

PIXEL

AT FEATURE 17  
WALTHAMSTOW

A COLLECTION OF  
1, 2 & 3 BEDROOM APARTMENTS  
AVAILABLE FOR SHARED OWNERSHIP

# PIXEL

## EXPERIENCE LIFE IN HIGH DEFINITION

Live life to the full at Pixel,  
a stunning collection of  
29 contemporary apartments  
in one of the most up and  
coming parts of London.





Walthamstow Wetlands



William Morris Gallery, Walthamstow



Shoppers walking the mile long Walthamstow market



Gods Own Junkyard, Walthamstow



Cyclists on Walthamstow Marshes

From its film festival and theatrical connections to its arts and crafts heritage, Walthamstow has long been a place that nurtures creativity and its reputation is growing all the time.

# WALTHAMSTOW

### PIXEL PERFECT

The name Pixel is an inspiring look forward to the future of creative design and the apartments feature everything you're looking for in a contemporary home. Your kitchen will offer ample worktops, washer/dryer and fridge/freezer tucked discreetly away. Living spaces are open and inviting, flooded with natural light from the outsized windows. And every home has its own outside area to make the most of the British summer.

### CULTURE VULTURE

Walthamstow was voted London Borough of Culture 2019. Now, you can be right at the heart of all the buzz as a homeowner, in a bold new housing development.

### THE BEST OF OLD AND NEW

Walthamstow is mentioned in the Domesday book and there are historic pubs, waterways and wetlands to be explored along the banks of the River Lea.

Yet this is also an area filled with fashionable cafés, bistros, galleries and markets. Make sure to visit the neon wonderland of God's Own Junkyard and be sure to put a place in your diary for the annual Walthamstow International Film Festival and Walthamstow Garden Party, not to mention the exhibitions at the famous William Morris museum.

## GENERAL

- White internal doors
- White skirtings and architraves
- Vinyl flooring to living, hall and bedrooms
- Door entry system in apartments
- Brushed chrome ironmongery door handles
- Lift to access all floors

## KITCHEN

- Contemporary kitchen units
- Dark Ash worktop
- Stainless steel undermounted sink
- Contemporary stainless steel mixer tap
- Freestanding fridge freezer
- Ceramic electric cooker with freestanding double oven
- Culina chimney hood
- Blomberg Washer/dryer
- Ceramic white wall tiling

## BATHROOM

- Contemporary white sanitaryware
- White pedestal basin with chrome mixer taps
- Shower with chrome thermostatic mixer taps
- White bathroom light fittings
- Bathroom towel rail
- Ventilation system
- Clothes airer
- 600mm x 600mm mirror
- White ceramic wall tiling

## HEATING & ELECTRICAL

- Washer/dryer located in hallway cupboard
- White sockets and switches throughout
- Heating provided by HIU fitted in cupboard
- Radiators
- Telephone socket to all rooms
- Low energy downlights in kitchen, bathrooms and living room
- Smoke alarms
- Balcony light fitting

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Waltham Forest Council reserves the right to amend specifications as necessary. The features, designs, materials and visual depictions of and in our show homes and in our show home photography must be treated as general illustration and guidance. Furniture and fittings are not included.



# INTERIORS



# PIXEL

AT FEATURE 17  
WALTHAMSTOW

## SITE PLAN



# OUT & ABOUT

Whether you commute into central London or work locally, Walthamstow offers everything you're looking for.

This is a part of London that offers everything on your doorstep. Great schools, shops and a local market, a cinema, arts centre, Fashion Technology Academy and Musical Theatre Academy. There's a traditional pie and mash shop and, when it comes to old school pubs, you're spoilt for choice. Check out the beer gardens at the Nag's Head and the Bell, or steak and chips at the Queen's Arms. The Rose and Crown even has a theatre upstairs where you can check out acts while they're perfecting their material before the big West End run.

