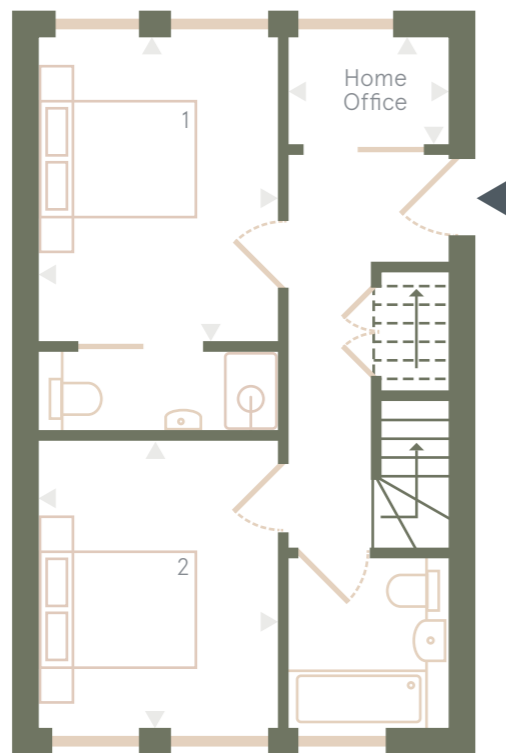


SOUTHERN ROAD

Lounge/Dining/Kitchen	5.4 x 5.2 m
Bedroom 1	3.8 x 3 m
Bedroom 2	3.6 x 3 m
Home Office	1.3 x 2 m
Terrace	4.8 x 0.9 m
<b>Total</b>	<b>70.4 sqm</b>
	758 sqft



Second Floor



First Floor

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## Unit 10

138.6 SQM / 1491.4 SQFT

3 Bedrooms  
3 Bathrooms

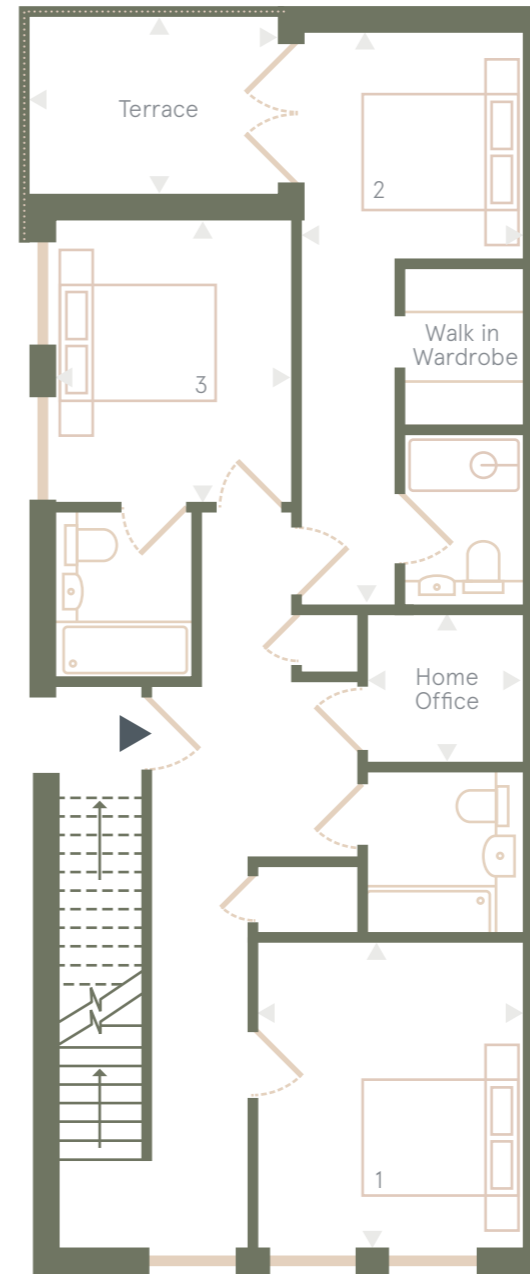


First & Second Floors

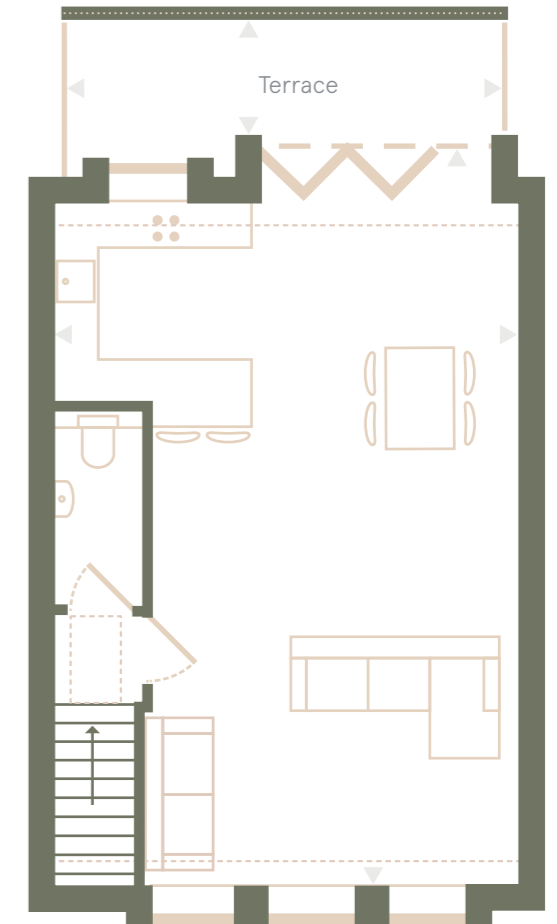


SOUTHERN ROAD

Lounge/Dining/Kitchen	8.9 x 6.1 m
Bedroom 1	7.5 x 2.9 m
Bedroom 2	3.1 x 3.7 m
Bedroom 3	4 x 3.4 m
Home Office	1.9 x 2 m
1 <sup>st</sup> Floor Terrace	2.4 x 3.2 m
2 <sup>nd</sup> Floor Terrace	5.6 x 1.4 m
<b>Total</b>	<b>138.6 sqm</b>
	1491.4 sqft



