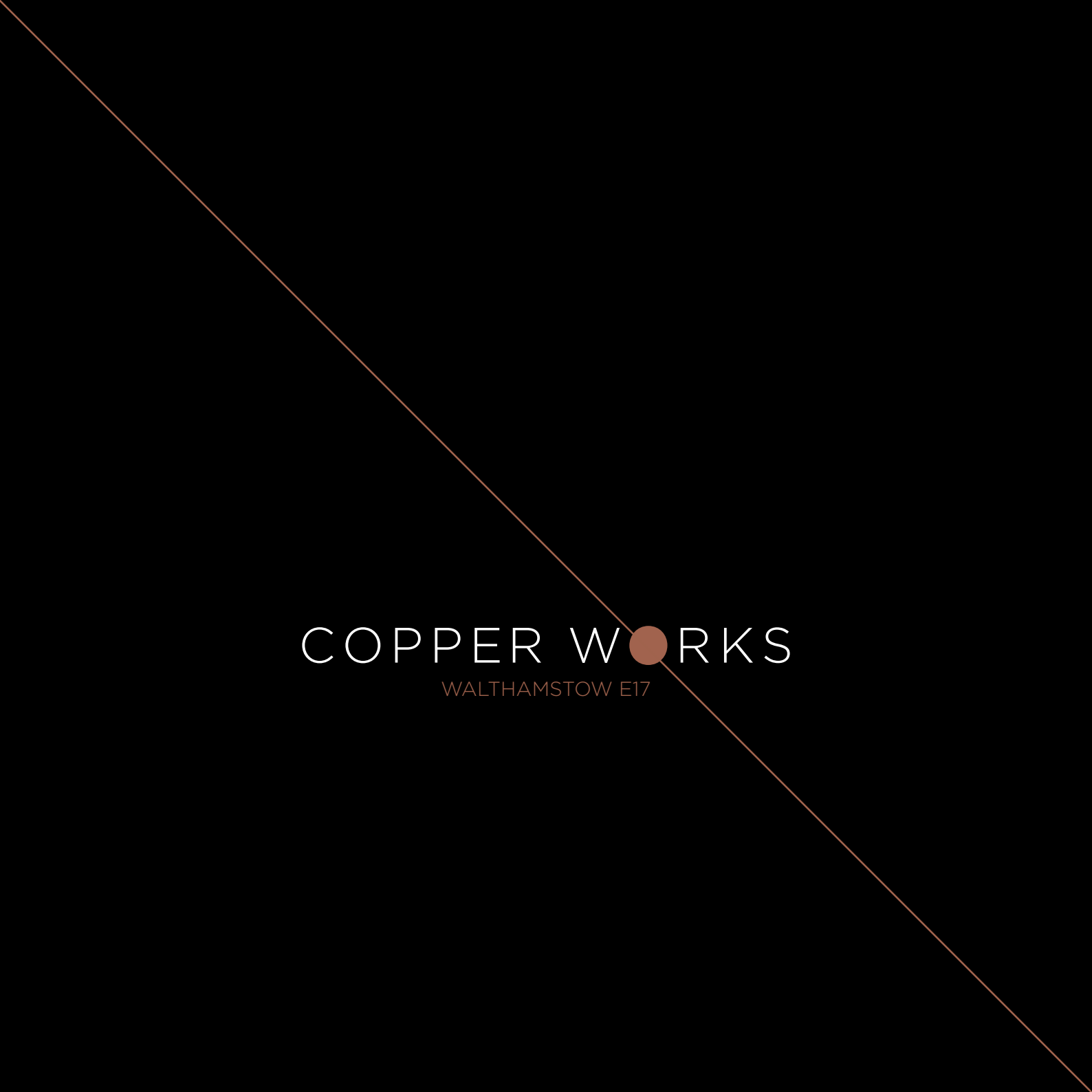




COPPER WORKS

WALTHAMSTOW E17



COPPERWORKS
57 BLACKHORSE RD
WALTHAMSTOW
LONDON E17 7FN
CopperWorksE17.co.uk

In the historical heart of London's industrial past sits Copper Works, a brand new development of three private houses and a collection of duplexes and apartments set around a stunning landscaped communal garden in the centre of Walthamstow.

CopperWorksE17.co.uk

Welcome to
COPPER WORKS



A stylish take on
CONTEMPORARY LIVING





The high quality bespoke kitchens come fully fitted and ready for you to start your perfect life – tiled splashbacks, modern shelving and matt units with gorgeous matt black finishes.

A fresh outlook on
MODERN LIFE



Using the finest materials to make your house a dream home, Copper Works is a spacious, modern living space with a tactile material palette and an abundance of natural light.

Curated designs for the
MODERN HOME



The stylish bathrooms have been custom designed for the discerning Walthamstow market. Stunning copper taps and showers perfectly compliment the gorgeous grey tiles.



YARD PIZZA SALE

Voted best 'cheap eats' in the Observer Food Monthly Awards last year, the philosophy of this piquant pizzeria is simple and the toppings truly delicious.

DISCOVER YOUR WALTHAMSTOW

Walthamstow is fast becoming a vital cultural hub that adds diversity and unmissable excitement to London's brilliant parade.



WALTHAMSTOW MARSHES

Saunter to your heart's content through one of London's last remaining river valley grasslands set over 37 hectares and spy Essex Skipper butterflies en route.



WOOD ST COFFEE

Whether it's a charcoal latte or flat white, some seven seeded sourdough toast or weekend sweet potato hash brunch, Wood St Coffee is the place.





Culture that SUITS YOU

From historical galleries and street markets to artisan bread, organic coffee and independent shops and market stalls, E17 has maintained its unique character and communality. If formerly perceived as an adjunct to the Big Smoke, it's now an indisputable destination.

Quirky, modern and fun, the area hosts some famously eclectic gallery spaces, from the museum celebrating the life of utopianist designer and craftsman William Morris, to the legendary neon signage of God's Own Junkyard. Even the Nordic detail of Walthamstow Town Hall, built in 1937 is a curio for art deco aficionados.

RETAIL & LEISURE

Walthamstow High Street Market

The Mall

Wood Street Indoor Market

Independent Shops of Walthamstow Village



GOD'S OWN JUNKYARD

One of London's most idiosyncratic exhibition spaces. Proprietor Chris Bracey has been providing neon signage for movies and contemporary art for almost 40 years.

ART & CULTURE

Barbican Arts Group Trust

Inky Cuttlefish Studio

Blackhorse Workshop

Vestry House Museum

William Morris Gallery

God's Own Junkyard

WALTHAMSTOW HIGH STREET MARKET

*There's a butcher, a baker,
a wedding cake maker,
and a jellied eels retailer;
plus Europe's longest
street market.*



VESTRY HOUSE

From Victorian artefacts to archived 20th Century documents and photographs, Vestry House's dedication to local heritage is fascinating and its services an essential community resource.





Enjoy the landscape in PEACE & QUIET

The London Borough of Waltham Forest offers landscape meadows, glorious greenery and parcels of open space. E17's scenery is second to none, whether it's canals, rivers, lakes, or wildlife, peacefully coalescing in the same idyllic location. Take a break from the urban sprawl and luxuriate in the tranquility of nature whenever the mood takes you.

EPPING FOREST

With just under 6,000 acres of ancient forest on your doorstep adjoining London to rural Essex, it's a wondrous woodland awaiting your discovery.



Or seek the thrills of ADVENTURE

Nearby Epping Forest is home to some of the best mountain biking trails in the city, from Forest Gate to Epping itself. The forest reputedly has some of the best singletrack along its tree-lined borders in the whole of the South East. Some of the untracked heathland gets extra muddy in winter, for really adventurous and experienced riders.

PARKS & LEISURE

- [Walthamstow Marshes](#)
- [Walthamstow Reservoirs](#)
- [Lloyd Park](#)
- [Lee Valley Park](#)
- [Epping Forest](#)

WALTHAMSTOW WETLANDS NATURE RESERVE

Just over a quarter of an hour's walk from Copper Works, Walthamstow Wetlands is a haven for wintering wildfowl, kingfishers and even peregrine falcons.

EAT 17

Using organic bread from its own bakery, as well as locally and ethically sourced ingredients, Eat17 specialises in honest British fare, with homemade ice creams, sauces and stocks and sells an award-winning bacon jam.



Nothing beats the local FOOD SCENE

With the longest outdoor street market in Europe and a cherished Farmers' Market on Sundays, ingredients were never easier to source. If you'd prefer to eat out, then there's a plethora of pizzerias, and relaxed British and European eateries like Eat 17 and the Village Kitchen. Homies on Donkeys, meanwhile, prepares the tastiest tacos this side of Tijuana.

The Mother's Ruin Gin Bar with its simple cocktails, skylight and modern art – and the mise-en-scene of an old World War One munitions building – is a place to kick back and relax. The Castle prides itself on being the original E17 Gastropub while the commodious Queen's Arms, with its exposed brick and mouthwatering Mediterranean menu, is just around the corner. The snug ambience of the Coppermill is less than 10 minutes' walk away.