## 20 MINUTES TO CENTRAL LONDON

Tottenham Hale and Walthamstow stations provide quick connections to the West End and City, with Victoria just 20 minutes away. There's handy rail access to Stansted airport, with City Airport close by too. The Eurostar services from King's Cross St Pancras are also easy to reach.

You're also conveniently located for the North Circular with connections to Wembley, Brent Cross and Lakeside as well as the M11 and M25.

And if you're a keen cyclist, this is a perfect part of the country to get on your bike and enjoy the local countryside.



### FAST TRACK TO THE WEST END BY UNDERGROUND

WALTHAMSTOW CENTRAL UNDERGROUND STATION ONLY 2 MINUTES FROM WOOD STREET STATION ON THE OVERGROUND OR ABOUT A 15 MINUTE WALK



CENTRAL LINE  
COVENT GARDEN STATION  
30 MINUTES



VICTORIA & JUBILEE LINES  
NORTH GREENWICH STATION  
46 MINUTES



CENTRAL LINE, OVERGROUND & DLR  
CITY AIRPORT STATION  
51 MINUTES



WOOD STREET STATION  
2 MINUTES WALK

WALTHAMSTOW CENTRAL STATION  
2 MINUTES WALK



VICTORIA LINE  
OXFORD CIRCUS STATION  
30 MINUTES



CENTRAL LINE, OVERGROUND & TFL RAIL  
STRATFORD STATION  
43 MINUTES



VICTORIA LINE & OVERGROUND  
