

CENTENARY HOUSE

CELEBRATING 100 YEARS OF
AFFORDABLE LIVING WITH A COLLECTION
OF STUDIO/1/2/3 BEDROOM APARTMENTS
AT CENTENARY HOUSE



**SIXTY
BRICKS**

Building communities by
Waltham Forest Council

redloft

CENTENNARY HOUSE

A collection of new homes in Highams Park, nestled within attractive communal gardens

SIXTY BRICKS

Sixty Bricks is a housing development company wholly owned by Waltham Forest Council.

We build quality private sale, shared ownership and social rented homes in Waltham Forest. Our homes include studios, 1, 2 and 3 bedroom apartments of which a proportion on each development are built to fully wheelchair accessible standards.

We are committed to providing homes for Waltham Forest residents, so priority for our new homes is given to those who live and work in the borough.

The Council is the provider of the shared ownership homes. All private sale homes are sold directly by Sixty Bricks, and we are the Council's sales agent for the shared ownership homes.

The new homes will be managed by the Council which ensures all residents receive a first-rate service



CENTENARY
HOUSE



Centenary House is a collection of beautiful new homes in the heart of Highams Park. 22 apartments available for private sale, all eligible for Help to Buy* and 12 apartments are available for shared ownership†.

* Subject to eligibility † Shared Ownership subject to affordability

RELAX AND KICK BACK

This is the ideal opportunity to get on the housing ladder, in a contemporary development close to the centre of London.



HIGHAMS PARK



EPPING FOREST



CHINGFORD HIGH STREET



KING GEORGE'S AND WILLIAM GIRLING RESERVOIR



WALTHAMSTOW MARKET



CHINGFORD LEISURE CENTRE



HIGHAMS PARK STATION



HIGHAMS PARK TOWN CENTRE



Located at the end of a quiet, residential cul-de-sac, Centenary House is handy for everything that matters. There are supermarkets, high street retailers, restaurants, schools and a doctors' surgery in the local area. The nearest station, Highams Park, is a 7 min walk from your front door. With independent shops, gyms, sports facilities and open spaces close by, it's a great place to get active.

READY FOR HIGHAMS PARK

Every apartment offers the best in contemporary living, including a fitted kitchen with generous work spaces, featuring A rated appliances - washer/dryer, fridge/freezer and dishwasher. The bathroom has a bold stylish finish. Living areas are open plan and the double-glazed windows are larger than standard to flood your new home with light.

You will have your own private balcony to enjoy the best of the summer weather, together with landscaped communal gardens that include a children's play area.

The development has been built to high eco standards to help achieve lower fuel bills and less damage to the environment. Every apartment benefits from its own dedicated cycle storage space.

Living at Centenary House places you in easy reach of everything you need. It really is a community designed around your lifestyle.





NATURE ON YOUR DOORSTEP

At Centenary House you're close to the centre of London, yet with green open spaces in every direction.

Lloyd Park is another local favourite. Make sure to put its annual festival in your diary.

Or head for Highams Park. It's the perfect place for a morning jog or afternoon stroll around the lake.

Travel a little further north and you find yourself in the tranquil beauty of Epping Forest. This historic woodland used to be a royal hunting ground and stretches out for 12 miles of delightful walks.

The Lee Valley is also nearby. From white water rafting to wildlife spotting, it is the perfect place to explore at weekends, while the sports facilities and wildflower gardens at Stratford are, not surprisingly, some of the finest in London.

For sports, look no further than the Feel Good Centre in Leyton where you can book an 11-a-side football pitch.

For the perfect place to explore at weekends Walthamstow Wetlands is also nearby. It is the capital's largest urban wetland nature reserve, providing a special home to many important wildlife species.



WALTHAMSTOW MARKET



TODAY BREAD, WALTHAMSTOW VILLAGE



L. MANZE, HIGH ST, WALTHAMSTOW

The Mall in Walthamstow offers a collection of high street retailers. Walthamstow also has the longest outdoor street market in Europe, open Tuesday to Saturday, offering everything from fresh fruit and vegetables to fabulous fabrics.

The town is fantastic for foodies too. Maybe you fancy a touch of tapas? Or some delicious seafood? Perhaps some old school pie and mash? Whatever the cuisine, you're well catered for.

There's also a choice of cinemas, including the intriguing Orford Social Club, and a range of live venues. When it comes to culture, the famous William Morris Gallery is a must see. As is the stunning neon wonderland of Gods Own Junkyard.



Whether you fancy a pint and a read of the Sunday papers in a cosy pub, or a morning chat with friends in a trendy coffee bar, Walthamstow offers just what you're looking for.

WONDERFUL WALTHAMSTOW



HIGHAMS PARK



CONNAUGHT WATER LAKE, EPPING FOREST



HIGHAMS PARK TOWN



AWESOMESTOW

Walthamstow offers the very best of London on a plate. From the sense of open space at the Connaught Water Lake in Epping Forest to the shops of Stratford, the clubs of Shoreditch and the theatres of the West End, everything is easy to get to. Transport connections are excellent with Highams Park Station only 0.7 miles away providing direct access to Liverpool Street and

the nearest Tube Station being Woodford Station on the Central line getting you to Stratford in 12 minutes and the West End in just over 20 minutes. Dedicated cycle routes from Centenary House to the Olympic village in under an hour is an advantage for any cycling fan or commuter.



CRAFT BEER MADE IN WALTHAMSTOW TOWN

TRAVEL CONNECT

It's a 7-minute walk to Highams Park Station and then under half an hour by overground to London Liverpool Street. Chingford is just 6 minutes in the other direction.

Your closest underground is Woodford Station with swift Central Line access to the city and Bond Street.

There are also regular bus services to Canary Wharf and destinations across North London.

Close to the North Circular, you will have excellent road links to the M1, M11 and M25. Cyclists are well catered for in Walthamstow and the surrounding areas with a cycle route directly to the Olympic Park. And, when you want to get away from it all, London City Airport and Stansted are both easy to reach.