FOOD & DRINK

Eat 17
Gökyüzü
The Village Kitchen
Mother's Ruin
Yasar's
56 St James
Buhler & Co
The Chequers
Yard Pizza Sale
Ye Olde Rose & Crown
The Nag's Head
Wood Street Coffee
The Castle E17
Temptations



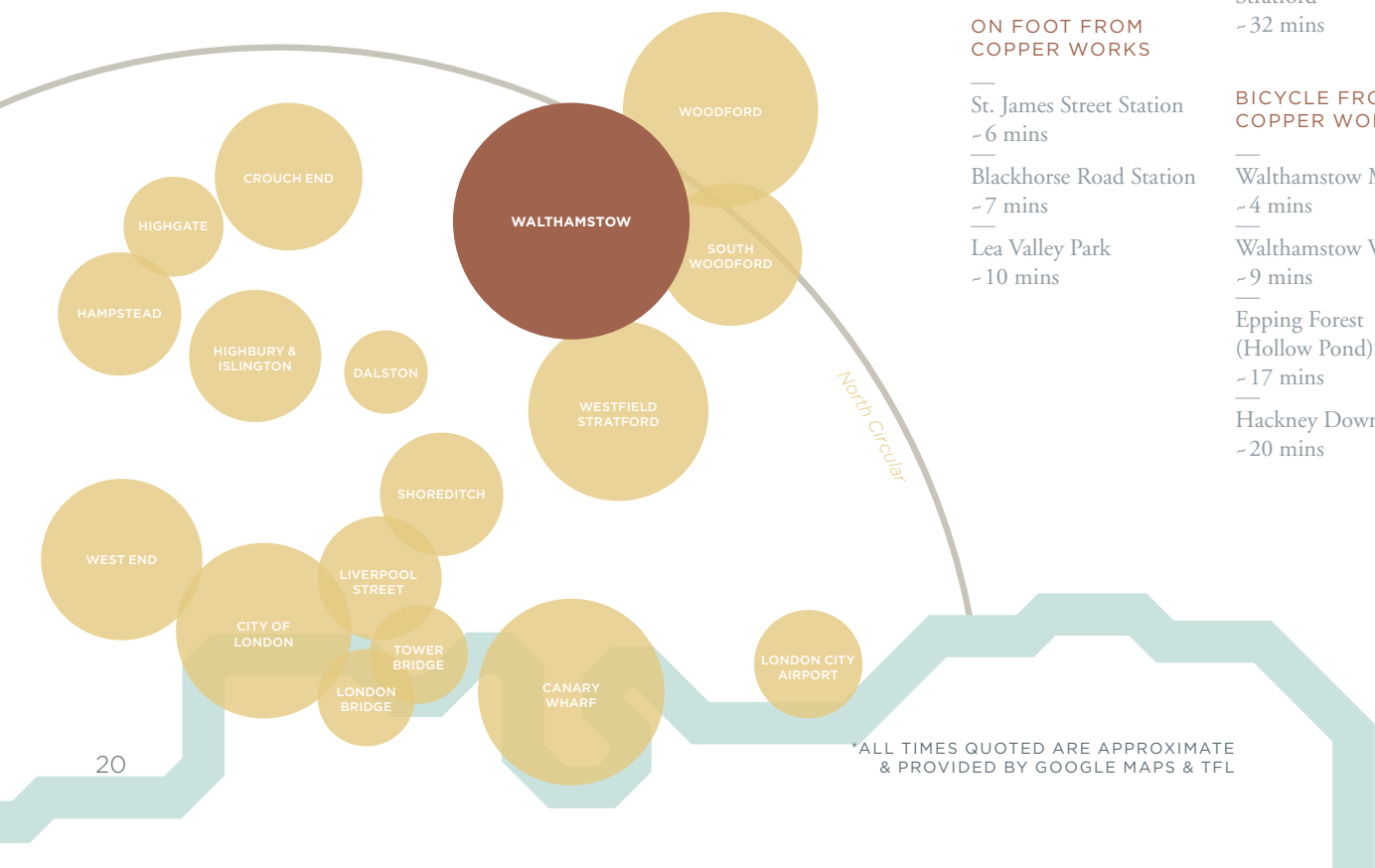
MOTHER'S RUIN

Mother's ruin is an award-winning distillery, providing a range of different liqueurs. Many of the ingredients they use are home-grown or wild foraged from in and around East London.



INTO THE CITY
AND BEYOND

Whether it's work or play or Leyton Orient away, you couldn't be better connected with underground, overground, cycle paths and easy access to airports and Eurostar.



UNDERGROUND VIA BLACKHORSE ROAD (VICTORIA LINE)	OVERGROUND VIA ST JAMES STREET & QUEEN'S ROAD
King's Cross/St Pancras ~13 mins	Chingford ~15 mins
Oxford Circus ~18 mins	Hackney Downs ~14 mins
Victoria ~21 mins	Liverpool Street ~16 mins
	Stratford ~32 mins
ON FOOT FROM COPPER WORKS	BICYCLE FROM COPPER WORKS
St. James Street Station ~6 mins	Walthamstow Market ~4 mins
Blackhorse Road Station ~7 mins	Walthamstow Village ~9 mins
Lea Valley Park ~10 mins	Epping Forest (Hollow Pond) ~17 mins
	Hackney Downs ~20 mins

*ALL TIMES QUOTED ARE APPROXIMATE
& PROVIDED BY GOOGLE MAPS & TFL

4 MINS
WALTHAMSTOW
MARKET

7 MINS
BLACKHORSE
ROAD STATION

13 MINS
KING'S CROSS/
ST. PANCRAS

16 MINS
LIVERPOOL
STREET STATION

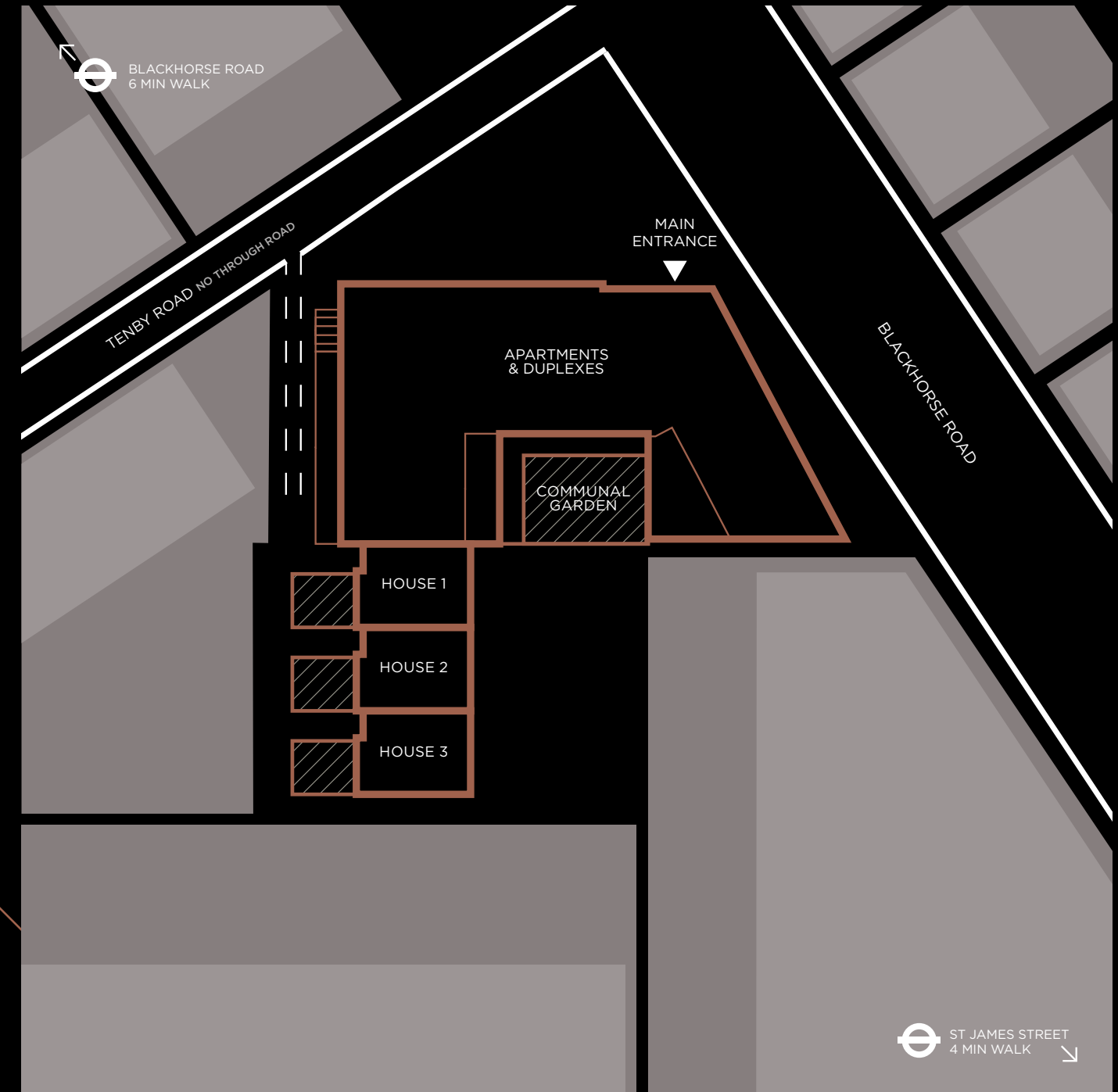
18 MINS
OXFORD CIRCUS
(WEST END)



3 PRIVATE HOUSES
5 DUPLEXES
12 APARTMENTS
3 PENTHOUSES

CHOOSE YOUR IDEAL HOME

At Copper Works, choose from private houses, desirable duplexes or an apartment overlooking the communal gardens.



