

LIVING IN HARMONY



**STONELEA**  
GARDENS E11



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**ONE, TWO & THREE BEDROOM APARTMENTS  
ALONGSIDE THREE AND FOUR BEDROOM HOUSES  
AVAILABLE THROUGH SHARED OWNERSHIP**

STONELEA GARDENS E11

# MODERN LIVING IN VIBRANT E11

Stonelea Gardens is a stylish new collection of modern apartments and three and four-bedroom houses, set in vibrant Leyton, East London.

Built to exceptionally high standards, these new homes are centred on a specially created village square. This tranquil development overlooks Langthorne Park and is within walking distance of many beautiful green spaces, including the Queen Elizabeth Olympic Park.

The choice of a vibrant neighbourhood or a quiet oasis is one you don't have to make at Stonelea Gardens - you can have both.



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Image is a computer generated artist impressions



Ancient Abbey of St Mary's, Stratford Langthorne



# PAST MEETS FUTURE

When you first see Stonelea Gardens, you'll know at once that it offers an opportunity for you to embrace an exciting future with the best in modern living.

Created on a site full of history these sustainably built apartments and houses exude quality, tranquility and enjoyment.

Back in 1841, a workhouse on the site opened its doors for the first time giving shelter to many people. In 1948, the buildings became home to Langthorne Hospital, funded by the brand-new National Health Service and open to all. The hospital continued to make a positive impact on the community until it finally closed in 1999.

Today, the site's original grand and elegant block, chapel and lodge still survive as Grade II listed buildings. The rest of the site has been redeveloped, with the newest addition being Stonelea Gardens with a fascinating connection to the past.

These new homes embrace the history and surroundings of the open space and parks. This calm and peaceful location is complemented with the versatility of having a vibrant city so nearby, with all the opportunities and excitement this brings for the future.



Image is a computer generated artist impressions





Stonelea Gardens offers you a choice of apartments and houses, all built to high environmental standards. All houses feature gardens, with some offering rooftop patios and larger properties benefitting from on-site parking. You can also choose an apartment with a balcony - perfect for enjoying long, summer evenings. In addition, all properties benefit from an attractive, communal courtyard.

The interiors of each property are both stylish and contemporary, using quality materials and offering thoughtful finishing touches that range from chrome fittings and recessed lighting to deluxe carpets and Zanussi appliances. When you see your house or apartment for the first time, you'll soon be brimming with ideas on how to use the interior to express your personality and transform it into a true home of your own.





Canary Wharf

Stratford International

Westfield Shopping Centre

ArcelorMittal Orbit

London Stadium

Queen Elizabeth Olympic Park

The Shard

City of London

London Eye



**STONELEA**  
GARDENS E11



Bishopsgate, London

## STONELEA GARDENS E11

# THE PERFECT BALANCE

If you love the idea of living in a quiet residential area, but still want to enjoy the excitement and facilities of one of the world's greatest cities, then Stonelea Gardens brings you the best of both worlds.

Your new home will be in a peaceful community overlooking Langthorne Park, a charming green space that's also home to specially commissioned art features that reflect its history, including a beautiful mosaic by Stewart Hale that welcomes you as you enter the gates. You'll also be a short distance from Wanstead Flats, a large area of open grassland at the south of Epping Forest that's perfect for walking, picnics and enjoying nature. Also nearby are both the Queen Elizabeth Olympic Park, with its world-class facilities, and the popular Hackney Marshes.