BRIXTON STATION  
38 MINUTES



A CYCLE-FRIENDLY ROUTE BETWEEN WOODBERRY WETLANDS IN HACKNEY AND WALTHAMSTOW WETLANDS  
2.7 MILES



CENTRAL LINE & OVERGROUND  
WALTHAMSTOW CENTRAL STATION  
2 MINUTES



CENTRAL LINE OVERGROUND, & TFL RAIL  
LIVERPOOL STREET STATION  
20 MINUTES

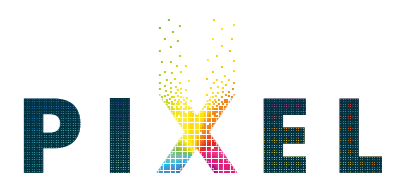


VICTORIA LINE OVERGROUND, & TFL RAIL  
KING'S CROSS ST. PANCRAS STATION  
25 MINUTES

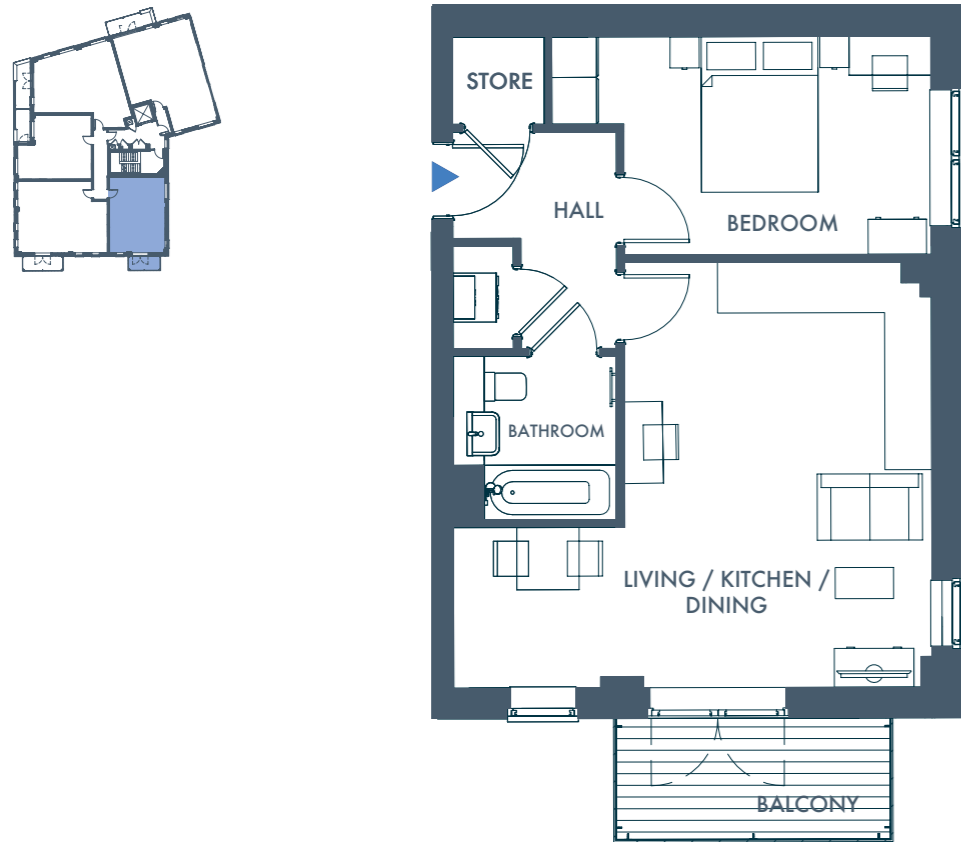


BUS  
No W16  
CHINGFORD MOUNT TO LEYTONSTONE  
No L3  
CHINGFORD MOUNT TO LIVERPOOL STREET  
No 230  
UPPER WALTHAMSTOW TO WOOD GREEN

# FLOOR PLANS



## PIXEL TYPE 1 ONE BEDROOM PARTMENTS NOS. 223/228/233/238/243



### LIVING / KITCHEN / DINING AREA

5.46m x 6.00m    17' 9" x 19' 7"

### BEDROOM

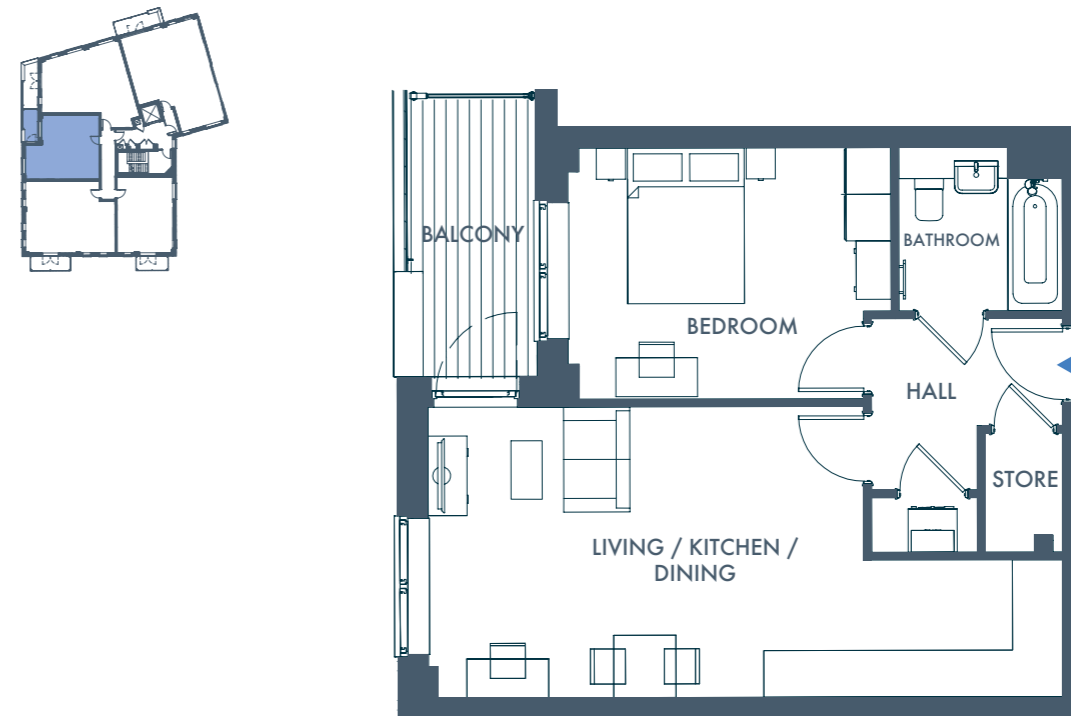
4.87m x 2.80m    15' 10" x 9' 2"

### TOTAL

51.2 sq m    551 sq ft

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Waltham Forest Council operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please note the master bedroom includes a fitted wardrobe, therefore the above illustration may change. Please ask your Sales Consultant for detailed information regarding specific properties.