HOUSE
01

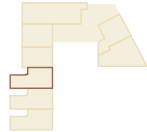
2 Bedrooms
2 Bathrooms & 1 WC
Patio
80 sqm/861 sqft

Kitchen/Living
29.7 sqm

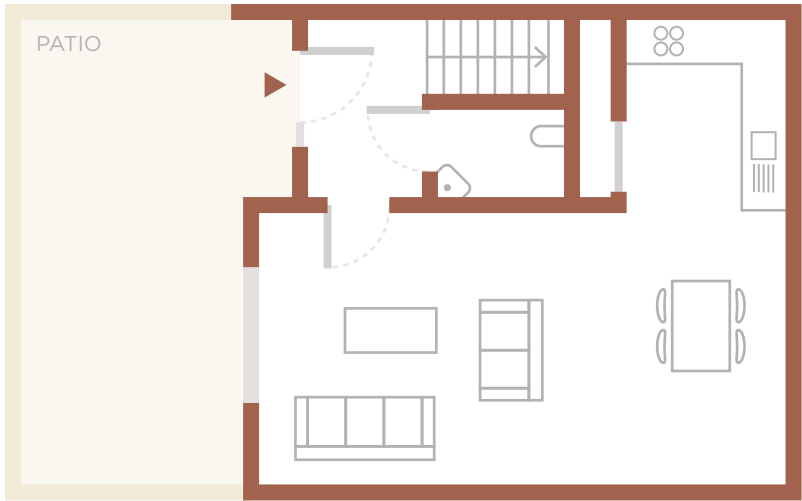
Bedroom 1
13.6 sqm

Bedroom 2
8.5 sqm

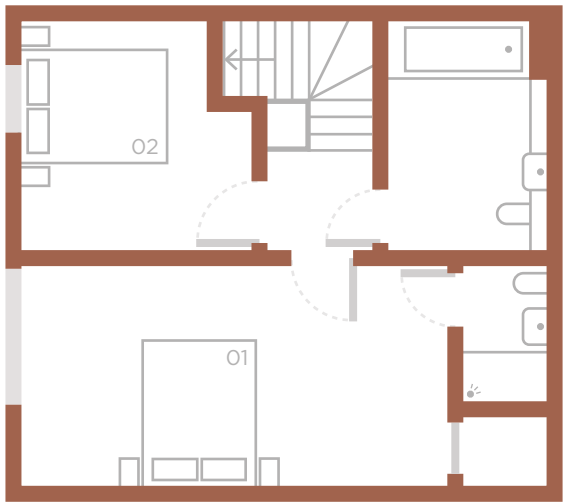
Patio
21.4 sqm



GROUND FLOOR



FIRST FLOOR



HOUSE
02

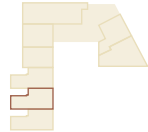
2 Bedrooms
2 Bathrooms & 1 WC
Patio
80 sqm/861 sqft

Kitchen/Living
29.7 sqm

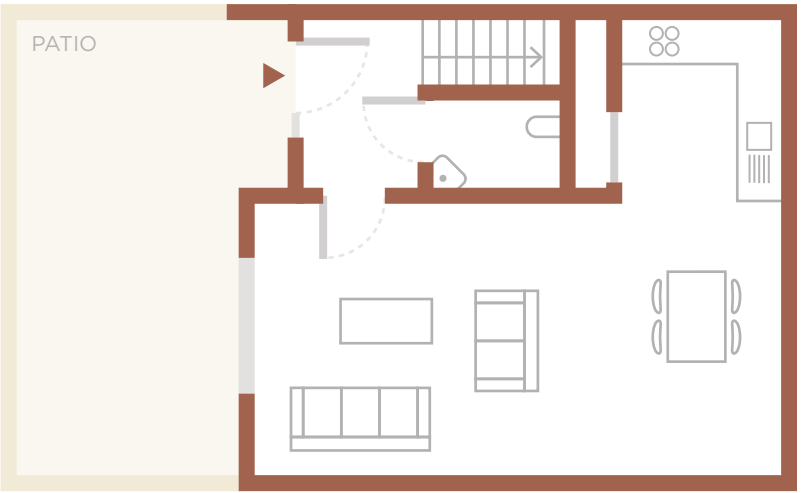
Bedroom 1
13.6 sqm

Bedroom 2
8.5 sqm

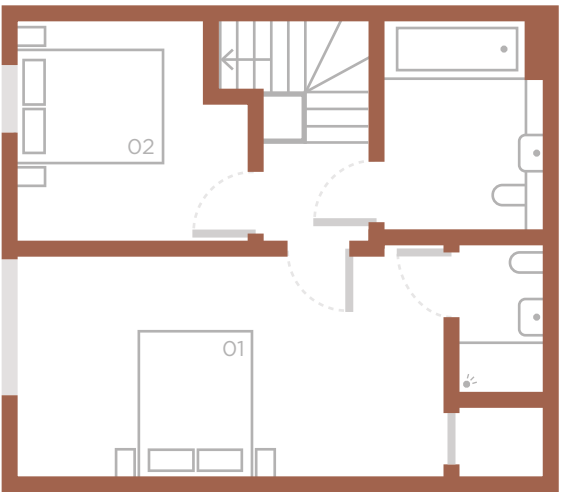
Patio
20.1 sqm



GROUND FLOOR



FIRST FLOOR



HOUSE
03

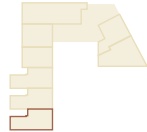
2 Bedrooms
2 Bathrooms & 1 WC
Patio
80 sqm/861 sqft

