

SHARED OWNERSHIP AT  
**HEPWORTH PLACE**  
WALTHAMSTOW

**One Housing**  Part of  
**Riverside**



IF NOT NOW, WHEN?  
IT'S TIME: WALTHAMSTOW

# A LANDMARK DEVELOPMENT

A stunning collection of 1, 2, and 3  
bedroom Shared Ownership apartments  
in the heart of Walthamstow





## LIVING: LEGACY

Nestled around the iconic copper clock tower of the old Town Hall and the captivating Fellowship Square fountain, the modern Hepworth Place development introduces a blend of 1, 2, and 3 bedroom apartments, revitalizing a key local treasure.

Honoring the site's rich heritage as a central community gathering spot, Hepworth Place invites you to play a part in sculpting Walthamstow's future. At the heart of the development lies the civic centre, embodying a harmonious blend of attributes that enhance this cherished landmark, celebrating its pivotal role in Walthamstow's community life.

The development is thoughtfully designed to echo the area's vibrant spirit, with Fellowship Square serving as a striking focal point. This grand civic space is highlighted by a remarkable fountain featuring 144 illuminated jets, offering a dazzling visual spectacle that mirrors the dynamic energy of the surrounding community. Hepworth Place stands as a testament to the area's ongoing transformation, weaving together the past and future of Walthamstow.

**Hepworth Place, where modern living spaces merge seamlessly with historic landmarks, surrounded by lush greenery yet close to the heart of a world-class city. It's a hub where sustainable living, cultural richness, and community spirit are poised to flourish for generations to come.**



# CONNECTED: COMMUNITY

**"With the fountain and community space proving to be wildly popular with residents, we are delighted the ambitious Town Hall transformation is creating a brand new neighbourhood in the centre of our fantastic borough, with a truly unique civic centre that operates as a 365 day a year cultural venue."**

*Cllr Simon Miller, Member for Economic Growth and Housing Development*



Finding happy days: Feel Good Centre indoor soft-play for rainy days; a magnificent fountain to splash around in when the sun shines; a children's wildlife activity group to stimulate child curiosity and involvement in nature.

Greener by design: This Car free development has 815 secure cycle spaces. Local pedestrianised zones between 10am and 10pm around Walthamstow also provides an enhanced feeling of living in a 'mini-Holland'.



Intimate private gardens, green lawns to larger playing fields, running tracks and outdoor spaces provide an abundance of green areas to exercise, meet new people, and relax, watching nature.



Open and welcoming, people and wildlife can freely move through the site, absorbing the positive impacts of the landscape. The public realm supports biodiversity through its planting of wildflowers, and over 200 new trees.



Renewable energy: According to the Home Builders Federation, owners of new build apartments save on average £435 per annum - equivalent to a takeaway coffee every working day for the year!



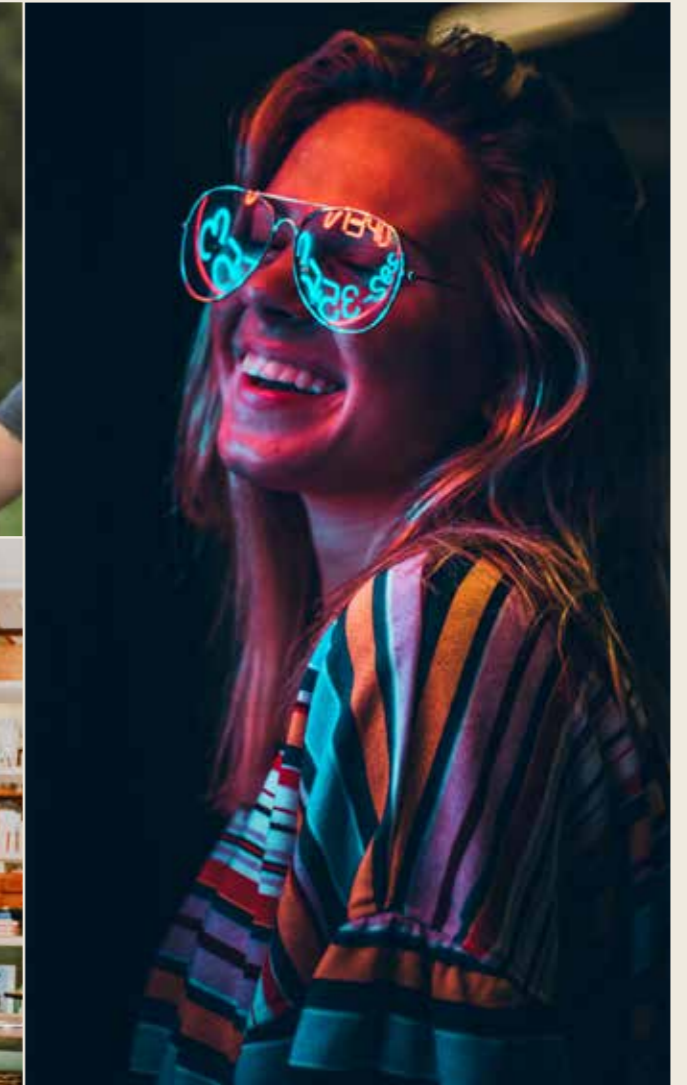
The civic centre is a dynamic place for people - where resident, workers and visitors alike enjoy a place that is active, inclusive and welcoming. The Ground floor hosts a café and new flexible work spaces for the public to use, within the incredible setting of Grade II listed architecture.