Highams Park Overground 0.8 miles	Walthamstow Central Station 9 mins	Liverpool Street Station 27 mins
Woodford Station Central Line 2.7 miles	Epping Station 17 mins	Bond Street 28 mins
Highams Park Lake 1.8 miles	William Morris Gallery 1.9 miles	Lee Valley Park 4.9 miles

Stansted Airport 28.5 miles
London City Airport 11.8 miles

SUPERSTYLISH SPECIFICATION



KITCHEN

- Contemporary kitchen units
- Matt effect slate grey cabinets with handleless soft touch doors and drawers*
- Deep white marble effect worktop with upstands
- White toughened glass splash backs
- LED strip lights to underside of wall units
- Square stainless steel Lamona Rumworth sink with swan neck tap
- Indesit electric oven with ceramic hob and cooker hood**
- Indesit integrated dishwasher and fridge freezer
- Indesit Washer dryer (integrated if in kitchen, freestanding if in hallway cupboard)

*Shared ownership kitchen brushed nickel handle to kitchen units

**Wheelchair accessible units have NEFF ovens, hobs and cooker hood

BATHROOM & EN-SUITES

- Contemporary white sanitaryware
- Full height Johnsons tiling to bathroom with co-ordinating floor tiles
- Thirty6 Basin with chrome mixer tap
- Thirty6 Bath with hinged bath glass screen
- Shower mixer in chrome finish with silver framed glass door
- Westbourne 3-door mirrored cabinet
- Chrome heated towel rail

ELECTRICAL / LIGHTING

- Sky+/Sky Q outlets in living room and bedroom 1
- Incoming fibre optic provision
- Pendants to living/dining room & bedrooms
- Low energy downlighters to kitchen, hall, bathroom and en-suites
- Shaver sockets to bathrooms and en-suites
- Mains operated smoke/heat detectors
- Sprinkler system to all homes



HEATING & COOLING

- Radiators to living, dining, hallway and bedrooms
- Worcester Bosch Greenstar combi-boiler to each apartment
- Nuaire centralised Mechanical Extract Ventilation (MEV) system

FLOORING

- Amtico Frosted Oak flooring to kitchen/living/ areas and hallway
- Cream carpets to bedrooms
- Full height Johnsons tiling to bathroom with co-ordinating floor tiles

GENERAL

- Portico light grey fitted wardrobe to master bedroom†
- White roller blinds to all rooms with blackout blind to bedrooms
- Communal doors fully automated via key fob
- Resident lift to all floors
- Doorbell to individual front doors
- Anthracite grey perforated metal panelling

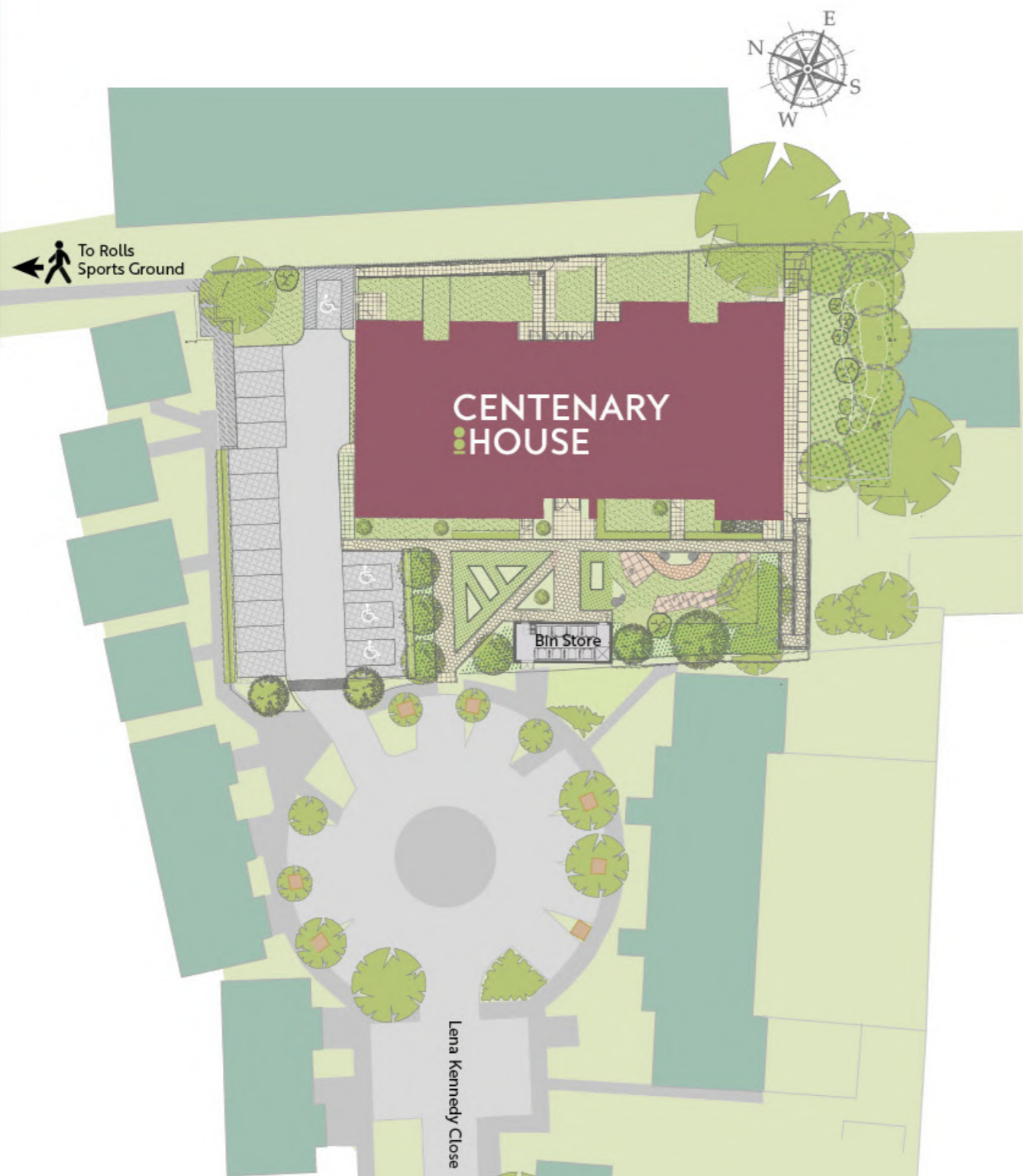
†Private sale only

BUILDING AMENITIES

- Secure cycle storage
- Communal landscaped garden with under 5's play area

WARRANTY

- NHBC 10 year warranty



5TH FLOOR



3RD FLOOR



4TH FLOOR



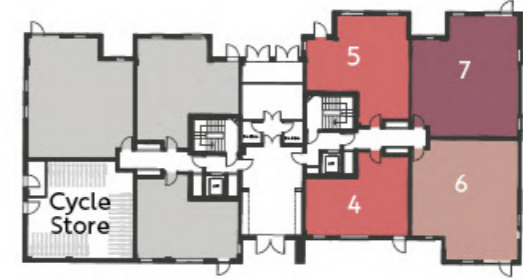
2ND FLOOR

KEY TO APARTMENTS

- Private Sale Three Bedroom Apartments
- Private Sale Two Bedroom Apartments
- Private Sale One Bedroom Apartments
- Shared Ownership Three Bedroom Apartments
- Shared Ownership Two Bedroom Apartments
- Shared Ownership One Bedroom Apartments
- Shared Ownership Studio Apartments
- Affordable Social Rent Apartments