## PIXEL TYPE 2 ONE BEDROOM PARTMENTS NOS. 225/230/235/240/245



### LIVING / KITCHEN / DINING AREA

8.15m x 3.73m    26' 7" x 12' 2"

### BEDROOM

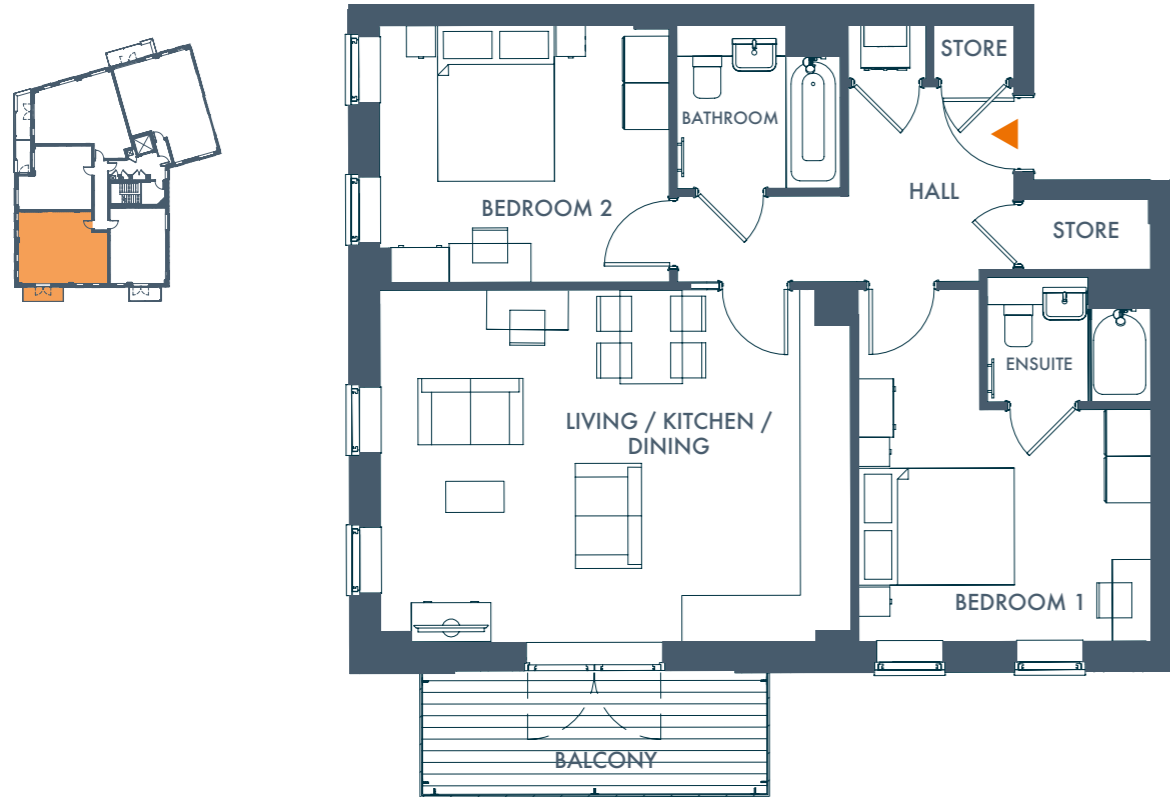
4.15m x 3.22m    13' 6" x 10' 5"

### TOTAL

51.5 sq m    554 sq ft

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Waltham Forest Council operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please note the master bedroom includes a fitted wardrobe, therefore the above illustration may change. Please ask your Sales Consultant for detailed information regarding specific properties.