#AWESOMESTOW

# LOVE: LOCAL

You can find boutique and artisanal enterprises working alongside established international grocers, bargain shops, and market stalls in Hoe Street and Wood Street. Locals adore both the down to earth and aspirational variety on offer.

Beyond the much-hyped trendy 'Village' quarter near Orford Road, restorations to the wider area see Walthamstow branded #Awesomestow by upwardly mobile Londoners.





# HOME: CULTURE

Walthamstow, a hub of historical and quirky attractions, boasts Europe's longest traditional street market, the creative E17 Art Trail, and is a pivotal location in London's grime music scene. Cultural landmarks like the William Morris Gallery, the vibrant Empire Cinema, and the eclectic God's Own Junk Yard enrich the area, alongside the innovative Blackhorse Workshop.

The area's spirit of creativity continues with the E17 Art Trail, showcasing local art from the iconic entrance of the former Walthamstow Stadium to intimate community spaces. The Ye Olde Rose and Crown theatre pub combines live music, comedy and craft

beer, whilst the Big Penny Social serves as a community hub, combining a pub and arts centre. This versatile space is suitable for everything from a quick drink to large celebrations, including watching live sports and hosting events.

The newly established Fellowship Square offers year-round cultural activities, including the East London Shakespeare Festival. Additionally, every first Sunday of the month, the Outdoor Flea Market takes place, offering a rich selection of vintage goods, mid-century furniture and unique finds in the scenic Town Hall grounds. It's the ideal spot to find unique bargains and decorate your new home!

Walthamstow boasts a vibrant shopping scene, from shopping malls, to the bustling street market, specialist shops and local artisans. Explore vintage finds, fresh produce, and unique gifts, all while enjoying the lively atmosphere of this dynamic East London neighbourhood.



The William Morris Gallery celebrates the legacy of the iconic designer, showcasing his influential works and ideals in his former home, nestled in the heart of Walthamstow.



Wood Street Indoor Market in Walthamstow is a treasure trove of vintage, antiques, and quirky finds, offering a unique shopping experience in a historic setting.



Walthamstow's vibrant culture is mirrored in its eclectic mix of dining options, offering everything from succulent street food and wood-fired pizzas to rich spices and Mediterranean delights, catering to all tastes. The lively social and nightlife scene is evident in its diverse array of pubs, bars, and breweries, where real ale, exotic cocktails, or unique drinks can find the perfect spot to match any vibe in this dynamic town centre..



Just a 15-minute walk away you'll find Walthamstow Village, a charming little slice of the countryside in the capital! Discover artisan eateries, micro-breweries, deli's and quaint shops. Explore the ancient St. Mary's Church, relax in tranquil Vestry House Museum gardens, or dine in cozy pubs for a relaxing afternoon.

Ravenswood Industrial Estate buzzes with activity, home to the famed neon-lit God's Own Junkyard, craft breweries like Wild Card Brewery, and trendy bars. It's a unique destination for art lovers, beer enthusiasts, and nightlife seekers.



## NATURE: LEADING

As well as offering doorstep opportunity for exercise and car-free living, there are numerous, outstanding green spaces nearby.

Lloyd Park stands as a testament to the area's natural beauty, offering a green escape with its woodlands, meadows, and ponds alongside modern amenities like playgrounds, sports courts, and a skate park.

The Walthamstow Wetlands, Europe's largest urban wetland reserve, sprawls over 500 acres, providing a sanctuary for wildlife and a serene getaway for visitors.

Here, one can observe waterfowl, birds of prey, and butterflies amidst a scenic network of paths.

Chestnuts Field, nestled behind the Town Hall, serves as a versatile open space for fitness, picnics, and leisure, featuring a sensory garden that enhances its role as a cherished community resource. Together, these spaces enrich the community, offering varied experiences from cultural enrichment to natural exploration and relaxation.