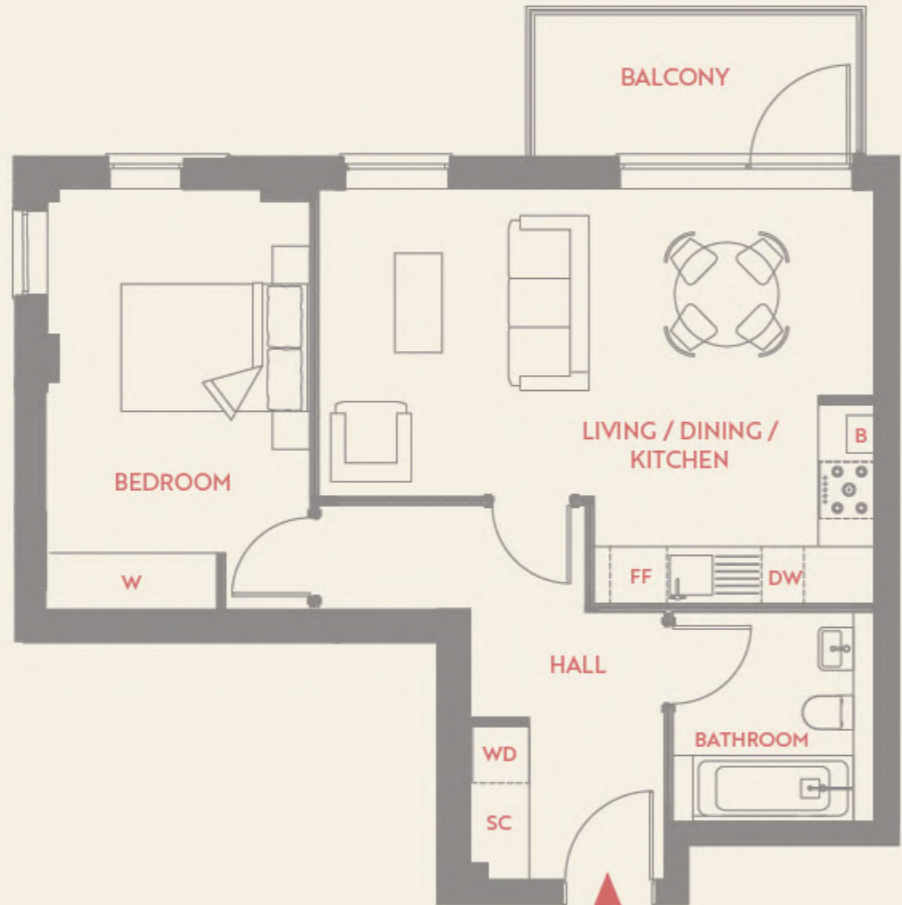


1ST FLOOR



GROUND FLOOR

PRIVATE SALE
PLOT NOS. 23 & 39



DIMENSIONS

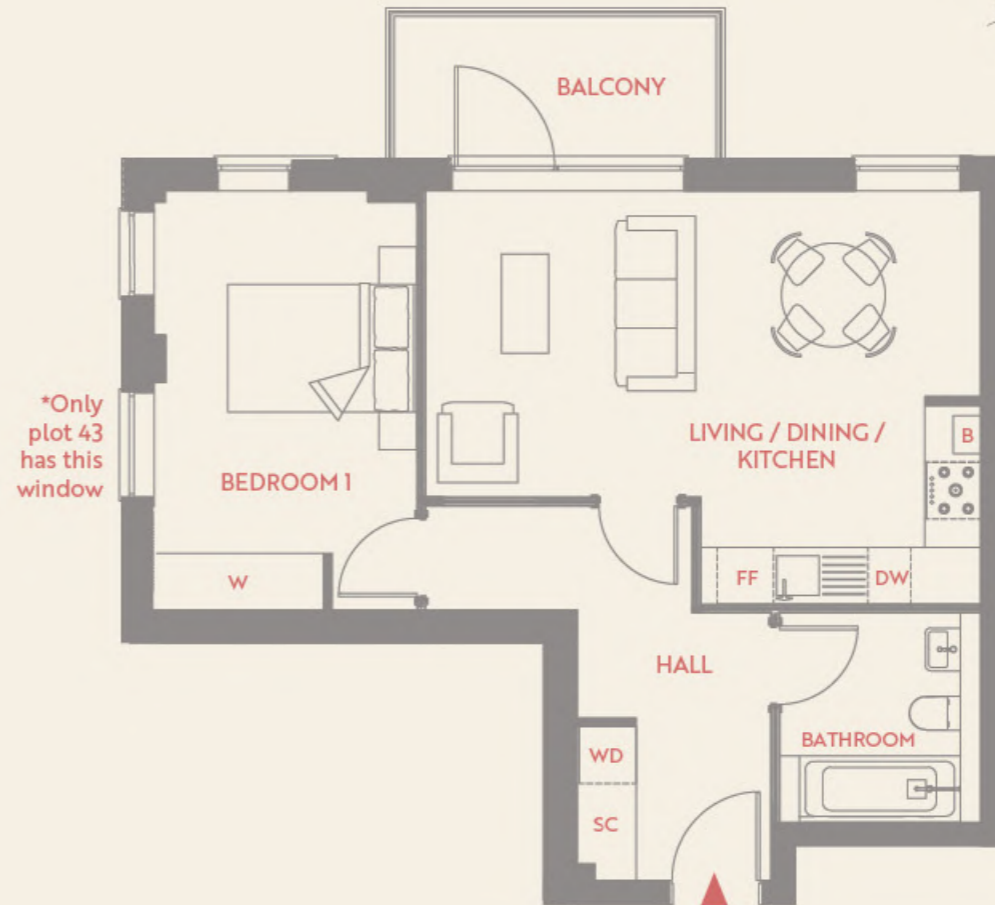
Living/Dining/Kitchen	5.88m x 4.38m	19' 4" x 14' 5"
Bedroom	2.75m x 4.45m	9' 0" x 14' 7"
Total Area	50.0 sq.m.	538 sq.ft.



KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

PRIVATE SALE
PLOT NOS. 32 & 43



DIMENSIONS

Living/Dining/Kitchen	5.88m x 4.38m	19' 4" x 14' 5"
Bedroom	2.75m x 4.45m	9' 0" x 14' 7"
Total Area	50.0 sq.m.	538 sq.ft.



KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

PRIVATE SALE
PLOT NOS. 22 & 38



DIMENSIONS

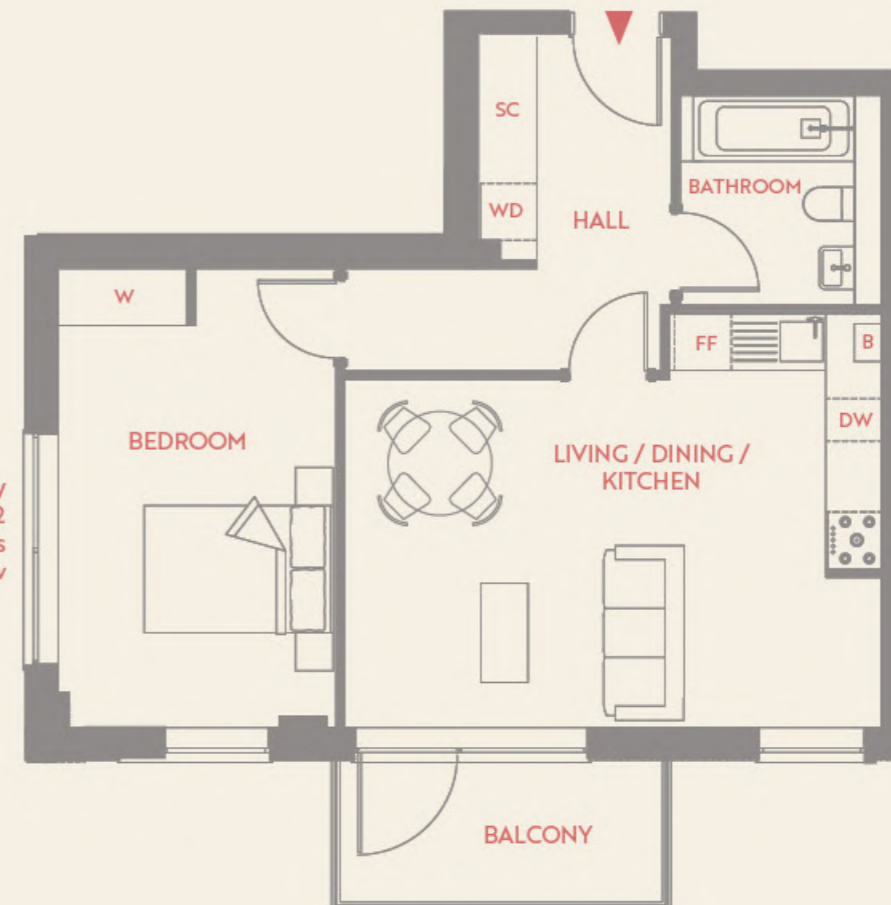
Living/Dining/Kitchen	5.69m x 4.38m	18' 8" x 14' 5"
Bedroom	2.75m x 4.45m	9' 0" x 15' 11"
Total Area	50.6 sq.m.	544 sq.ft.



KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

PRIVATE SALE
PLOT NOS. 31 & 42



DIMENSIONS

Living/Dining/Kitchen	5.69m x 4.38m	18' 8" x 14' 5"
Bedroom	2.75m x 4.45m	9' 0" x 15' 11"
Total Area	50.6 sq.m.	544 sq.ft.

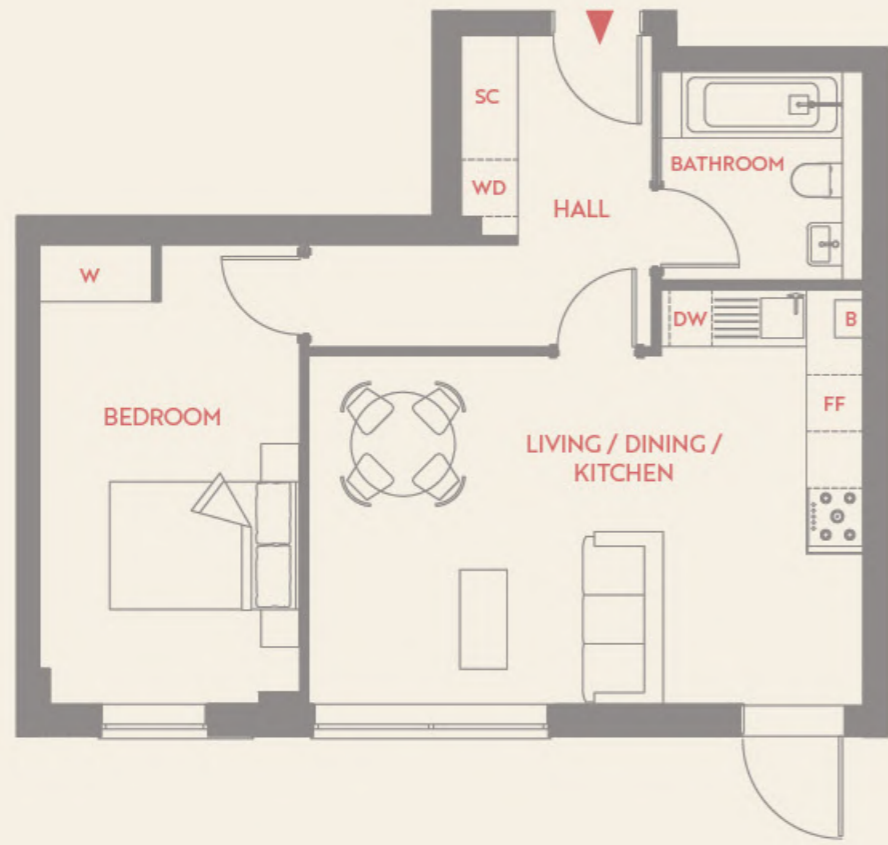


KEY

- FF Fridge/Freezer
- DW Dishwasher
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- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