Kitchen/Living
29.7 sqm

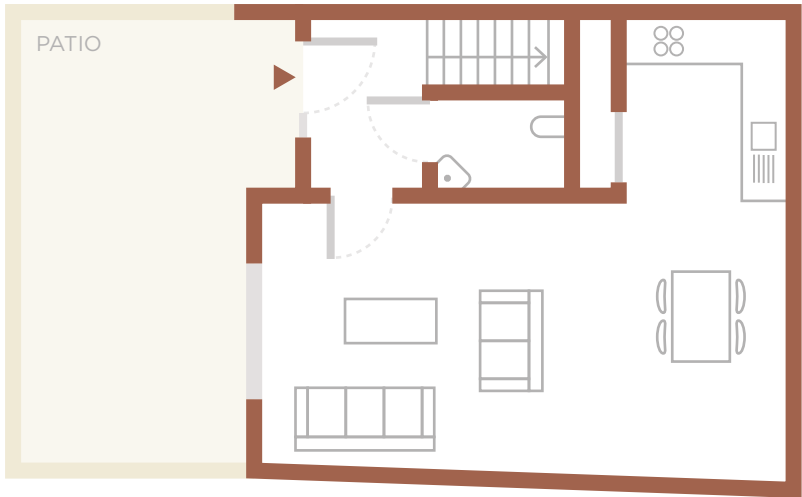
Bedroom 1
13.6 sqm

Bedroom 2
8.5 sqm

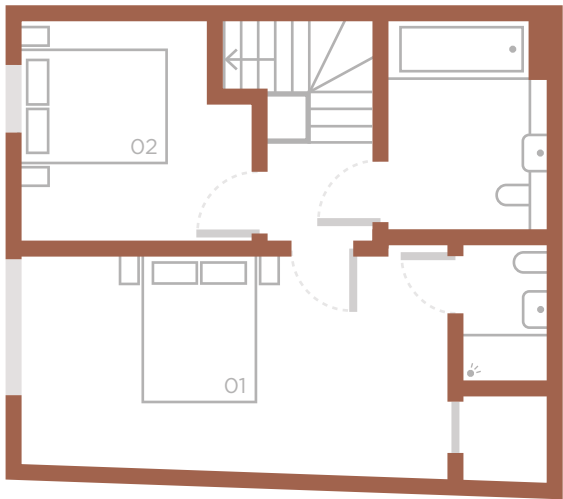
Patio
20.5 sqm



GROUND FLOOR



FIRST FLOOR



DUPLEX
APARTMENT
01

3 Bedrooms
2 Bathrooms & 1 WC
Courtyard
90 sqm/969 sqft

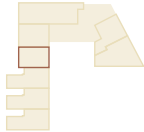
Kitchen/Living
32.2 sqm

Bedroom 1
12 sqm

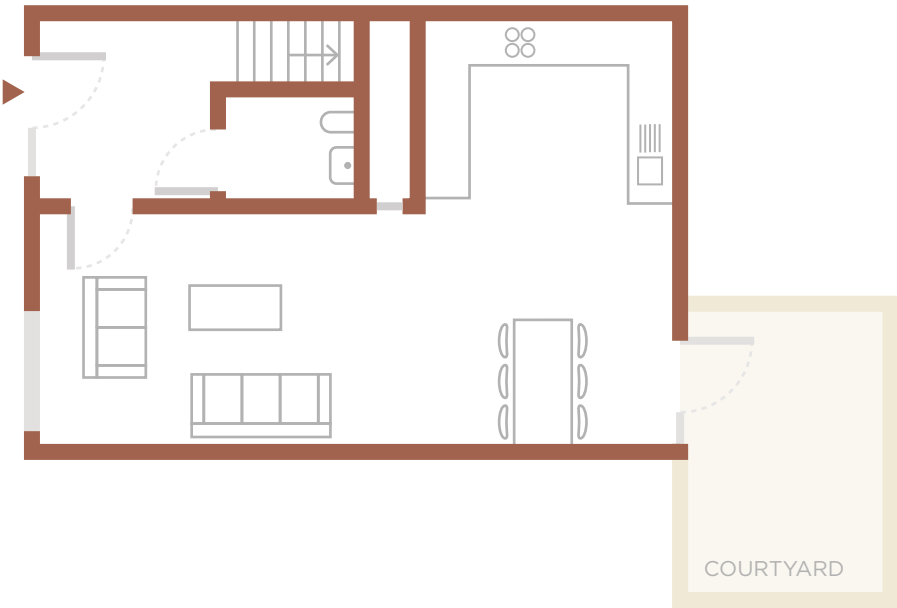
Bedroom 2
10.7 sqm

Bedroom 3
7.5 sqm

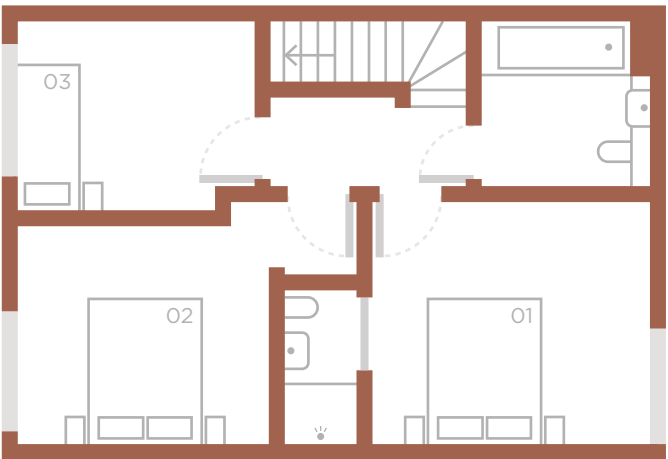
Courtyard
8.5 sqm



LOWER GROUND FLOOR



GROUND FLOOR



3 Bedrooms
2 Bathrooms & 1 WC
Courtyard
88 sqm/947 sqft

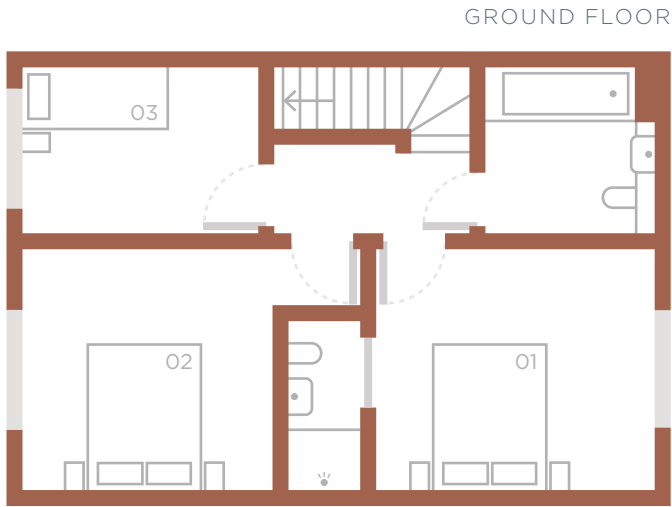
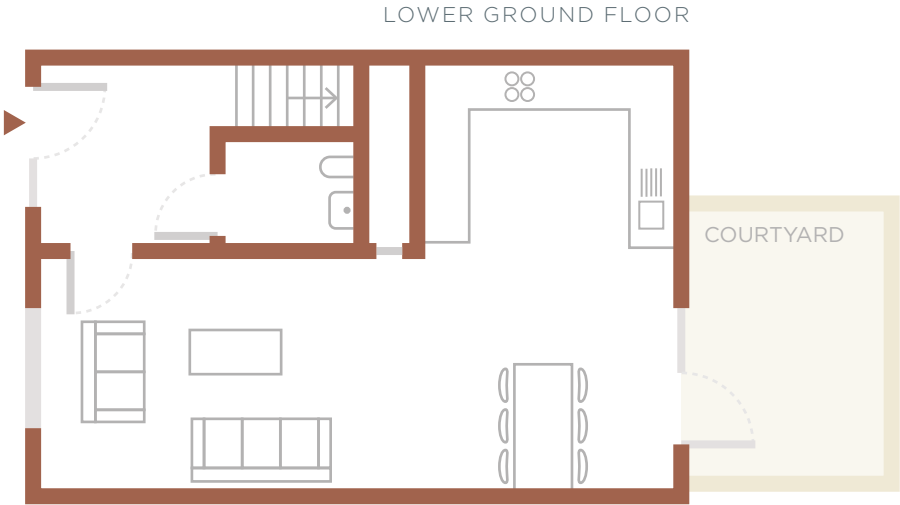
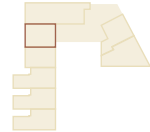
Kitchen/Living
31.3 sqm

Bedroom 1
11.1 sqm

Bedroom 2
11 sqm

Bedroom 2
6.9 sqm

Courtyard
8.4 sqm



4 Bedrooms
3 Bathrooms & 1 WC
Terrace
136.5 sqm/1469 sqft

Kitchen/Living
32 sqm

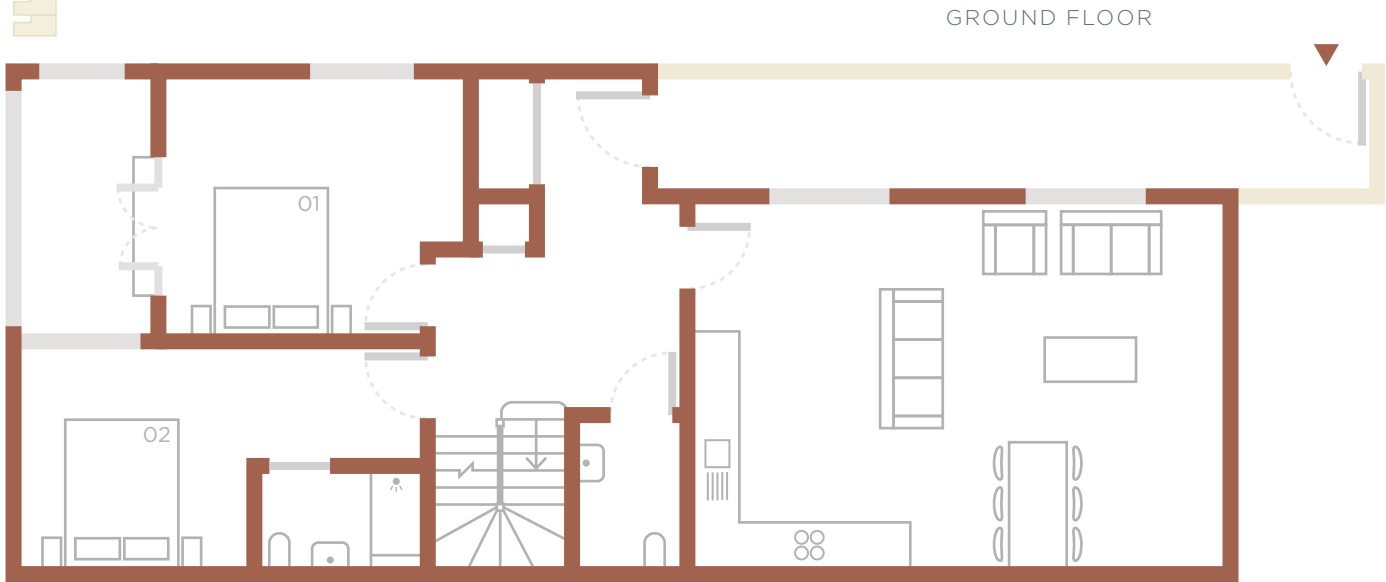
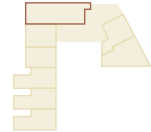
Bedroom 1
13 sqm