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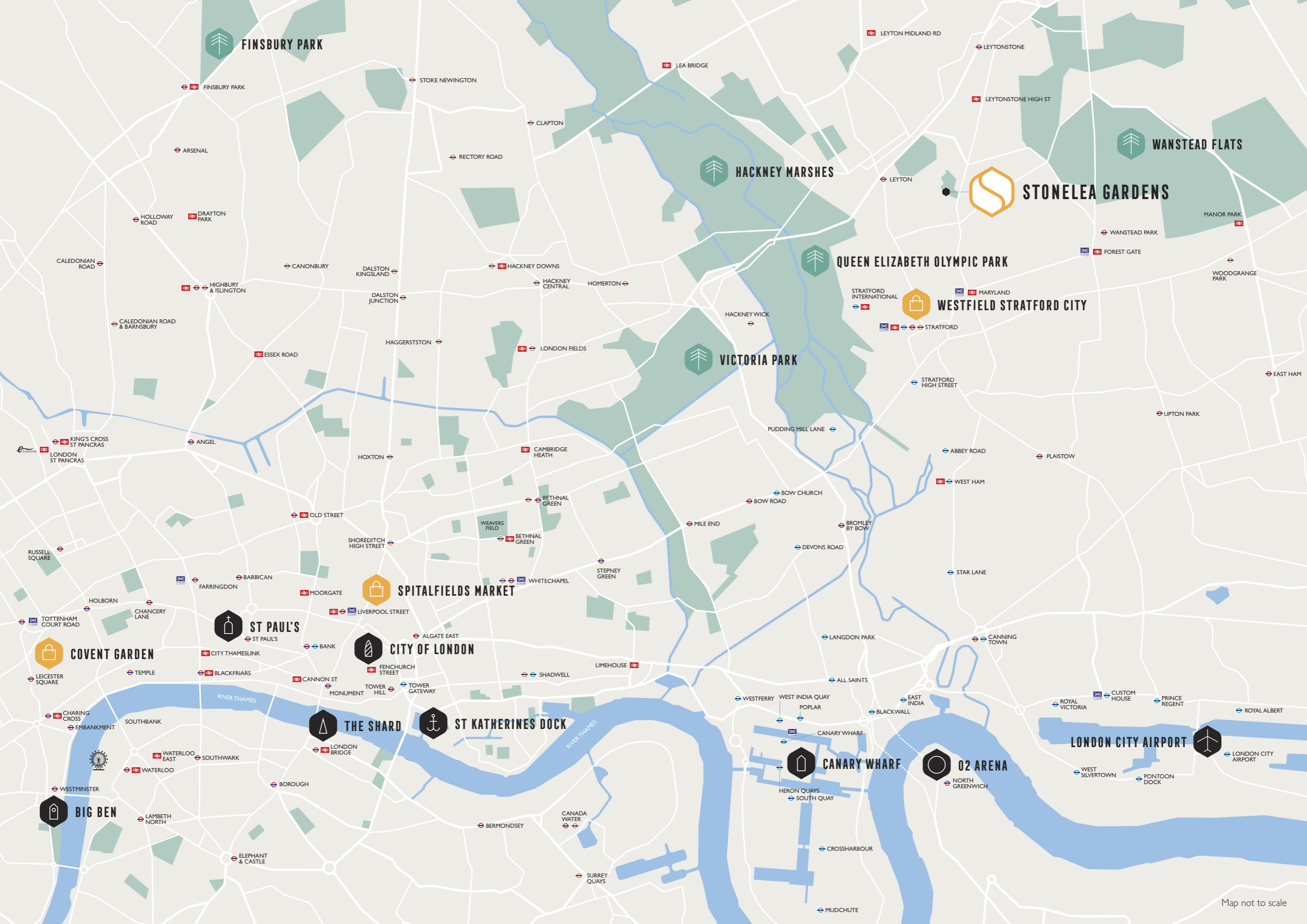


With so many open spaces within walking distance, it's easy to imagine you are worlds away from the capital. But the truth is that you'll be living in a bustling, up-and-coming neighbourhood of East London, with lots of shops, restaurants and facilities to choose from. You'll also be a short hop away from Canary Wharf, minutes from Stratford's vast Westfield shopping centre and only a short journey away from Liverpool Street and the heart of the City.

Whether you want to relax, commute, enjoy London's nightlife or shop till you drop, you'll soon find that living at Stonelea Gardens gives you the perfect middle ground.



1112



FINSBURY PARK

HACKNEY MARSHES

VICTORIA PARK

STONELEA GARDENS

QUEEN ELIZABETH OLYMPIC PARK

WESTFIELD STRATFORD CITY

SPITALFIELDS MARKET

COVENT GARDEN

ST PAUL'S

CITY OF LONDON

THE SHARD

ST KATHERINES DOCK

CANARY WHARF

O2 ARENA

LONDON CITY AIRPORT

BIG BEN

Map not to scale





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## DRESS CODE OR RELAX MODE?

At Stonelea Gardens you get to choose the pace.

You'll experience a much better quality of life when you live in a peaceful home – and that's exactly what Stonelea Gardens offers you.