ONE BEDROOM
APARTMENT

PRIVATE SALE
PLOT NO. 4



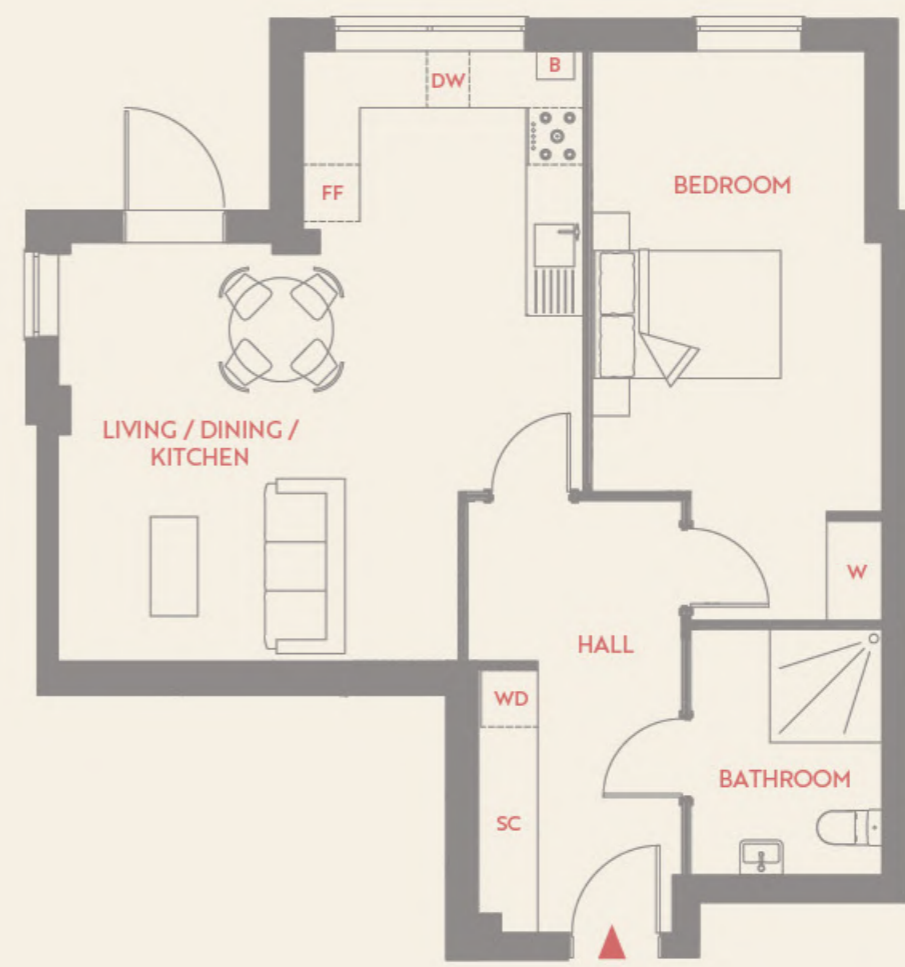
DIMENSIONS

Living/Dining/Kitchen	5.87m x 4.38m	19' 3" x 14' 5"
Bedroom	2.75m x 4.86m	9' 0" x 15' 11"
Total Area	51.3 sq.m.	552 sq.ft.



- KEY**
- FF Fridge/Freezer
 - DW Dishwasher
 - B Boiler
 - W Wardrobe
 - WD Washer/Dryer
 - SC Service Cupboard

PRIVATE SALE
PLOT NO. 5†



DIMENSIONS

Living/Dining/Kitchen	5.51m x 6.41m	18' 1" x 21' 0"
Bedroom	2.89m x 6.02m	9' 6" x 19' 9"
Total Area	61.5 sq.m.	662 sq.ft.



- KEY**
- FF Fridge/Freezer
 - DW Dishwasher
 - B Boiler
 - W Wardrobe
 - WD Washer/Dryer
 - SC Service Cupboard
 - † Wheel Accessible Unit

ONE BEDROOM
APARTMENT

PRIVATE SALE

PLOT NOS. 24, 25*, 33, 34*, 40*, 41*, 44 & 45*



Plots 25, 34, 41 & 45 are handed from the plan drawn

DIMENSIONS

Living/Dining/Kitchen	3.31m x 8.18m	10' 10" x 26' 10"
Bedroom 1	2.75m x 4.37m	9' 0" x 14' 4"
Bedroom 2	2.75m x 4.37m	9' 0" x 14' 4"
Total Area	72.3 sq.m.	778 sq.ft.



KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

PRIVATE SALE

PLOT NOS. 15 & 16*



Plot 16 is handed from the plan drawn

DIMENSIONS

Living/Dining/Kitchen	3.31m x 8.18m	10' 10" x 26' 10"
Bedroom 1	2.75m x 4.37m	9' 0" x 14' 4"
Bedroom 2	2.75m x 4.37m	9' 0" x 14' 4"
Total Area	72.3 sq.m.	778 sq.ft.



KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

TWO BEDROOM APARTMENT

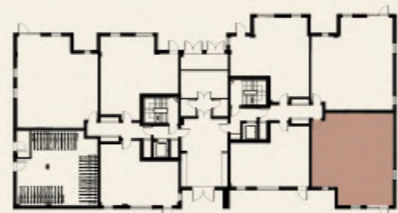
PRIVATE SALE

PLOT NO. 6†



DIMENSIONS

Living/Dining/Kitchen	3.20m x 10.19m	10' 6" x 33' 5"
Bedroom 1	3.17m x 6.32m	10' 5" x 20' 9"
Bedroom 2	2.43m x 4.30m	8' 0" x 14' 1"
Total Area	84.4 sq.m.	908 sq.ft.



KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- † Wheel Accessible Unit

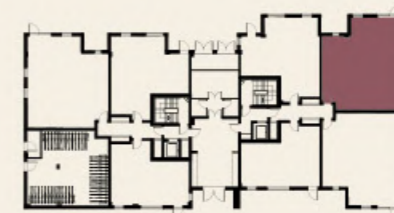
PRIVATE SALE

PLOT NO. 7



DIMENSIONS

Living/Dining/Kitchen	3.51m x 7.80m	11' 6" x 25' 7"
Bedroom 1	2.85m x 4.00m	9' 4" x 13' 1"
Bedroom 2	2.45m x 4.00m	8' 0" x 13' 1"
Bedroom 3	2.30m x 3.51m	7' 7" x 11' 6"
Total Area	84.0 sq.m.	904 sq.ft.



KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

THREE BEDROOM APARTMENT

SHARED OWNERSHIP

PLOT NOS. 12, 21, 30 & 37



* Plot 12 has a larger balcony

DIMENSIONS

Living/Kitchen/Bedroom	5.21m x 7.00m	17' 1" x 22' 11"
Total Area	41.7 sq.m.	449 sq.ft.