**PIXEL TYPE 3**  
**TWO BEDROOM PARTMENTS**  
 NOS. 224/229/234/239/244



**PIXEL TYPE 4**  
**TWO BEDROOM PARTMENTS**  
 NOS. 221/226/231/236/241/246



**LIVING / KITCHEN / DINING AREA**

6.05m x 4.53m    19' 8" x 14' 9"

**BEDROOM 1**

4.53m x 3.76m    14' 9" x 12' 3"

**BEDROOM 2**

3.72m x 3.30m    12' 2" x 10' 8"

**TOTAL**

74.3 sq m    799 sq ft

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Waltham Forest Council operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please note the master bedroom includes a fitted wardrobe, therefore the above illustration may change. Please ask your Sales Consultant for detailed information regarding specific properties.

**LIVING / KITCHEN / DINING AREA**

6.37m x 5.43m    20' 9" x 17' 8"

**BEDROOM 1**

3.85m x 2.72m    12' 6" x 8' 9"

**BEDROOM 2**

4.02m x 3.05m    13' 2" x 10' 0"

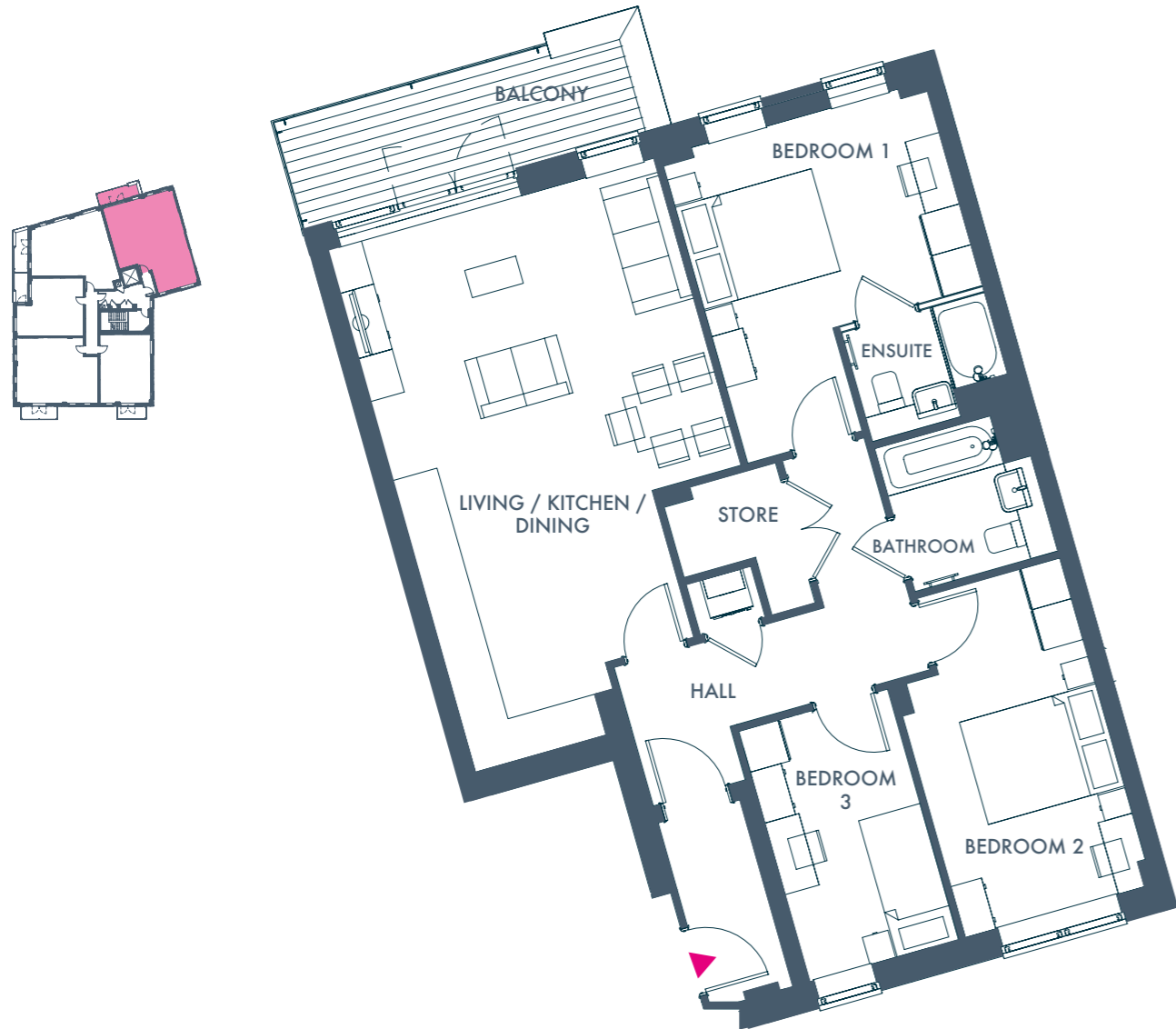
**TOTAL**

73.6 sq m    792 sq ft

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Waltham Forest Council operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please note the master bedroom includes a fitted wardrobe, therefore the above illustration may change. Please ask your Sales Consultant for detailed information regarding specific properties.



**PIXEL TYPE 5**  
**THREE BEDROOM APARTMENTS**  
**NOS. 222/227/232/237/242/247**



**LIVING / KITCHEN / DINING AREA**

7.66m x 3.49m    25' 1" x 11' 4"

**BEDROOM 1**

4.51m x 3.880m    14' 8" x 12' 7"

**BEDROOM 2**

4.80m x 2.75m    15' 7" x 9' 0"

**BEDROOM 3**

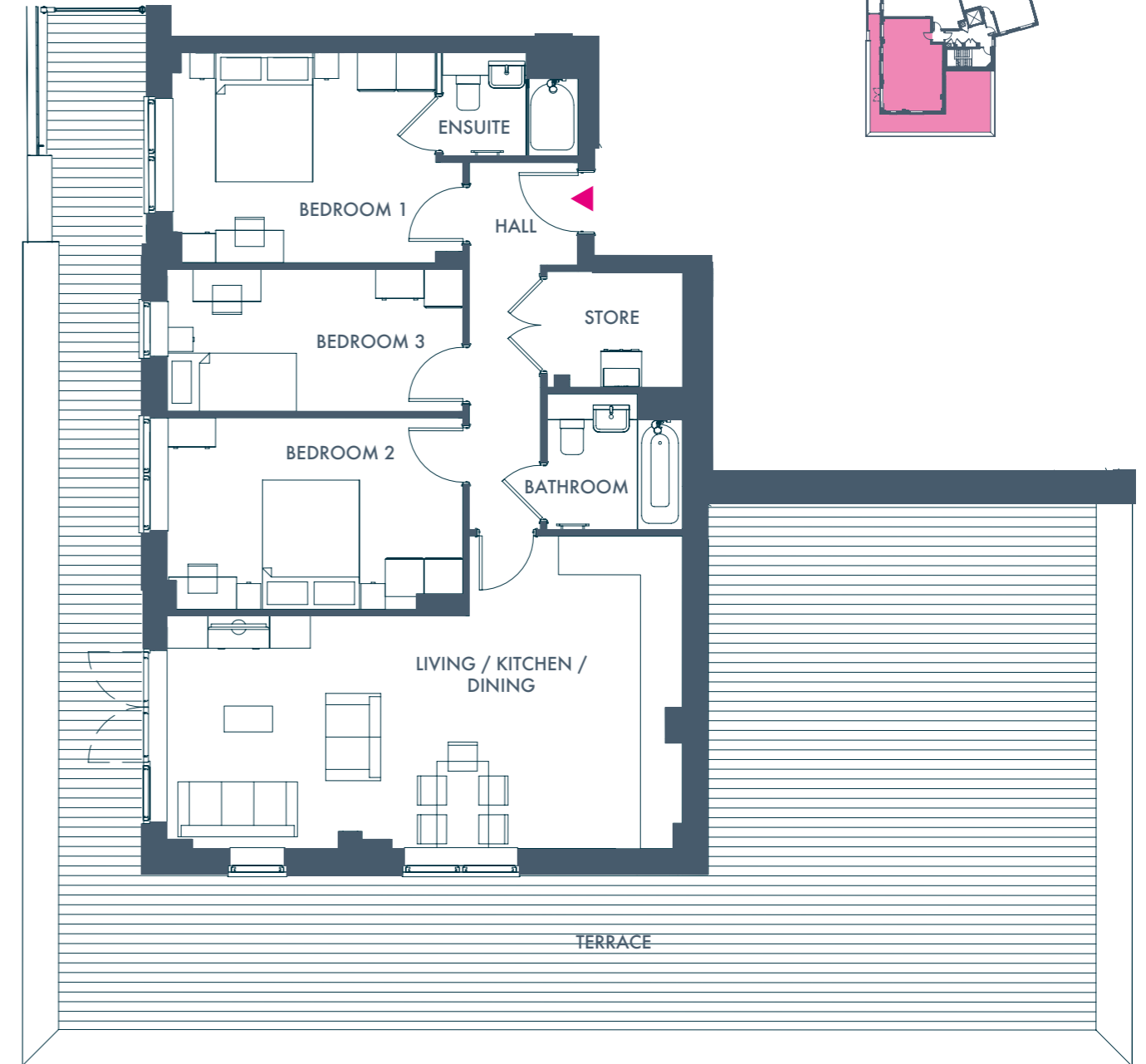
3.68m x 2.18m    12' 0" x 7' 1"