# AREA: MAP

Hepworth Place is ideally situated, offering easy access to efficient transport links and eco-friendly travel paths. The location is enhanced by its proximity to enticing shopping options and picturesque green areas. This prime location offers effortless access to major roadways, including the A406 North Circular and M11, ensuring easy travel and connectivity.



# TRAVEL: TIMES

Boasting superb transport links, Walthamstow offers fantastic access to central London and beyond, making it an ideal spot for commuters and explorers alike. Hepworth Place has two stations close by, Wood Street and Walthamstow Central, offering frequent services on the London Overground and the Victoria Line, ensuring swift journeys to the West End and further afield.

The area is also well-served by numerous bus routes and dedicated bike paths, including the scenic Lea Valley Cycle Path, which allows for a pleasant bike ride straight into the heart of the city.

**Located conveniently close, both Walthamstow Central in Zone 3 and Wood Street station in Zone 4 are 0.8 miles away.**

### UNDERGROUND FROM WALTHAMSTOW CENTRAL

- **Kings Cross**  
16 mins
- **Euston**  
17 mins
- **Oxford Circus**  
21 mins
- **Victoria**  
24 mins

### OVERGROUND FROM WOOD STREET STATION

- **Chingford**  
9 mins
- **Hackney Downs**  
11 mins
- **Liverpool Street**  
20 mins
- **Stratford**  
32 mins

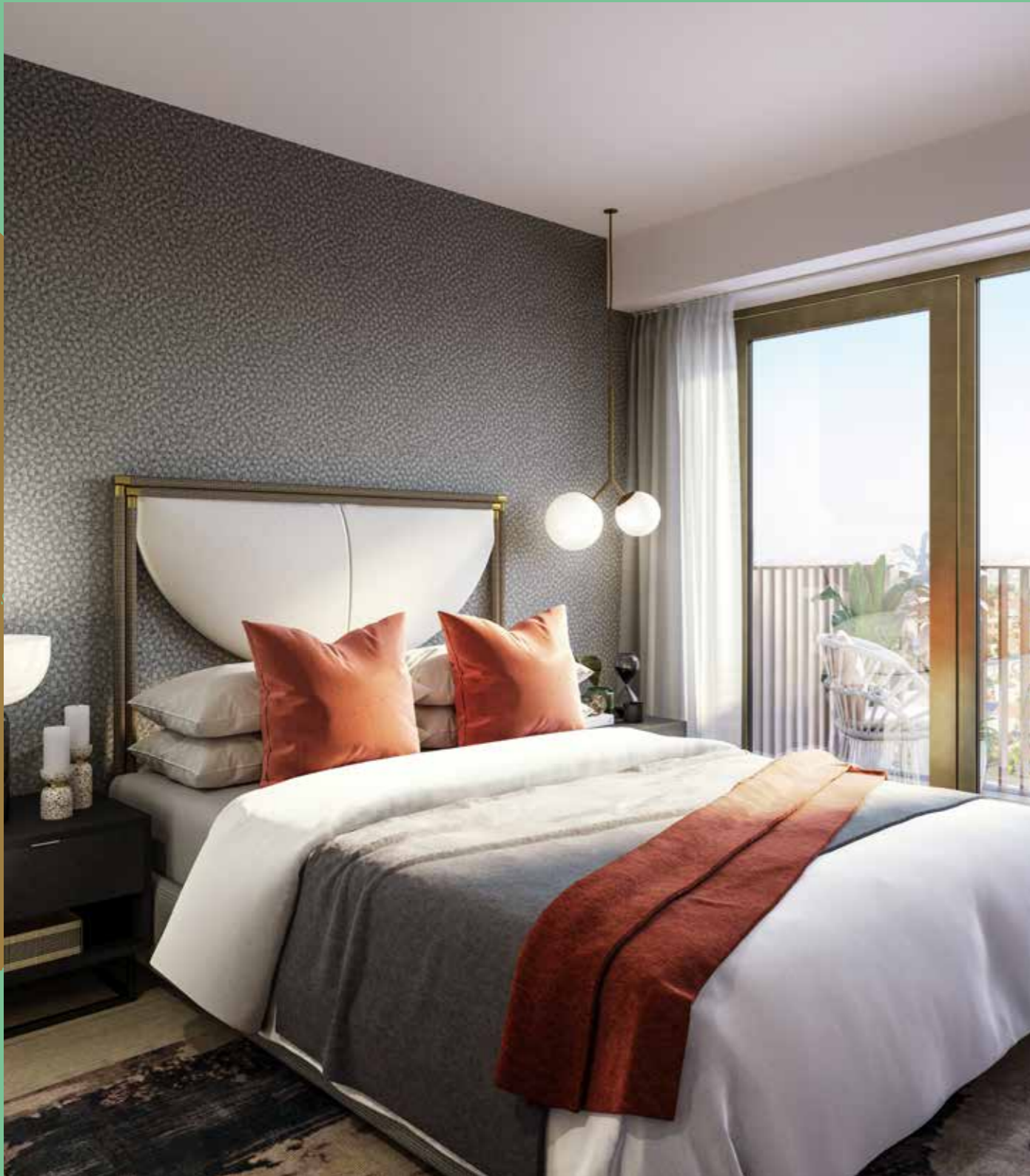
### BY BUS

- **Walthamstow Wetlands**  
12 mins
- **Walthamstow Central**  
14 mins
- **Walthamstow Market**  
14 mins
- **Tesco Superstore**  
18 mins