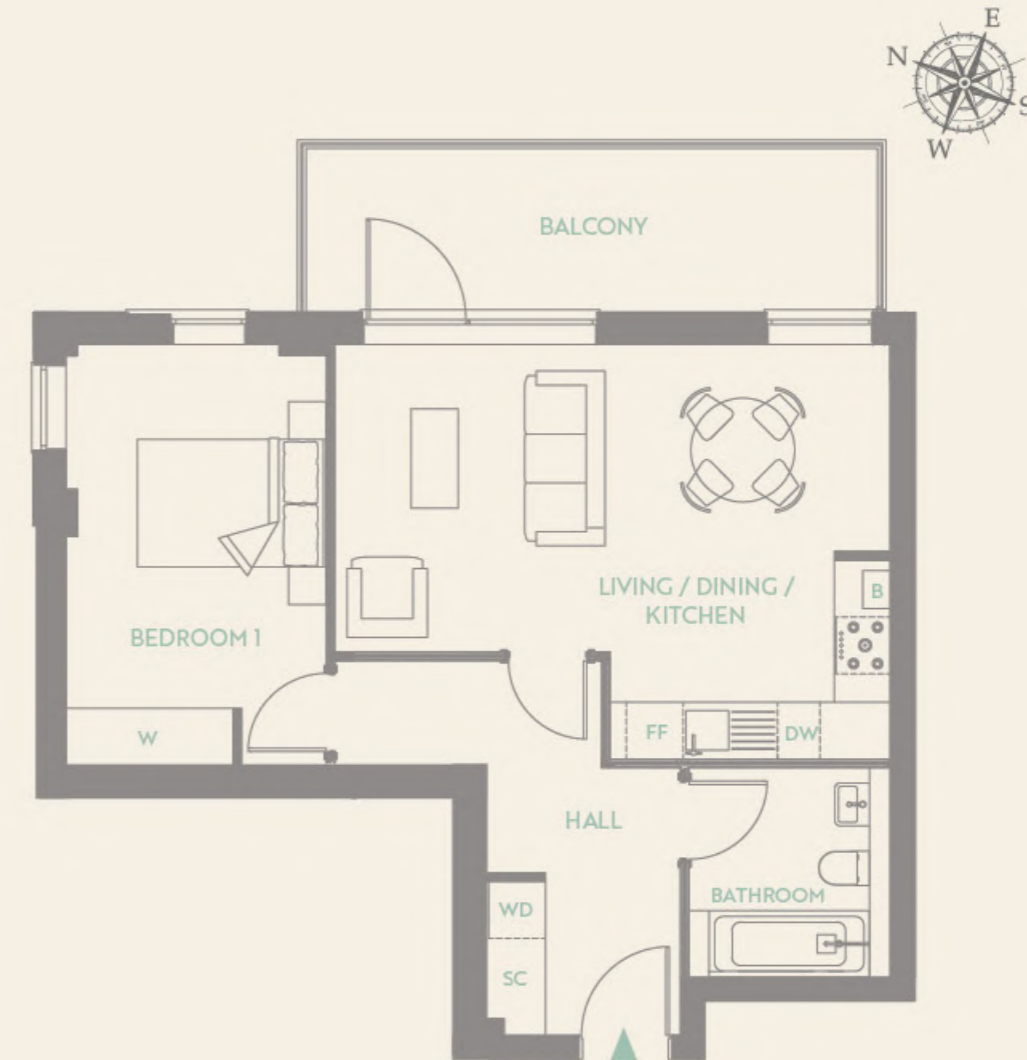


KEY

FF	Fridge/Freezer
DW	Dishwasher
B	Boiler
W	Wardrobe
WD	Washer/Dryer
SC	Service Cupboard

SHARED OWNERSHIP

PLOT NO. 14



DIMENSIONS

Living/Dining/Kitchen	5.88m x 4.38m	19' 4" x 14' 5"
Bedroom	2.75m x 4.45m	9' 0" x 14' 7"
Total Area	50.0 sq.m.	538 sq.ft.

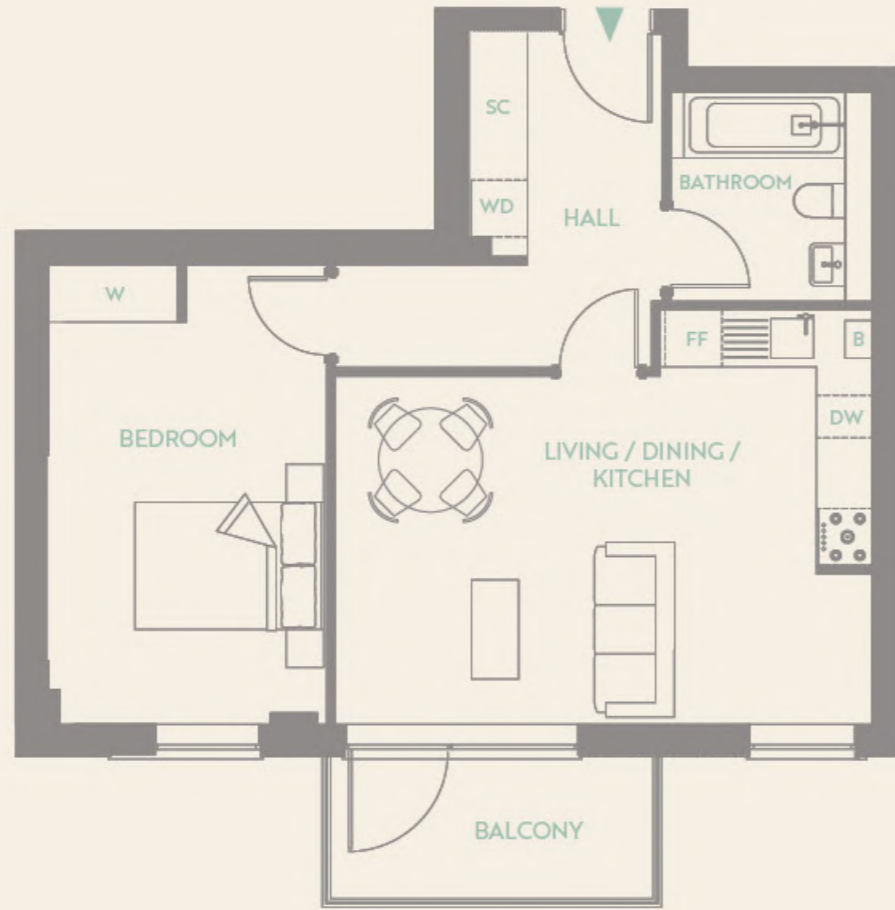


KEY

FF	Fridge/Freezer
DW	Dishwasher
B	Boiler
W	Wardrobe
WD	Washer/Dryer
SC	Service Cupboard

SHARED OWNERSHIP

PLOT NO. 13



DIMENSIONS

Living/Dining/Kitchen	5.69m x 4.38m	18' 8" x 14' 5"
Bedroom	2.75m x 4.86m	9' 0" x 15' 11"
Total Area	50.6 sq.m.	544 sq.ft.