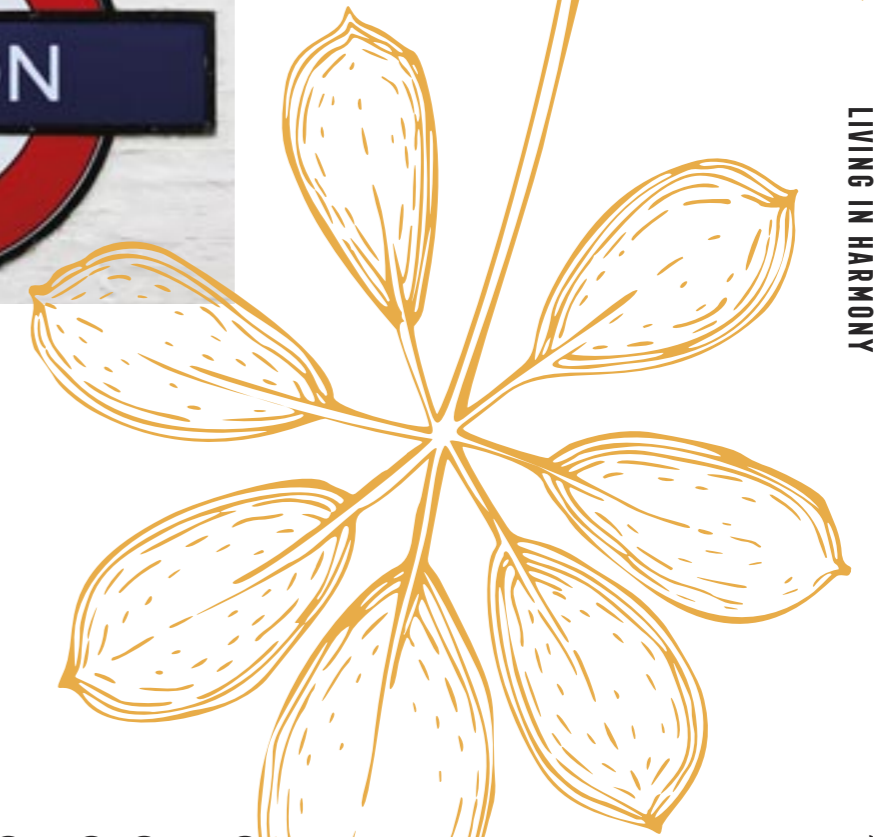
Your new home is a quiet residential area centred on a new village green where you can relax and get to meet your new neighbours. The four-bedroom houses also feature secluded rooftop terraces, which are perfect for whiling away the long summer evenings.

If you enjoy the outdoors, local parks are exceptional. Queen Elizabeth Olympic Park is a particular jewel, with 560 acres to explore. You'll find parklands, cafés, 6km of waterways and

attractions that include world class sporting facilities and the ArcelorMittal Orbit, where you can enjoy London's skyline from 114.5 metres in the sky – as well as whizzing down the world's longest tunnel slide or experiencing the UK's highest freefall abseil.

There's even more nature to explore at nearby Wanstead Flats and Hackney Marshes, but when you want to change the pace you'll have all the vibrant bars, shops, restaurants and attractions of Stratford on your doorstep. And when nothing but the sights and buzz of central London will do, you'll only be a short trip away – even more so when the Elizabeth Line (Crossrail) comes to nearby Maryland Station.





## E11 LIFE IS COLOURFUL AND COSMOPOLITAN

Leyton is fast becoming one of the most vibrant districts of East London, packed with characterful restaurants, bars, shops and markets.

If you love food, there's a glittering array of world cuisines to choose from. Every Saturday there's a food market at Coronation Gardens, offering great flavours to eat there or take home. The New Spitalfields Market on Sherrin Road is also an unmissable spectacle – it's the UK's premier wholesale fruit, vegetable and flower market and it's open throughout the night.

For restaurants, the hugely popular Mora has a menu of inspired Sardinian dishes, while Marmelo Kitchen offers seasonal choices while aiming to be ethical, affordable and delicious. For a trendy and relaxed vibe, District Môt is a great canteen-style Vietnamese serving top notch pho and noodles – it's extremely popular, so you'd be very wise to book in advance.