Bedroom 2
11.6 sqm

Bedroom 3
10.5 sqm

Bedroom 4
11.8 sqm

Terrace
4.5 sqm



DUPLEX
APARTMENT

04

3 Bedrooms
2 Bathrooms & 1 WC
Courtyard
96 sqm / 1033 sqft

Kitchen / Living
32 sqm

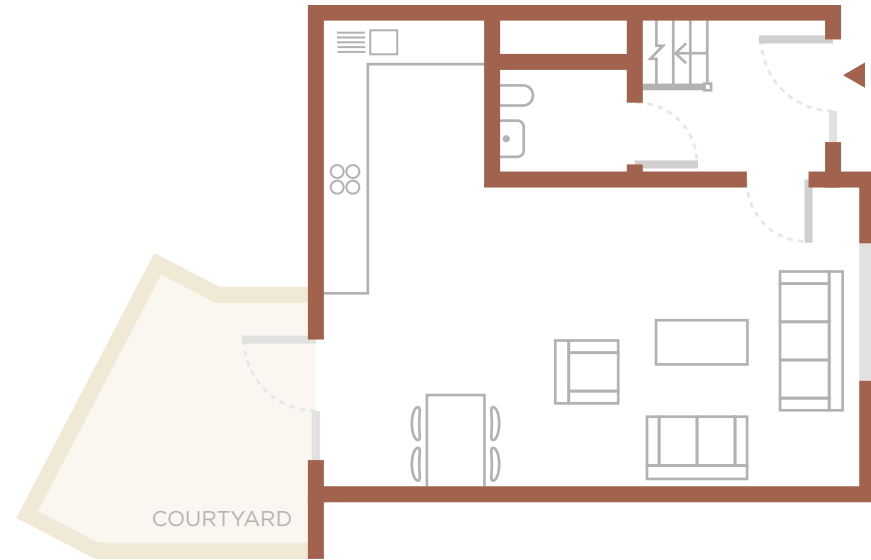
Bedroom 1
13.5 sqm

Bedroom 2
11.4 sqm

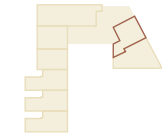
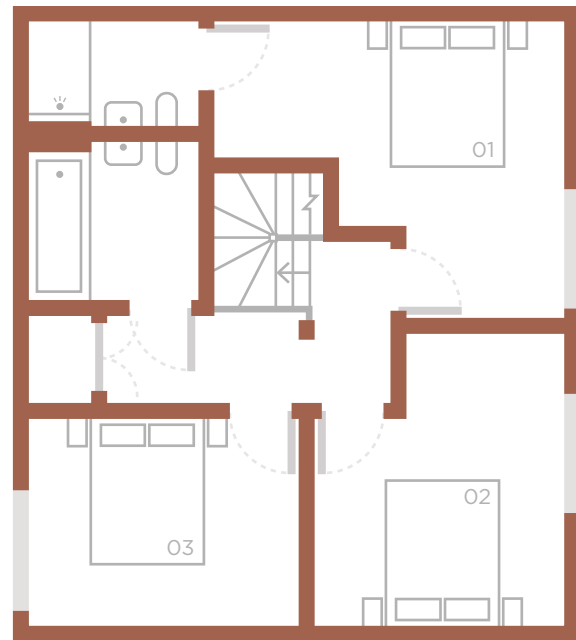
Bedroom 3
9.7 sqm

Courtyard
9.2 sqm

GROUND FLOOR



FIRST FLOOR



DUPLEX
APARTMENT

05

3 Bedrooms
2 Bathrooms
Courtyard & Terrace
98.5 sqm / 1060 sqft

Kitchen / Living
27.5 sqm

Bedroom 1
10.6 sqm

Bedroom 2
12.8 sqm

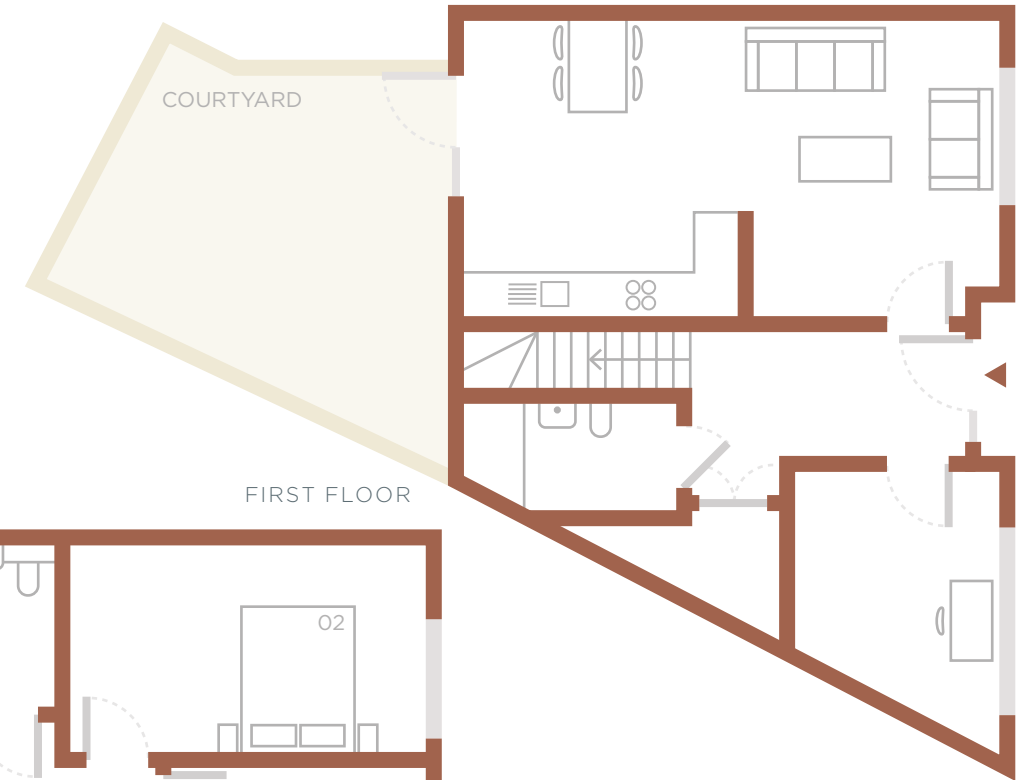
Bedroom 3
8 sqm

Study
7.7 sqm

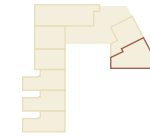
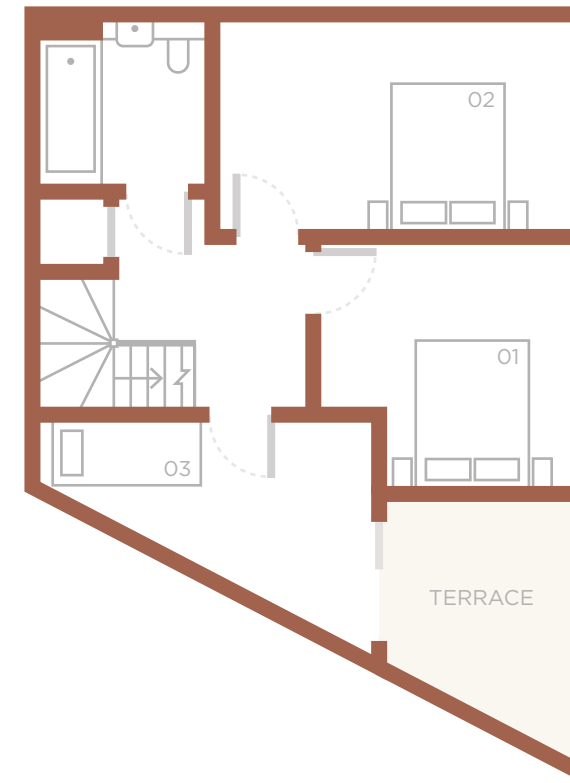
Courtyard
20 sqm

Terrace
6.3 sqm

GROUND FLOOR



FIRST FLOOR



APARTMENT

06

FIRST FLOOR

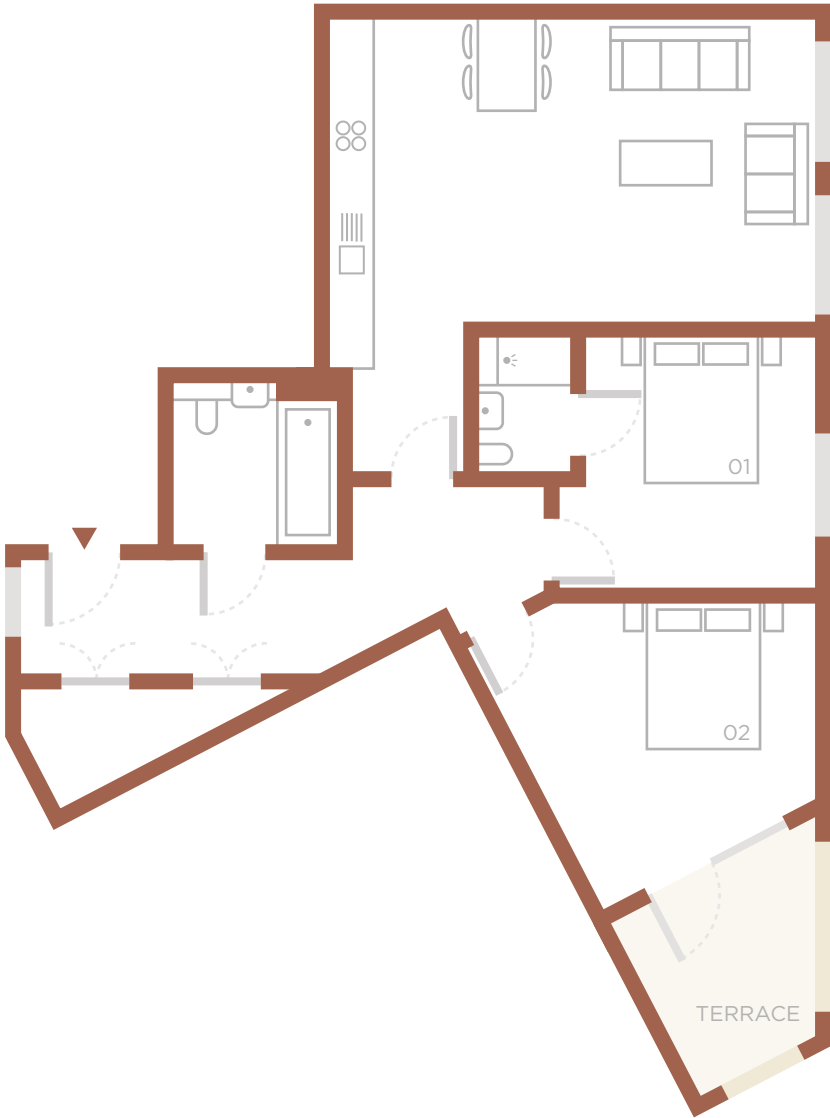
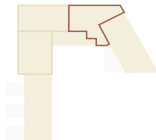
2 Bedrooms
2 Bathrooms
Terrace
76.5 sqm/823 sqft