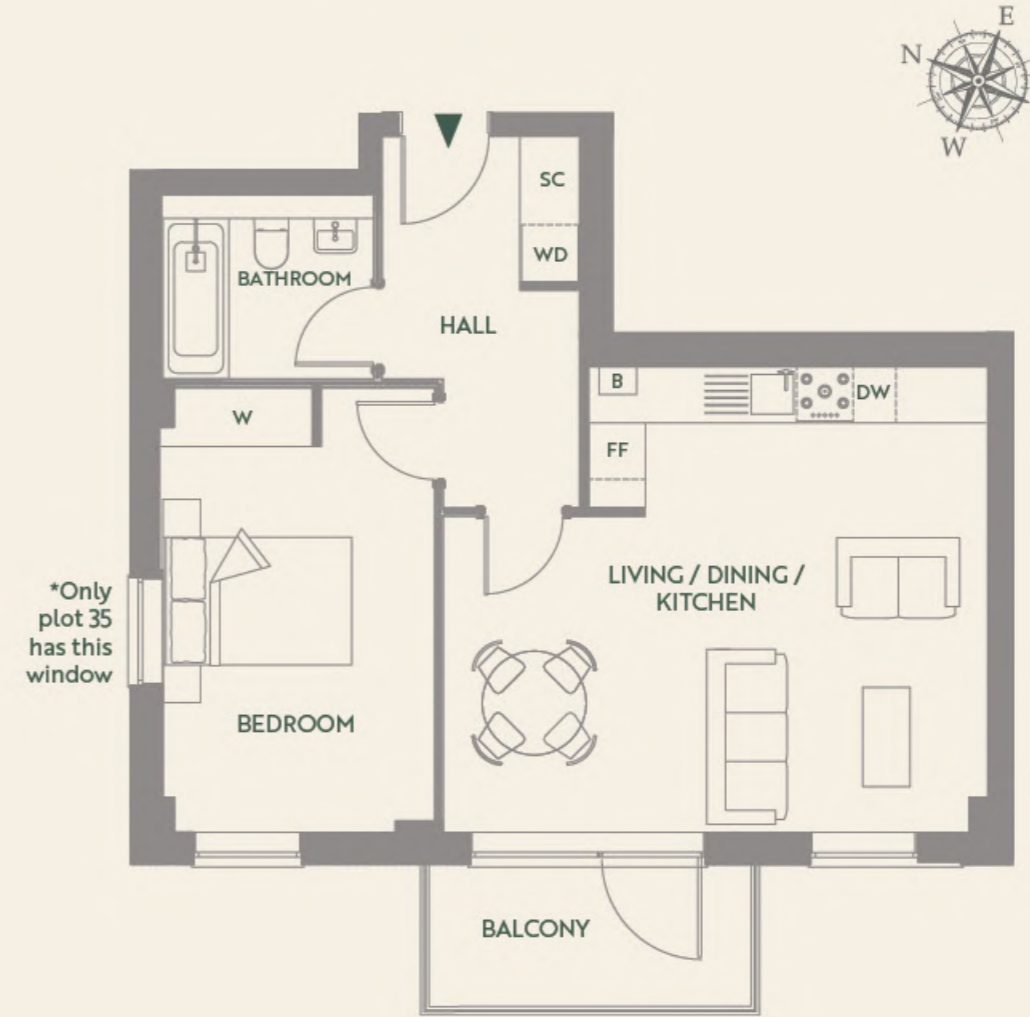


KEY

- FF Fridge/Freezer
- DW Dishwasher
- B Boiler
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard

SHARED OWNERSHIP

PLOT NO. 28 & 35



DIMENSIONS

Living/Dining/Kitchen	5.76m x 4.91m	18' 11" x 16' 1"
Bedroom	2.88m x 4.70m	9' 5" x 15' 5"
Total Area	52.3 sq.m.	563 sq.ft.