Marmelo, Leyton



Phlox Bookshop, Leyton



## STONELEA GARDENS E11

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When it comes to pubs and bars, you'll also be spoiled for choice. Yardarm doubles up as a deli and wine shop, and has a small bar where you can enjoy wine, cheese and charcuterie. There are also traditional pubs such as the The Birkbeck Tavern which is only a five minute walk away, plus Leyton Technical, inside the restored Town Hall, where you can enjoy excellent pub grub and late-night DJ events at weekends.

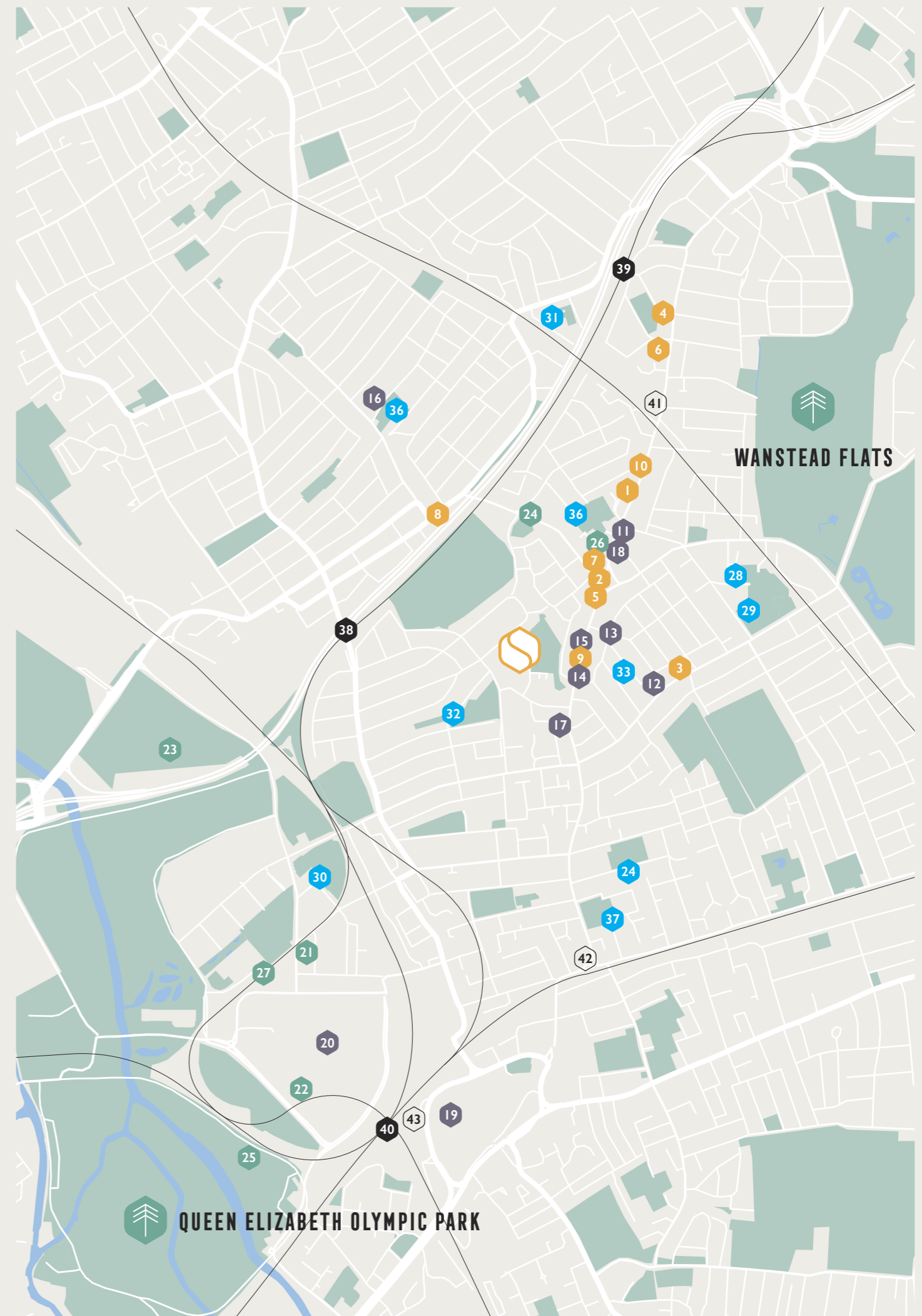
If shopping is your thing, you'll be in seventh heaven. Not only will you be a short distance from Westfield Stratford City, offering some 350 outlets over nearly 2 million square feet of floorspace, but you'll be near lots of great independent retailers. Particularly worth noting are Venner, which specialises in gifts and homewares made by local designers and Phlox, a bookshop that also serves coffee and craft beers. You'll also find plenty of boutiques too, reflecting styles and fashions from across the globe!