Kitchen/Living
28.6 sqm

Bedroom 1
10.5 sqm

Bedroom 2
13.2 sqm

Terrace
5.3 sqm



APARTMENT

07

FIRST FLOOR

3 Bedrooms
2 Bathrooms
Balcony
94 sqm/1012 sqft

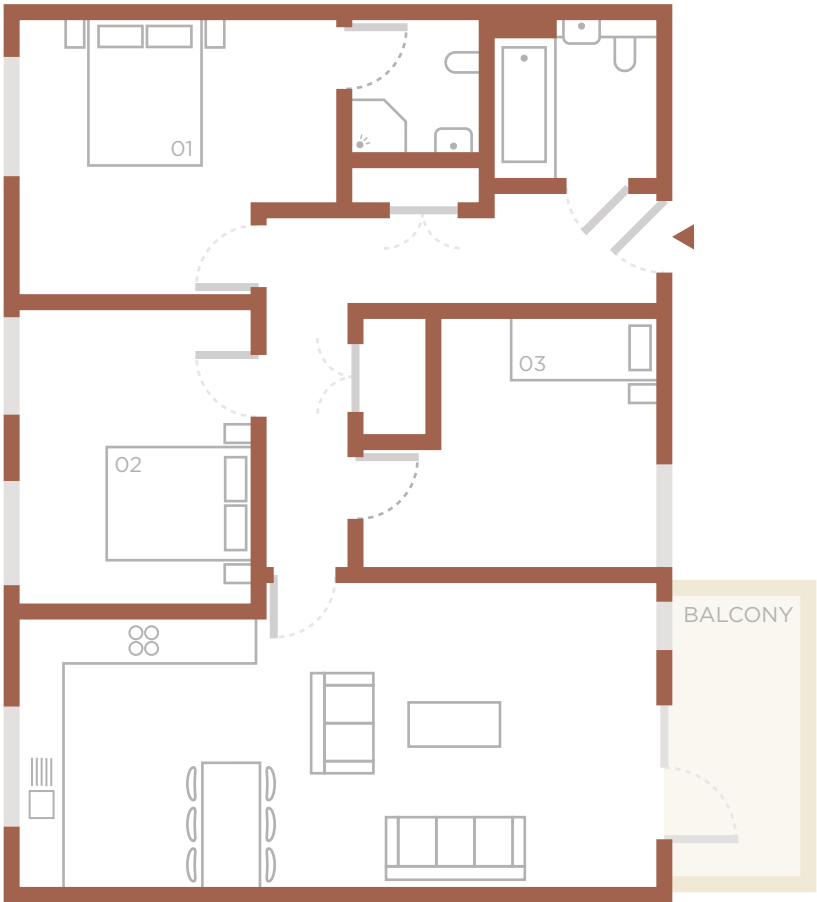
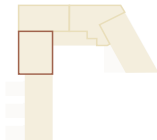
Kitchen/Living
33 sqm

Bedroom 1
14 sqm

Bedroom 2
12.2 sqm

Bedroom 3
11 sqm

Balcony
6.2 sqm



APARTMENT

08

FIRST FLOOR

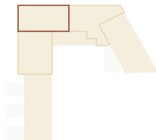
2 Bedrooms
2 Bathrooms
Terrace
74.5 sqm/802 sqft

Kitchen/Living
31.3 sqm

Bedroom 1
11.3 sqm

Bedroom 2
12.1 sqm

Terrace
4 sqm



APARTMENT

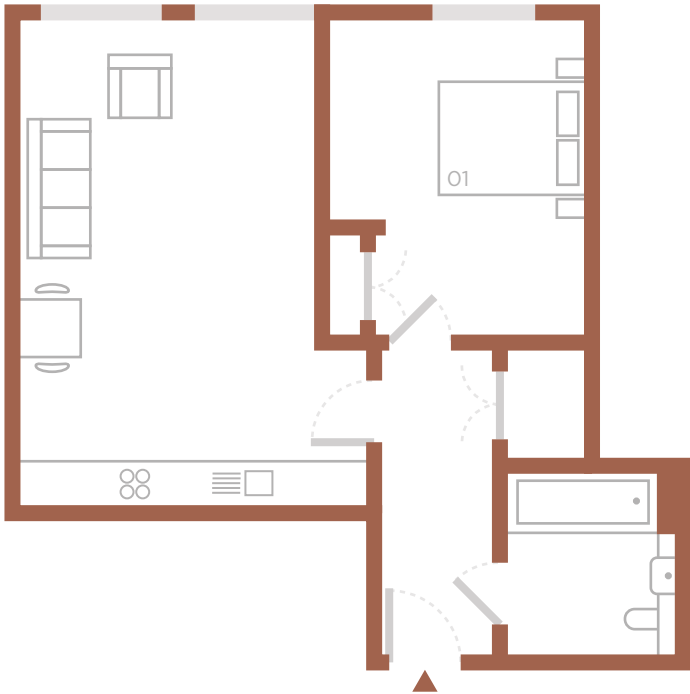
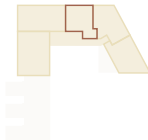
09

SECOND FLOOR

1 Bedroom
1 Bathroom
54.5 sqm/587 sqft

Kitchen/Living
26.2 sqm

Bedroom 1
14 sqm



APARTMENT

10

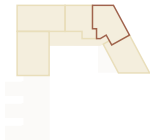
SECOND FLOOR

1 Bedroom
1 Bathroom
Terrace
55.3 sqm / 595 sqft

Kitchen / Living
27.6 sqm

Bedroom 1
14.2 sqm

Terrace
5.3 sqm



APARTMENT

11

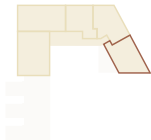
SECOND FLOOR

1 Bedroom
1 Bathroom
Terrace
57.8 sqm / 622 sqft

Kitchen / Living
30 sqm

Bedroom 1
12 sqm

Terrace
6.3 sqm



APARTMENT
12

SECOND FLOOR

3 Bedrooms
2 Bathrooms
Balcony
94 sqm/1012 sqft

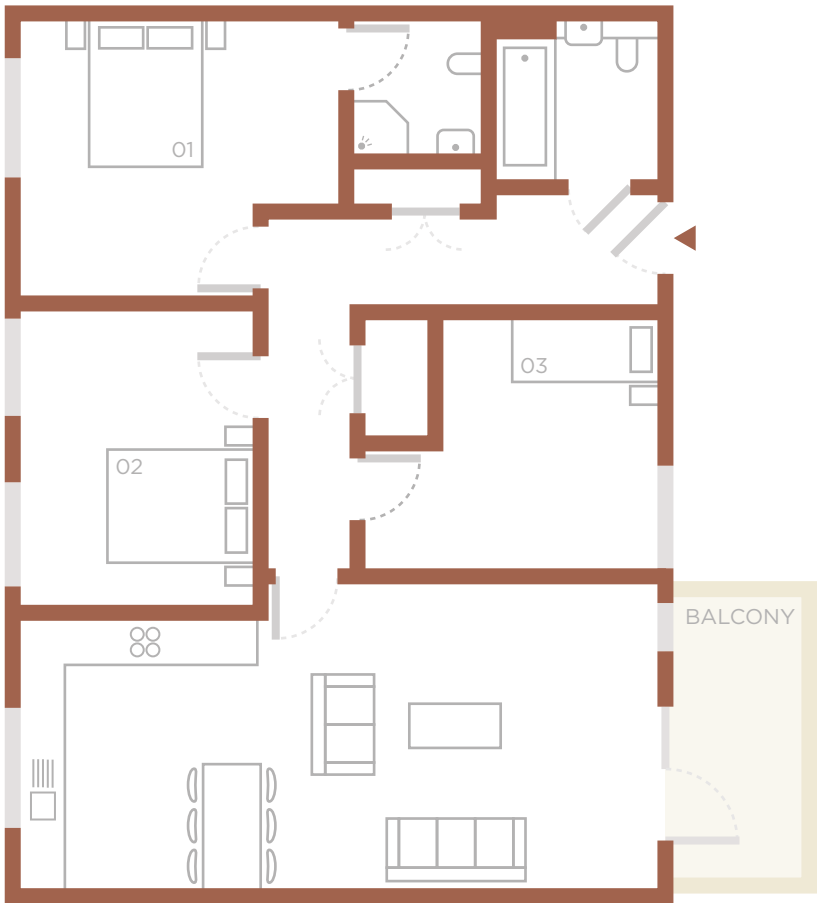
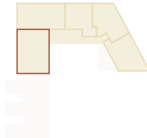
Kitchen/Living
33 sqm

Bedroom 1
14 sqm

Bedroom 2
12.2 sqm

Bedroom 3
11 sqm

Balcony
6.2 sqm



APARTMENT
13

SECOND FLOOR

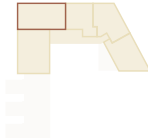
2 Bedrooms
2 Bathrooms
Terrace
74.5 sqm/802 sqft