First Floor



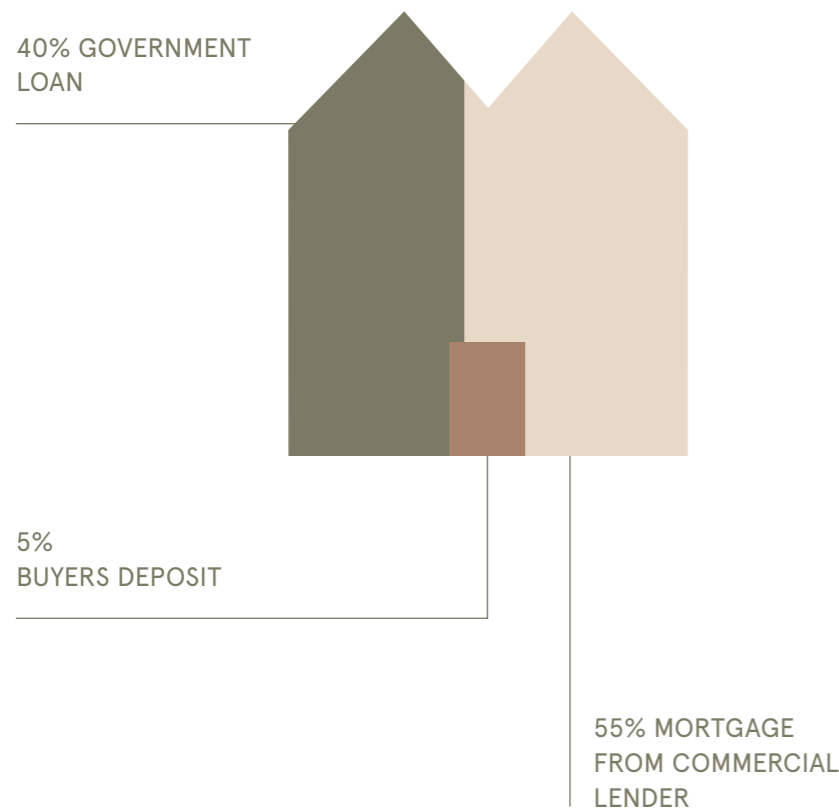
Second Floor



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# HELP TO BUY



## MAKING USE OF HELP TO BUY

Don't miss out on the chance to buy a brand new home using the London Help to Buy scheme. Help to Buy is the government backed scheme which does exactly that, it helps you to buy a new home, whether a first time buyer or a current home owner looking to move up the ladder, Help to Buy can assist you. The Help to Buy scheme is known as an equity loan which is available to buyers in London as well as the rest of England and Wales.

## HOW DOES IT WORK?

Help to Buy Equity Loans help homebuyers across England to purchase new-build properties with as little as 5% deposit. In London, the Help to Buy rules slightly differ with the Equity Loan rising from 20% to 40%.

The Help To Buy Scheme is available on units priced up to £600,000 and buyers must contact Help to Buy directly to enquire about eligibility.

[ownyourhome.gov.uk](http://ownyourhome.gov.uk)



Backed by  
HM Government

# BUYING WITH US



IPE Developments

## THE DEVELOPER

IPE Developments is the dynamic residential development arm of the IPE Group, extending from a boutique private equity firm, based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first time buyers and buy-to-let investors from the UK and overseas. IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

For further information on IPE Developments, please visit:  
[ipe-developments.com](http://ipe-developments.com)



Stirling Ackroyd

## THE SALES AGENTS

At Stirling Ackroyd we understand the way London operates and how people buy, sell, rent or let property. As one of the first East London estate agents, we've played a vital role in the residential and commercial development of Central and East London and through this, we have gained an integral understanding. Over the last 30 years we have built up an enviable reputation as Land and New Homes experts in London and the surrounding areas and now have 30 offices across London, Surrey and Hampshire.

Through our experience we've gained an intrinsic understanding of the local values that define our areas and an unparalleled knowledge of our specialist markets. We've established a reputation as a specialist Land and New Homes agency and are trusted by some of the best small and medium housebuilders in London and the South East, as well as major national developers.

Our comprehensive in-house new homes team are available to assist buyers throughout the purchasing process. The team have extensive knowledge and experience in all aspects of the transaction to help buyers find and purchase their dream home or investment.

For enquiries, please contact us on:  
020 8016 8609



Petty Son & Prestwich New Homes

## THE SALES AGENTS

Established in 1908, Petty Son & Prestwich New Homesh is a leading estate agent providing a comprehensive service to our customers including sellers, buyers, landlords and tenants within Wanstead, East London and West Essex.

For enquiries, please contact us on:  
020 8989 2091