# YOUR PATCH OF LONDON

Stonelea Gardens is in a vibrant and cosmopolitan area of East London, so you'll never be short of things to do or see. From quirky restaurants and boutiques, through to major shopping centres and lots of leisure and fitness facilities, you'll find plenty of pleasant surprises right on your doorstep.



## RESTAURANTS

1. Amurg (Romanian)
2. Berneliu Uzeiga – Shepherds Inn (Lithuanian)
3. Café Montenegro (Portuguese)
4. Eastanbul Ocakbasi & Restaurant (Turkish)
5. Eel & Pie House
6. Keraspice (Indian)
7. Mora (Italian)
8. Northcote Arms
9. Restaurant Acasia (Romanian)
10. Singburi (Thai)



## SHOPS & SHOPPING CENTRES

11. B&M Home Store with Garden Centre
12. Cascais Deli (Portugese)
13. Honey Heaven (Health Food)
14. Kings & Queens Boutique
15. KQ Fashions
16. Phlox Books
17. Rustic Shop London (Delicatessen)
18. Stayer Cycles
19. Stratford Shopping Centre
20. Westfield Stratford City



## GYMS & LEISURE CENTRES

21. Better Gym East Village, Stratford
22. Gymbox Stratford
23. Lee Valley Hockey & Tennis Centre
24. Leytonstone Leisure Centre
25. London Aquatics Centre
26. Muscle Hut Gym
27. Olympic Park Outdoor Gym



## SCHOOLS

28. Buxton School
29. Cann Hall Primary School
30. Chobham Academy
31. Connaught School for Girls
32. Downsell Primary School
33. Jenny Hammond Primary School
34. Maryland Primary School
35. Mayville Primary School
36. Newport Primary School
37. St Francis RC Primary School



## TUBE

38. Leyton
39. Leytonstone
40. Stratford



## RAIL

41. Leytonstone High Road
42. Maryland
43. Stratford

Map not to scale



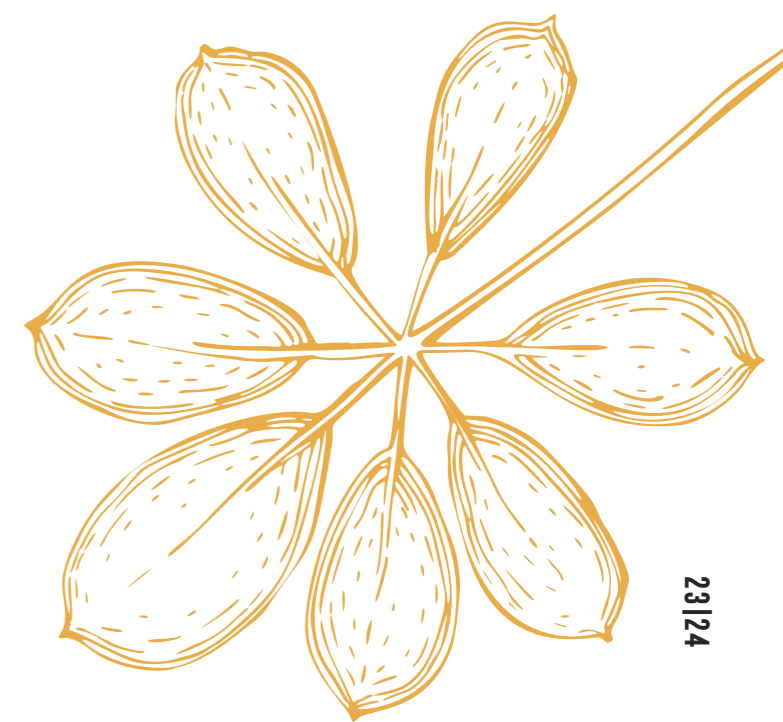
# EXPAND AND GROW

Leyton is not only a vibrant patch of East London, but it's a popular and welcoming area for families too. The legacy of the 2012 Olympics is still being felt, not only thanks to top-notch facilities and the nearby Queen Elizabeth Olympic Park, but because of a new-found sense of pride and community. Lots of new, independent shops and boutiques, alongside family-orientated restaurants and cafés give Leyton an increasingly village-style vibe.