Kitchen/Living
31.3 sqm

Bedroom 1
11.3 sqm

Bedroom 2
12.1 sqm

Terrace
4 sqm



APARTMENT

14

THIRD FLOOR

3 Bedrooms
2 Bathrooms
Terrace
98.5 sqm/1060 sqft

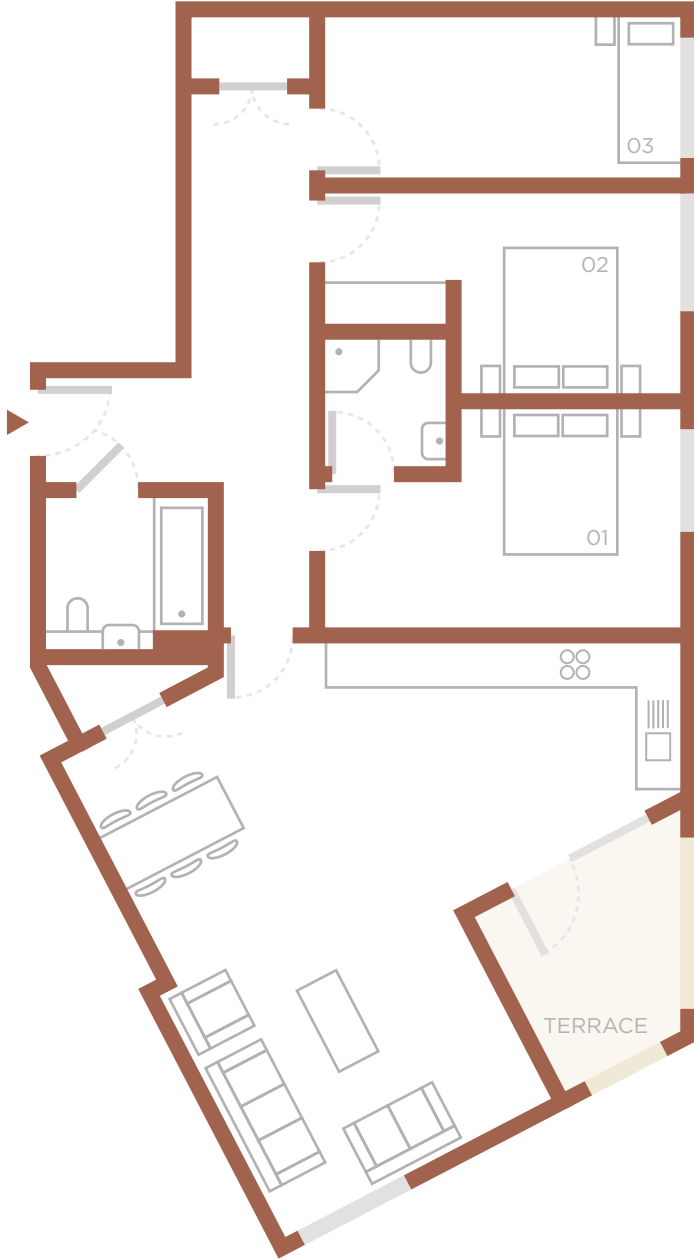
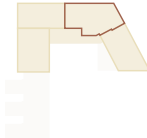
Kitchen/Living
37.8 sqm

Bedroom 1
12.4 sqm

Bedroom 2
11.3 sqm

Bedroom 3
10 sqm

Terrace
5.3 sqm



APARTMENT

15

THIRD FLOOR

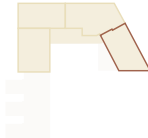
2 Bedrooms
1 Bathroom
Terrace
75.4 sqm/812 sqft

Kitchen/Living
32.4 sqm

Bedroom 1
12.4 sqm

Bedroom 2
11.6 sqm

Terrace
6.3 sqm



APARTMENT

16

THIRD FLOOR

3 Bedrooms
2 Bathrooms
Balcony
94 sqm/1012 sqft

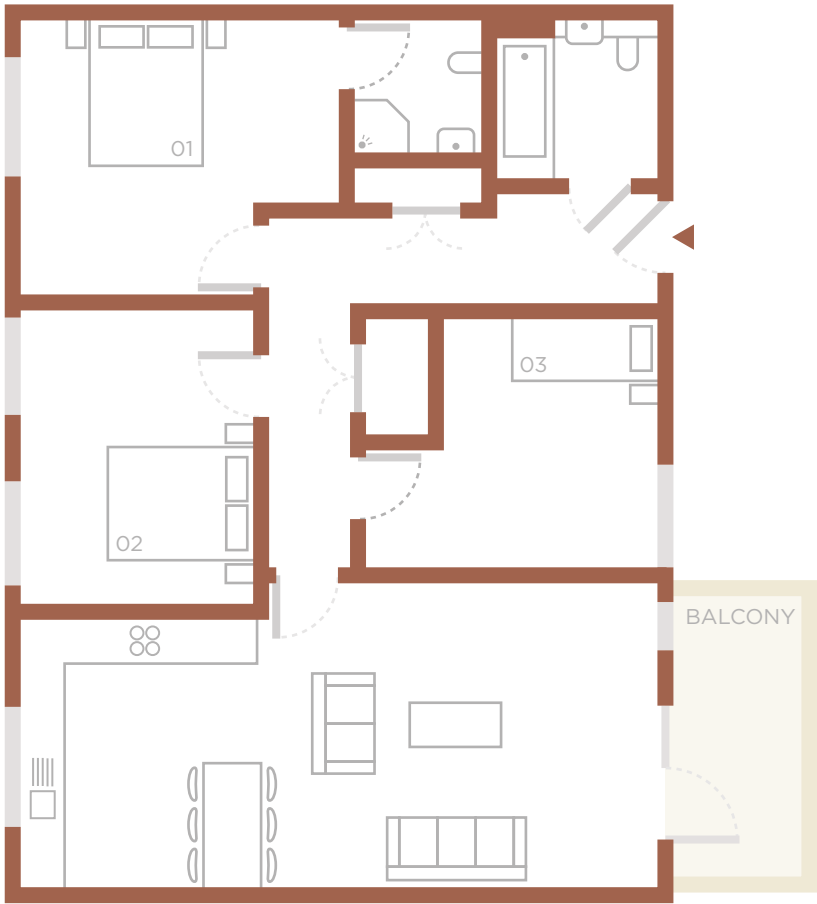
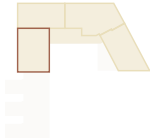
Kitchen/Living
33 sqm

Bedroom 1
14 sqm

Bedroom 2
12.2 sqm

Bedroom 3
11 sqm

Balcony
6.2 sqm



APARTMENT

17

THIRD FLOOR

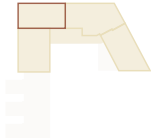
2 Bedrooms
2 Bathrooms
Terrace
74.5 sqm/802 sqft

Kitchen/Living
31.3 sqm

Bedroom 1
11.3 sqm

Bedroom 2
12.1 sqm

Terrace
4 sqm



18

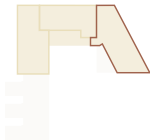
2 Bedrooms
2 Bathrooms
Terrace
75 sqm/807 sqft

Kitchen/Living
26.7 sqm

Bedroom 1
12.5 sqm

Bedroom 2
11.8 sqm

Terrace
27 sqm



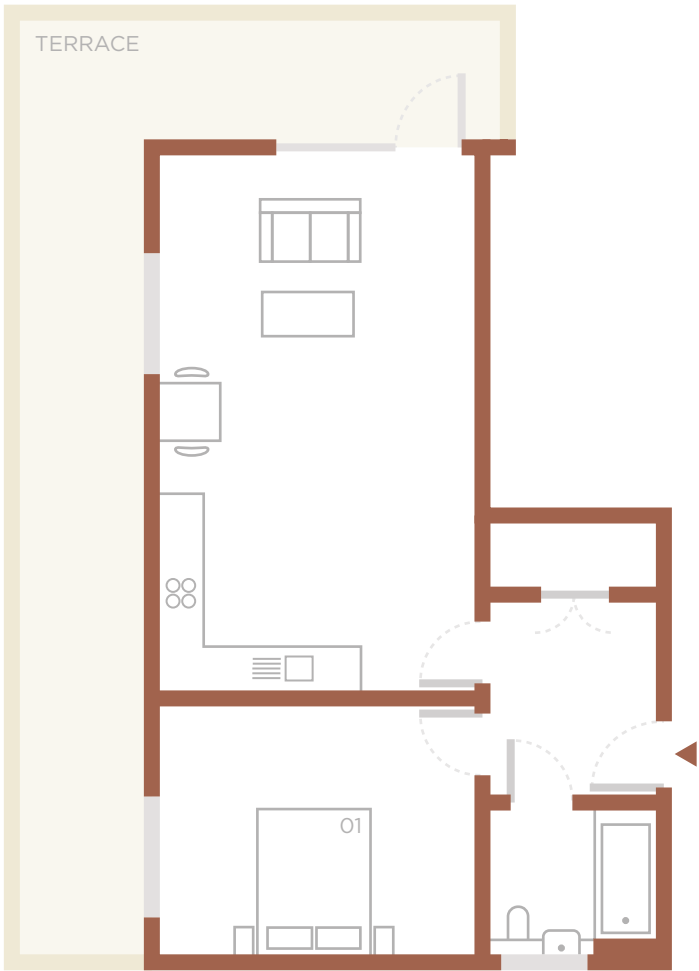
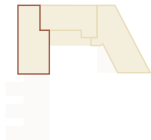
19

