

*A stylish selection of  
one and two bed  
apartments with  
parking in  
Chingford*







# The best of both worlds

Why feel you have to choose between the excitement of urban hustle and bustle or the tranquillity of nature when with Aspen from East Thames - you can have both.

East Thames are proud to introduce this stylish, affordable selection of one and two bedroom homes with everything to offer. Each apartment comes with a parking space and features a fully fitted Ideal Standard bathroom, Howdens kitchen, energy efficient lighting and all white goods included.



## *What is Shared Ownership?*

Also known as part-buy, part-rent, this government funded initiative helps first time buyers get a foot on the property ladder.

You purchase a percentage of the property (as much as you can afford) with the option to purchase the remainder at a later stage. During the time that you own a share, a subsidised rent will be payable.



# Green spaces, city places

## Location

Aspen offers a unique location and the chance to enjoy the best of both worlds – combining all the convenience of a bustling metropolitan centre and near to the enchantingly beautiful Epping Forest.

Well located for access to the vibrant high street of Chingford Road, you'll find plenty of independent restaurants and shops to cater for all tastes. With many friendly pubs, Sainsbury's and Morrisons superstores, and several gyms nearby, in addition to a local leisure centre, this fantastic location offers instant access to the best of London at an affordable price.

A slice of the city surrounded by nature, Aspen also boasts the leafy surrounds of Lee Valley Park to the west – flanking the River Lee it is a great place to cycle, walk, run, or just enjoy the soothing sights of Britain's famous canal boats drifting majestically through the water. Home to a wealth of leisure opportunities from horse riding and white water rafting to fishing, you'll have every reason to stay active – all in the company of the local wildlife at the nature reserve.

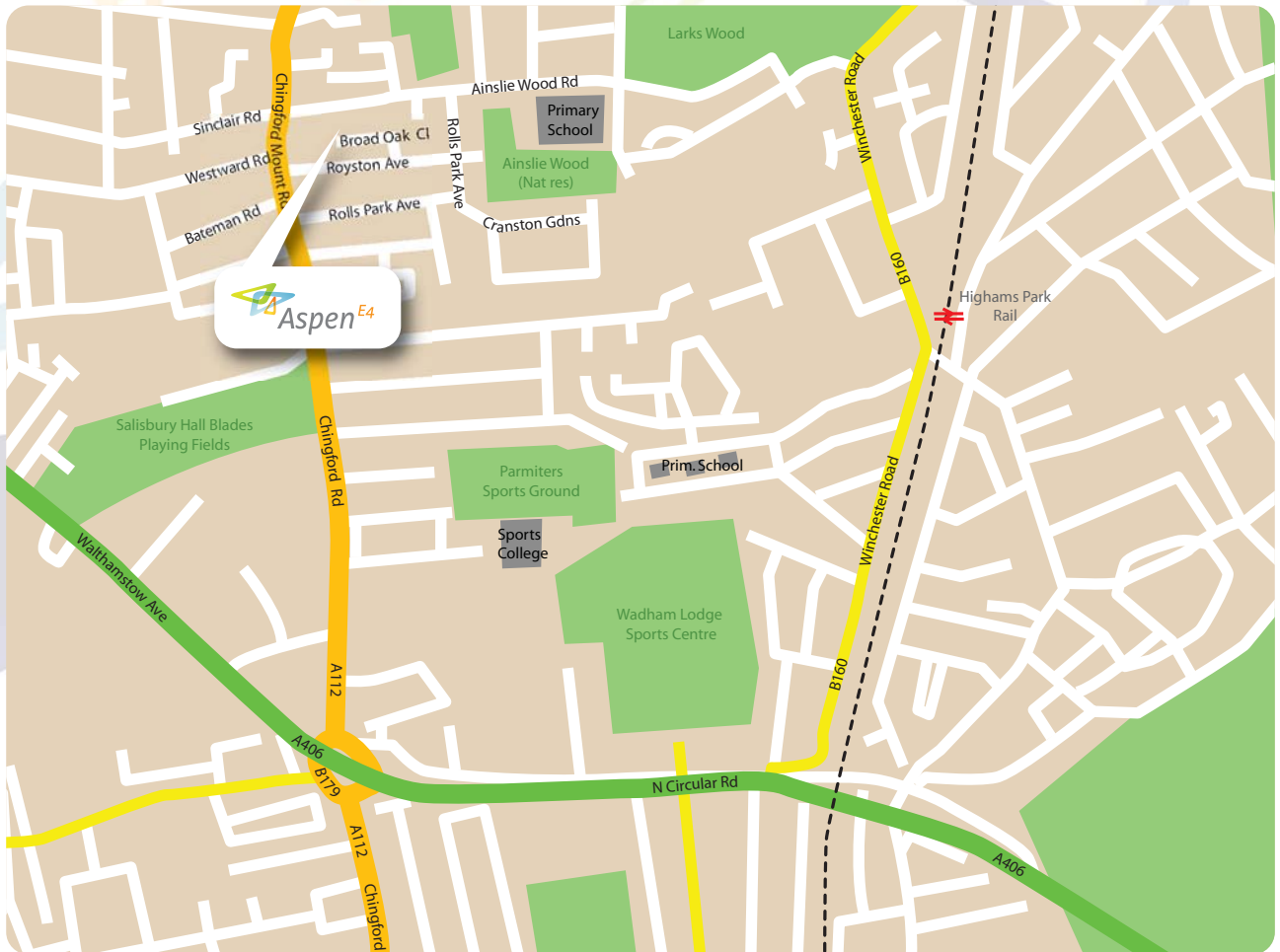
## Transport

With many excellent links into London and beyond, Aspen gives convenient access to the capital. Highams Park Rail is just over a mile away, offering access into the centre of London, with Liverpool Street only 25 minutes away.