There's also so much for families and children to do and see. The hugely popular Brooks Farm has an Outdoor Learning Centre, where you can come eye-to-eye with lots of different animals, including sheep, donkeys, ponies, goats, rabbits and hens. Leyton Leisure Centre is a swimming spectacular with flumes, jets and a special aqua play area for under-8s. Then, of course, there are all the spectacular local parks to enjoy.



When it comes to education, Leyton and the surrounding area has a very good selection of schools and colleges. Most schools are rated at least 'good' by Ofsted, with some being awarded 'outstanding' status – including Newport Primary School and Chobham Academy. Leyton Sixth Form College is also high performing, praised for its excellent culture and ethos, strongly focused on developing the craft of teaching and supporting learners to succeed.



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23124



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# WELL CONNECTED

You'll enjoy some exceptionally good transport links when you live at Stonelea Gardens.

It only takes 11 minutes to walk to Leyton Underground Station, where Central Line trains can whisk you to Liverpool Street in 13 minutes. You'll also be only 17 minutes away from Maryland Station, which will be running the new Elizabeth Line (Crossrail) services – meaning you can reach central London within minutes.

If you prefer to cycle, it takes only eight minutes to reach Stratford, where you can access the Cycle Superhighway 2, a fast route that can get you to Aldgate in under half an hour. There are lots of leisure cycling opportunities too that can take you through The Olympic Park, Victoria Park and connecting waterways and canals.

If you fly for business or leisure, you can get to London Stansted and London City Airport in under 40 minutes, where you can take advantage of non-stop flights to dozens of cities across the UK, Europe and the rest of the world.



**1**  
MINUTES  
HIGH ROAD

**11**  
MINUTES  
LEYTON UNDERGROUND

**13**  
MINUTES  
LEYTONSTONE HIGH ROAD STATION

**26**  
MINUTES  
WESTFIELD STRATFORD

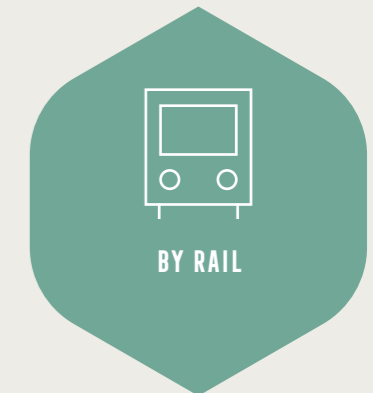


**3**  
MINUTES  
LEYTON UNDERGROUND

**3**  
MINUTES  
LEYTONSTONE HIGH ROAD STATION

**5**  
MINUTES  
QUEEN ELIZABETH OLYMPIC PARK

**8**  
MINUTES  
WESTFIELD SHOPPING



**2**  
MINUTES  
STRATFORD UNDERGROUND

**11**  
MINUTES  
LIVERPOOL STREET STATION

**21**  
MINUTES  
OXFORD CIRCUS

**22**  
MINUTES  
CANARY WHARF

Travels times are taken from google.com/maps and are for guidance only. Walking and cycling times are from Stonelea Gardens and rail times are from Leyton underground Station.



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27/28

# LIVING IN HARMONY



Whether you're looking for a high specification apartment or a spacious family home, Stonelea Gardens has lots to offer.

With a choice of one, two and three bedroom apartments – three of which are wheelchair adaptable – and attractive three and four-bedroom town houses, it's easy to find the perfect property.

Larger properties enjoy on-site parking and, because each home is available through Shared Ownership, they offer you a more accessible way to get your foot on the property ladder, upgrade to a more spacious home or finally settle in the family home you have dreamed of.



Photography of 3 bedroom show house at Stonelea Gardens.

## STONELEA GARDENS E11



### Kitchen / Living / Dining

Contemporary kitchen with modern brushed chrome handles by Symphony

Dark grey work surface and matching upstand

Gloss finish kitchen cabinets with discreet lighting underneath wall cabinets

Stainless steel 1.5 bowl sink with drainer and chrome mixer tap

Glass splash back in light grey behind hob

Zanussi gas hob and concealed overhead extractor

Zanussi multi-function stainless steel oven with easy-clean enamel interior

Integrated Bosch energy-efficient dishwasher

Integrated Zanussi fridge / freezer

Recessed LED down lights in kitchens and pendants in living/dining areas

Engineered natural oak wood flooring\*

\*Apartments with separate kitchen/dining have light grey ceramic floor tiles in kitchen.