**TOTAL**

**89.3 sq m    961 sq ft**

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Waltham Forest Council operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please note the master bedroom includes a fitted wardrobe, therefore the above illustration may change. Please ask your Sales Consultant for detailed information regarding specific properties.

**PIXEL TYPE 6**  
**THREE BEDROOM APARTMENTS**  
**NO. 248**



**LIVING / KITCHEN / DINING AREA**

7.97m x 4.84m    26' 2" x 15' 9"

**BEDROOM 1**

4.15m x 3.25m    13' 6" x 10' 7"

**BEDROOM 2**

4.57m x 2.96m    15' 0" x 9' 7"

**BEDROOM 3**

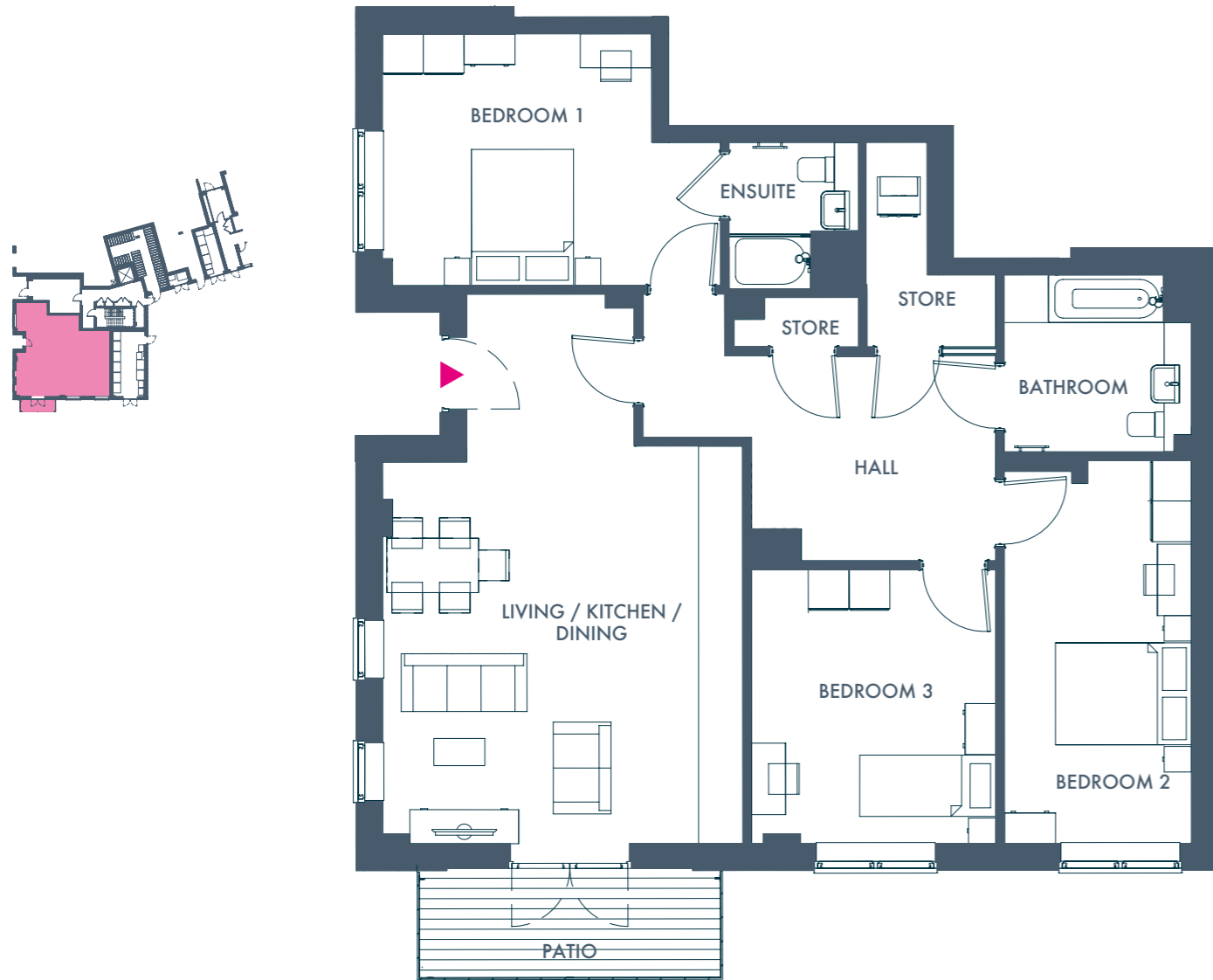
4.57m x 2.20m    15' 0" x 7' 2"

**TOTAL**

**92.2 sq m    992 sq ft**

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Waltham Forest Council operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please note the master bedroom includes a fitted wardrobe, therefore the above illustration may change. Please ask your Sales Consultant for detailed information regarding specific properties.

**PIXEL TYPE 7**  
**THREE BEDROOM APARTMENT**  
**NO. 220**



**LIVING / KITCHEN / DINING AREA**

8.08m x 5.30m    26' 5" x 17' 4"

**BEDROOM 1**

4.70m x 3.70m    15' 4" x 12' 1"

**BEDROOM 2**

5.63m x 2.75m    18' 4" x 9' 0"

**BEDROOM 3**

4.03m x 3.59m    13' 2" x 11' 8"

**TOTAL**

**117.8 sq m    1,268 sq ft**

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Waltham Forest Council operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please note the master bedroom includes a fitted wardrobe, therefore the above illustration may change. Please ask your Sales Consultant for detailed information regarding specific properties.



Computer generated image, Troubridge Square

# PIXEL

AT FEATURE 17  
WALTHAMSTOW



## PIXEL AT FEATURE 17

MARLOWE ROAD,  
WALTHAM FOREST,  
E17 3GR

0844 225 3071  
sales@redloft.co.uk

BROUGHT TO YOU BY

redloft