Travel times taken from: [google.com/maps](https://www.google.com/maps) and [thetrainline.com](https://www.thetrainline.com) and area indicative only.

# CONTEMPORARY: LIVING SPACES





## DESIGNED FOR: MODERN LIFESTYLES

### KITCHEN

- Contemporary units with Matt nickel door handles and under cupboard strip lighting
- Brazillia grey worktop and matching upstand
- Stainless steel one and a half bowl sink and drainer with chrome mixer tap
- Integrated single electric oven
- Electric ceramic hob
- Integrated extractor hood
- Integrated fridge/freezer
- Freestanding washer/dryer in cupboard/kitchen
- White recessed downlighters to ceilings

### BATHROOM

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Full height and width mirror behind sink from splashback
- Bath with panel in driftwood. Shower over bath
- Chrome and clear glass shower screen
- Back to wall soft close WC with concealed dual-flush cistern
- Thermostatic shower mixer with slider rail
- Porcelain wall tiles full height around bath/shower
- Chrome heated towel rail
- Shaver socket
- White recessed downlighters

### DECORATION

- Spring Thaw, 80/20 wool twist carpet fitted to all bedrooms, stairs and landing
- Amtico flooring in hallway, kitchen and living room
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Veneer front door in driftwood with chrome ironmongery
- Internal doors painted satin white with chrome ironmongery

### HEATING, LIGHTING & ELECTRICAL

- Power points and electrical fittings conveniently positioned throughout
- Underfloor heating
- Chrome USB-A and USB-C and double sockets conveniently positioned throughout
- Superfast Hyperoptic Broadband or option for Sky, Virgin and BT
- Pendant lighting to bedroom(s)
- White recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Exterior light to balconies and terraces

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Photography used is of a typical apartment and is indicative only. Specification may differ, please ask a Sales Consultant for more details.

# SITE MAP

## SHARED OWNERSHIP AT HEPWORTH PLACE

- ① Block B
- ② Block C
- ③ Block D
- ④ Block H

## CIVIC SPACES AT HEPWORTH PLACE

- ⑤ Waltham Forest Town Hall
- ⑥ Assembly Hall
- ⑦ Fellowship Square
- ⑧ Civic Centre

## SURROUNDING AREA, GROUNDS AND ROADS

- ⑨ Hepworth Place Grounds
- ⑩ Chestnuts Field
- ⑪ A503 Forest Road
- ⑫ Faman Avenue







## BUYING WITH SHARED OWNERSHIP

Shared Ownership lets you buy a percentage of your new home while you pay rent on the remainder.

This means that you only have to find a small deposit and a smaller mortgage compared to what you would have to pay if you were buying outright.

As time goes by, you can 'staircase' – increase your shares in the property – until the home is all yours.

Terms and conditions apply and subject to eligibility. Other monthly costs will be applicable.

### HOW THE ALLOCATION PROCESS WORKS

Please note that all customers will be required to complete an eligibility application form and financial assessment. Properties will be allocated via a selection allocation process to those with the highest priority.

### SHARED OWNERSHIP ACCESS

All residents have access to the podium. For our residents this will be via the street using access fobs. There is no concierge and SO residents cannot use the concierge in the neighbouring block. All residents in this block have access via stair well and lift.

# CREATING PLACES THAT PEOPLE CALL HOME

One Housing is a trading name of The Riverside Group Limited (Riverside), following the merger and subsequent legal integration of One Housing Group Ltd with Riverside.

We currently operate as a distinct part of Riverside, offering a wide range of housing options, including homes for social rent in partnership with local authorities, as well as homes for affordable rent, shared ownership, private rent, and private sale. We own and manage over 17,000 homes in London and the Southeast serving over 35,000 residents. It is our responsibility to ensure that our residents are safe and secure in their homes.

Our focus is on the development of homes that people can afford. Our development programme serves that section of the population which is not well provided for and where there is significant need. Wherever possible, we will prioritise the building of genuinely affordable homes. We also have a number of estates where we are working with residents for possible renewal.



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FLOORPLANS

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