### Bedroom(s)

Deluxe carpets in deep grey

White pendant lighting to all bedrooms

Built in wardrobe to master bedroom with shelf and rail

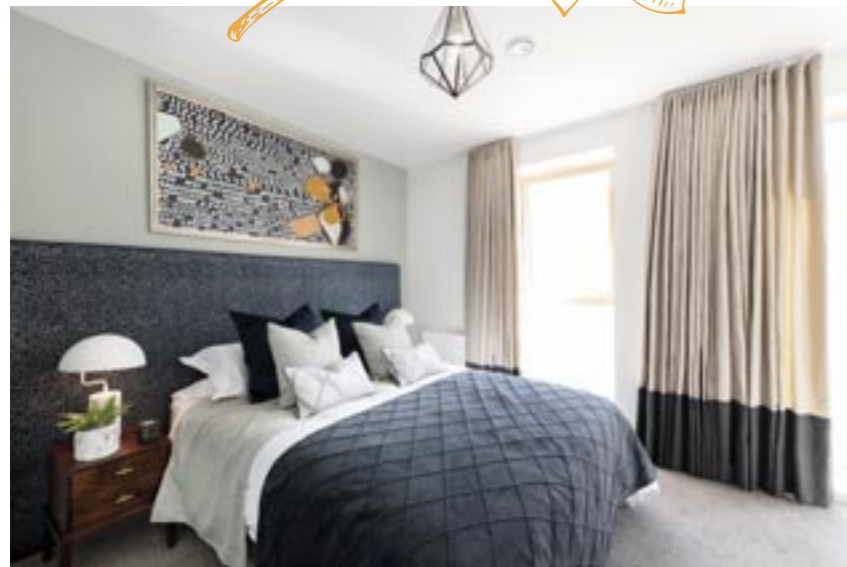
### Balconies, Gardens and Winter Gardens

Glass fronted balconies with decking to all apartments

Roof terrace to the front\* with a combination of decking, paved flooring and grass to rear of houses.

Garden sheds provided to all houses

\*Only applicable to 4-bedroom houses



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29130





**Bathroom**

White squared bath with wall-mounted polished chrome bath mixer tap and chrome shower head and rail.

Shower enclosures to en-suite bathrooms with frameless glass shower screen

White wall mounted basin with mixer tap

White floor mounted WC pan with concealed cistern and polished chrome dual flush plate

Modern mirrored feature wall panel behind the basin and half-width framed Mobiform shelf

Polished chrome heated towel rail

Recessed LED down lights in ceiling and large grey format floor tiles

Half-height satin light grey ceramic tiles and full height to selected walls

**Communal**

Glass door to lobby area with high quality, durable carpeting and floor finishes throughout

Ceramic tiles to the ground lobby area

Secure on-site bicycle storage facilities

Landscaped communal gardens

Parking is available on select properties only

**Security & Peace of Mind**

Video entry system including clear-view monitor screen and handset to select apartments\*

Sprinkler system fitted throughout apartments only

Wired carbon monoxide, heat and smoke detectors

Multi-lock door and door viewer to home entrance

125-year lease

12 year NHBC warranty

Predicted energy assessment – EPC band B

\*Dwellings accessible from the street have no video entry system.

**Utility / Electricals**

Bosch washer/dryer in storage area within the apartment/house\*

Heating and hot water provided by individual gas combi boiler within the apartment/house. All houses have hot water cylinder storage system too.

Honeywell programmer/thermostat

Mechanical Ventilation with Heat Recovery (MVHR) within the apartment/house.

Television (terrestrial and satellite) points with SkyQ provisions to living room and master bedroom†

Landline telephone and BT fibre optic data points to living room

†Subject to separate subscription

\*On select homes washer/dryer is located in kitchen



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# AWARD WINNING PEABODY

Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the south-east.

We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier. We build great quality places and have ambitious plans to deliver 3,300 new homes each year.



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[stoneleagardens.co.uk](http://stoneleagardens.co.uk)

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