1 Bedroom
1 Bathroom
Terrace
55.2 sqm/594 sqft

Kitchen/Living
28.4 sqm

Bedroom 1
13 sqm

Terrace
25.2 sqm



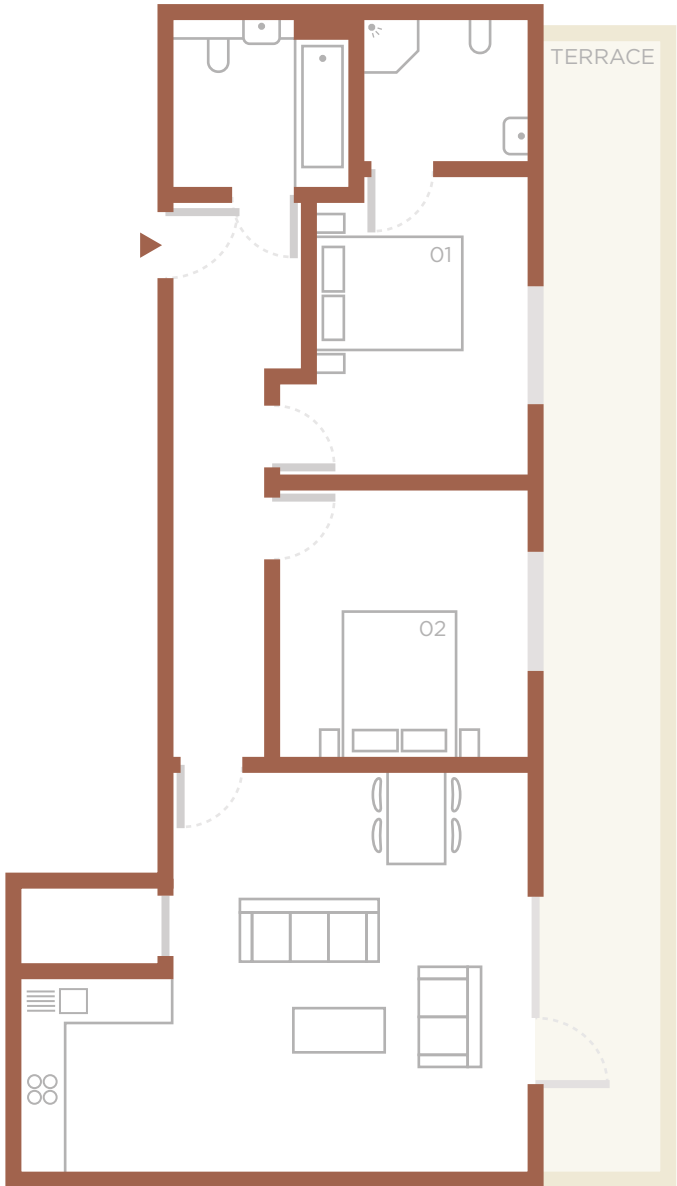
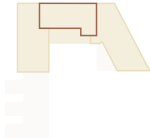
2 Bedrooms
2 Bathrooms
Terrace
76 sqm / 818 sqft

Kitchen / Living
29 sqm

Bedroom 1
12 sqm

Bedroom 2
11.8 sqm

Terrace
22 sqm



ALL MEASUREMENTS ARE APPROXIMATE. PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE AND MAY VARY DURING BUILD. FURNITURE LAYOUTS ARE PURELY ILLUSTRATIVE AND MAY BE SUBJECT TO CHANGE.



Specifications for your
BEAUTIFUL HOME

KITCHENS

- Handleless kitchens
- Bosch gas hob
- Bosch gas oven
- Bosch fridge/freezer
- Bosch dishwasher
- Bosch washer/dryer
- Elica Stone filter extractor with carbon filters, or similar approved
- LED lights under cabinets

BATHROOMS

- Bathrooms — Porcelain tiles
- En suites — Porcelain tiles
- Bathroom suites with copper taps and mixers
- Bath with glazed screen and thermostatic mixer shower
- Shower enclosure to en suites
- Mirrored cabinet unit above sink
- Heated towel rail
- Contemporary ceramic tiling
- Low voltage, two pin power outlet (shavers, toothbrush charging)

BEDROOMS

- Fitted wardrobes with shelf and hanging rail & sliding doors (Please check with agent for details)

INTERNAL GENERAL

- Gas central heating and hot water
- Screwless double power sockets
- Screwless flat plate light switch in matte black
- Telephone outlet sockets
- Connection points ready for Sky+ / Satellite / BT / Terrestrial TV and radio in all living rooms
- Stelrad / Koratherm vertical column radiators, or similar approved
- Spot lighting throughout

INTERNAL DOORS

- Grooved doors painted Dulux eggshell, Pure Brilliant White
- Matte black handles and door furniture

FLOOR FINISHES

- Bathrooms and en suites — Porcelain tiles
- Living rooms, hallways, kitchens, and bedrooms — Oak engineered wood flooring

PAINT FINISHES

- Walls: Dulux matte emulsion, Brilliant White
- Ceilings: Dulux matte emulsion, Brilliant White
- Skirting and architraves: Dulux eggshell, Pure Brilliant White

MAIN ENTRANCE & COMMON AREAS

- Lift access
- Communal lighting with movement sensors
- Secure cycle storage, bin storage

APARTMENTS EXTERNAL

- Private balcony (does not apply to all units)
- Lighting on balconies

SECURITY

- Colour video door entry system to each apartment
- CCTV system covering main entrance
- Fire doors
- Fully integrated smoke detectors and fire alarm system to all apartments

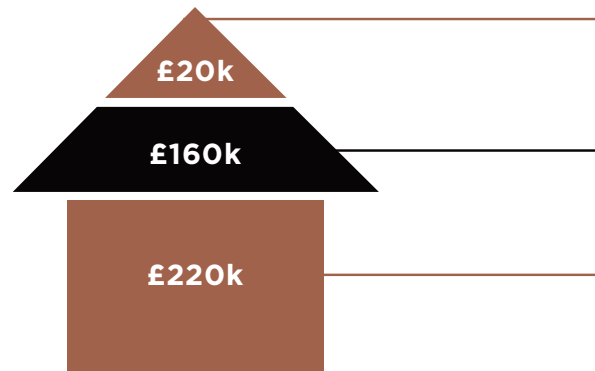
BUILDING STANDARDS & WARRANTY

- CRL 10 Year Building Warranty

SPECIFICATION MAY VARY DURING BUILD AND ACCORDING TO AVAILABILITY.

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 you're a first time buyer or you are 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, England & Wales.



BUYERS 5% DEPOSIT

GOVERNMENT 40% LOAN

55% MORTGAGE FROM
COMMERCIAL LENDER

BUYING WITH US

The developers in-house sales team provide a personalised buying experience combining years of expertise with first-hand knowledge of the development.

The developers offer a two year defect period to give you peace of mind when buying your new home in addition to a 10 year building warranty.



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%.

To find out more information regarding Help to Buy, visit the government website at:

helptobuy.gov.uk/equity-loan/london-help-to-buy

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.



Experience

With over 20 years combined knowledge of the London new homes property market our sales team has a wealth of experience which will make buying your new home a smooth, enjoyable process.

Knowledge

With first-hand knowledge of the development from the site being acquired, our sales team will be able to assist you with any query you have, no matter how big or small it is.

Aftercare

Your new home comes with a two year defect period with the developer. On completion you will be appointed with an aftercare consultant, who will assist you with any defects detected in your home during that period, for added peace of mind.

EAST LONDON HOMES LTD.

East London Homes is one of a several associated companies, which have completed many successful and popular new build and conversion schemes in East London over the past 15 years. We are currently working on five residential schemes locally for more than 500 apartments. Recently completed schemes by the same developer group include:

THE LOFTS AT ORDNANCE E1

An exclusive selection of executive studios, apartments and penthouses in Aldgate.

GLACIER POINT E2
64 incredible new properties in a landmark development in the heart of Bethnal Green.

HATCHAM WORKS SE14

Three beautifully restored Victorian warehouses in the Hatcham Park conservation area.

CERAMIC WORKS E9
An iconic development of fifty two new homes in the heart of Hackney.

**CHAPEL FORD
LOFTS E3**
Fourteen beautifully converted lofts hewn from a former Victorian factory.

EIGHT CENTRAL: CENTRAL STREET EC1

Eight individually designed luxury apartments and penthouses in the heart of the City.

LONGITUDE WHARF: PRIME MERIDIAN WALK E14

Twenty three spectacular apartments overlooking the River Thames.

DAMIEN COURT E1

Eight new luxury duplex penthouses added to an existing block of flats.

ALFRED STREET E3
A charming former commercial building converted and extended to seventeen flats.

IN-HOUSE SALES TEAM

Copper Works' in-house sales team provide a more personalised buying experience, combining years of expertise with first hand knowledge of the development.

COPPER WORKS SALES TEAM

Mindspace, 555 The Relay Building
114 Whitechapel High Street
London E1 7BT

020 3967 7567
sales@uniquenewhomeslondon.co.uk
copperworkse17.co.uk



COPPERWORKS
WALTHAMSTOW
LONDON E17

CopperWorksE17.co.uk

DISCLAIMER: COMPUTER GENERATED IMAGES, MAPS, AND DEVELOPMENT LAYOUTS ARE INTENDED FOR ILLUSTRATIVE PURPOSES AND SHOULD BE TREATED AS GENERAL GUIDANCE ONLY. INTERNAL FINISHES AT COPPER WORKS MAY DIFFER. FLOORPLANS ARE INTENDED TO GIVE A GENERAL INDICATION OF THE PROPOSED FLOOR LAYOUT ONLY. DIMENSIONS SHOULD NOT BE USED FOR CARPET OR FLOORING SIZES, APPLIANCE SPACES OR ITEMS OF FURNITURE.

DESIGN BY ENERGY DESIGN STUDIO