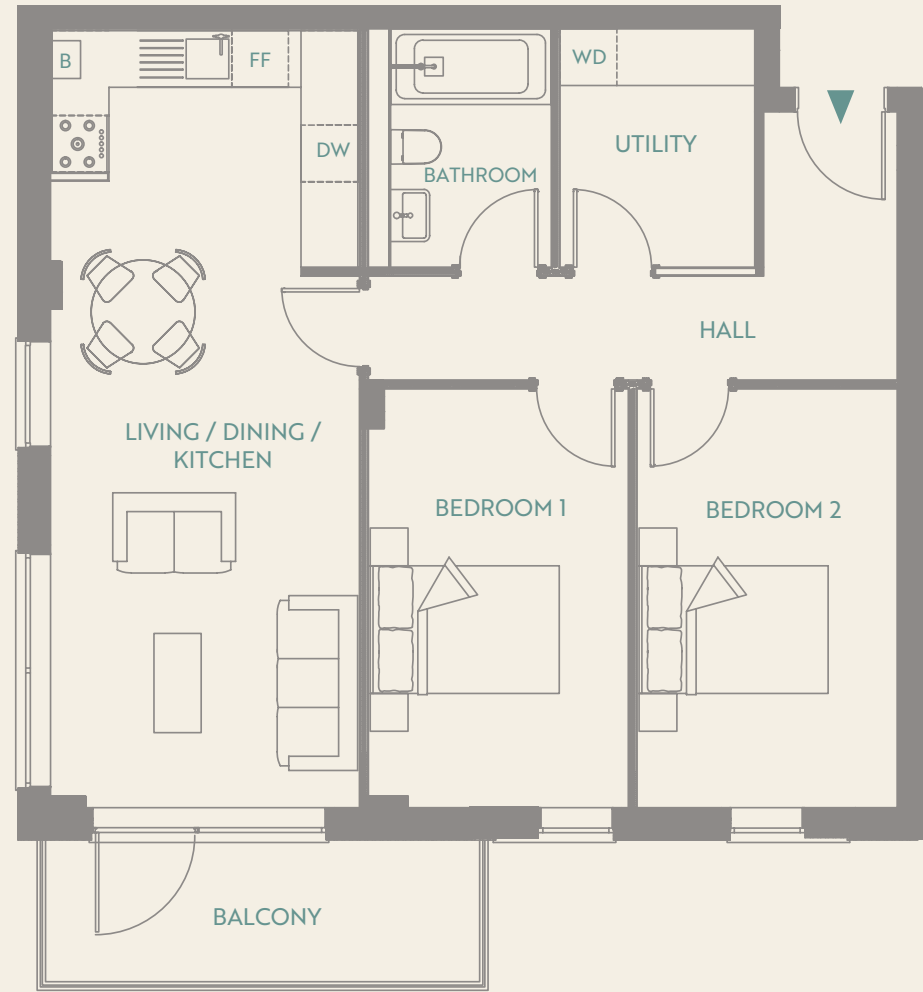
KEY

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- SC Service Cupboard

TWO BEDROOM APARTMENTS

SHARED OWNERSHIP

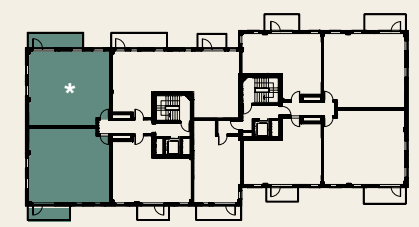
PLOT NOS. 26 & 27*



Plot 27 is handed from the plan drawn

DIMENSIONS

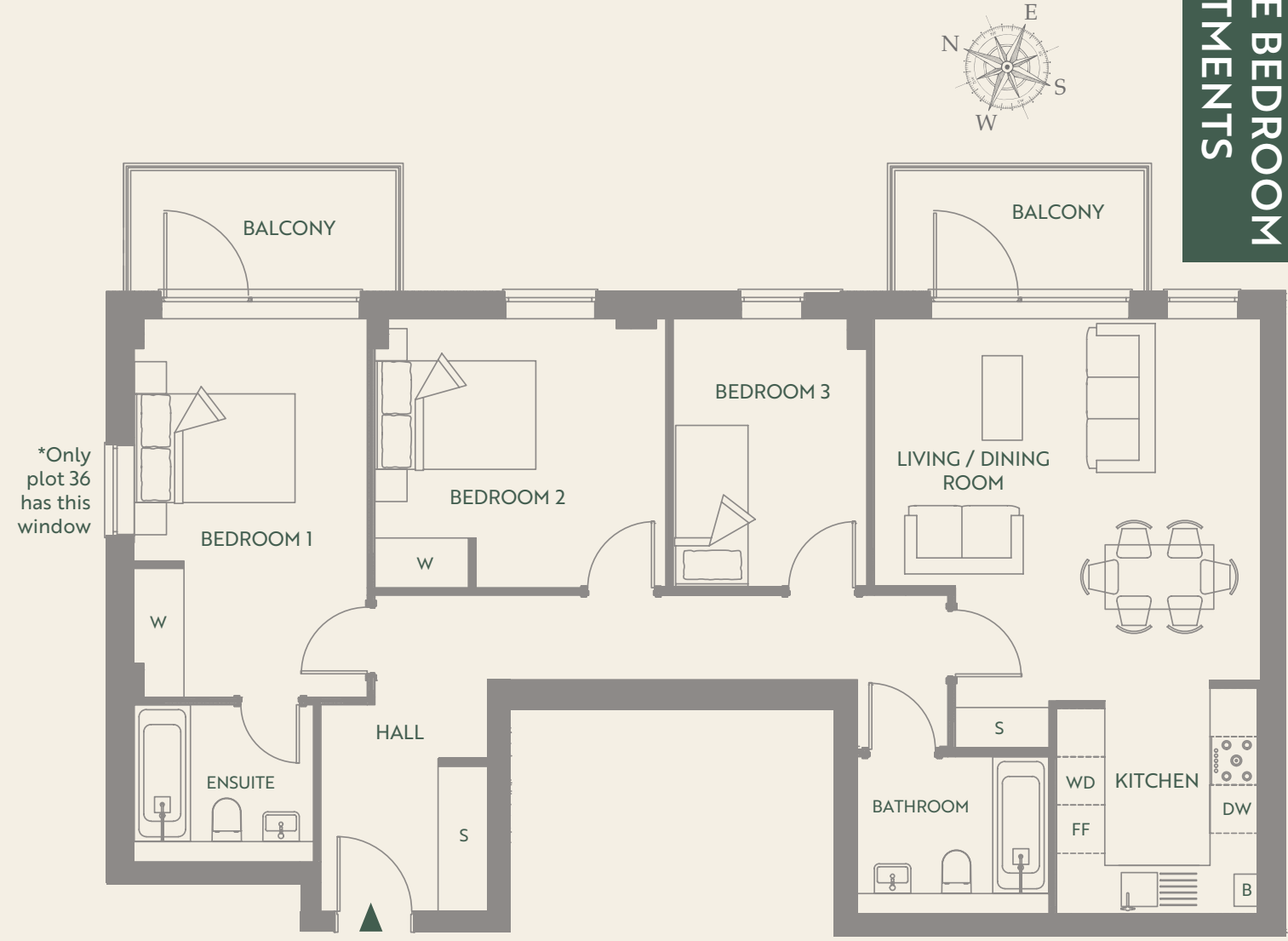
Living/Dining/Kitchen	3.27m x 8.27m	10' 9" x 27' 0"
Bedroom 1	2.75m x 4.43m	9' 0" x 14' 6"
Bedroom 2	2.75m x 4.43m	9' 0" x 14' 6"
Total Area	72.4 sq.m.	779 sq.ft.



- KEY**
- FF Fridge/Freezer
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 - SC Service Cupboard

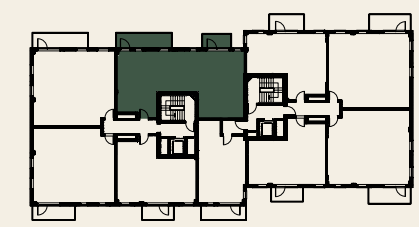
SHARED OWNERSHIP

PLOT NO. 29 & 36



DIMENSIONS

Living/Dining/Kitchen	7.39m x 4.78m	24' 3" x 15' 8"
Bedroom 1	4.70m x 2.90m	15' 5" x 9' 6"
Bedroom 2	3.34m x 3.61m	11' 0" x 11' 10"
Bedroom 3	3.34m x 2.40m	11' 0" x 7' 11"
Total Area	88.5 sq.m.	952 sq.ft.



- KEY**
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 - B Boiler
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 - SC Service Cupboard

THREE BEDROOM APARTMENTS

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PHONE:

020 7539 3745

EMAIL:

sixtybricks@redloft.co.uk



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