Alternatively, Walthamstow Central to the south is on the Victoria Line putting the entire Tube network within your reach. There are also excellent bus connections and car links via the A112 and the A406 (North Circular).

(NB - distances obtained from Google maps and transport information and times from TFL or National Rail)





# Style and substance

## The homes at Aspen include:

### Bathroom

- Ideal Standard 'Concept' WC.
- Ideal Standard Nisa Eco Bath with shower.
- Frameless shower screen.
- Heated chrome-plated towel rail.
- Porcelanosa wall tiles.

### Kitchen

- Howdens Saponetta White kitchen units.
- 38mm Matt laminate worktop - Quartzite.
- Stainless steel cooker hood.

- Lamona chrome Garda swan neck monobloc tap.
- Integrated fridge freezer, oven, hob and washer/dryer.

### Flooring

- Karndean vinyl floor tiles to kitchen & bathroom
- 80/20 wool/nylon mix carpets to all other areas

### Heating & Lighting

- Gas central heating system to Block B.
- Electric storage heating system to Block A.

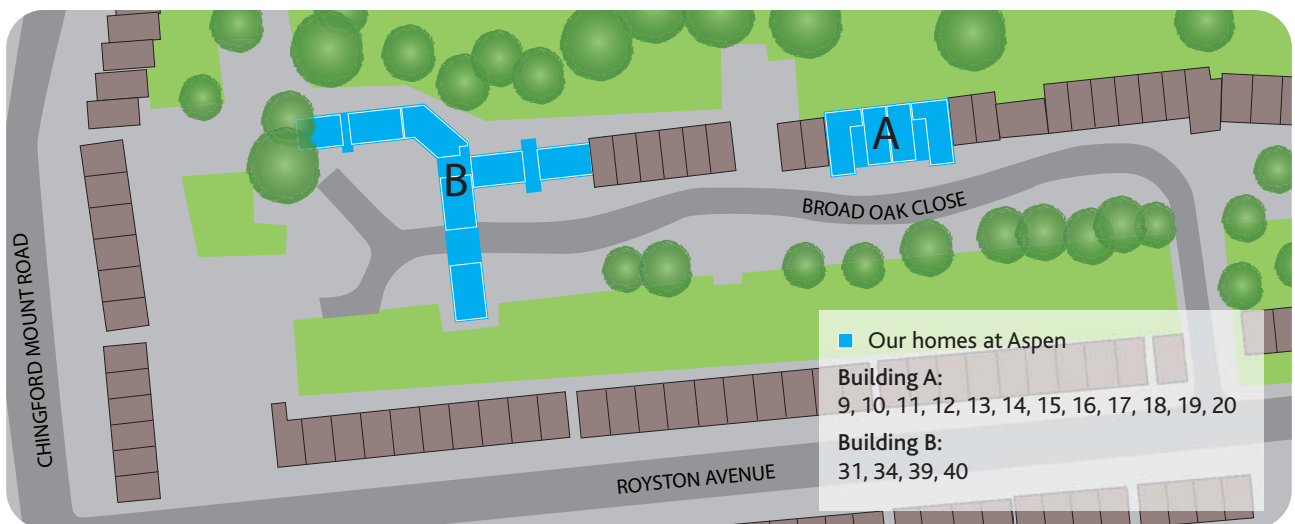
- Pendant lighting to general areas.
- Ceiling bar spotlights to kitchen.

### Telephone & TV

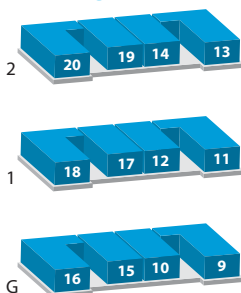
- Digital TV and radio point in lounge and master bedroom compatibility with Sky plus and Sky HD.

### General

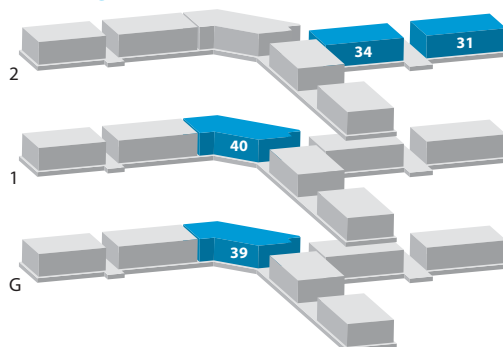
- Airing cupboard.
- Wall mounted coat hooks.
- 1 parking space to each apartment.



### Building A

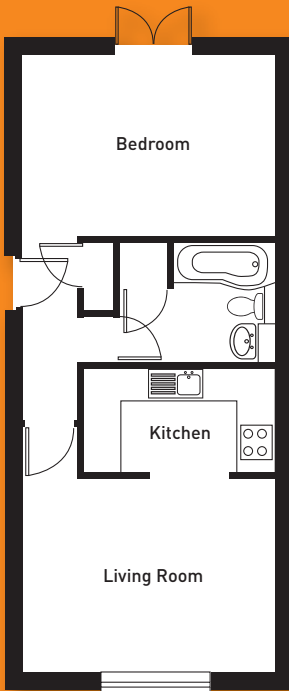


### Building B



Important notice: Properties on the 2nd floor of the 2 buildings will have restricted ceiling height due to the nature of the sloping roof. These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, and elevation treatments such as building materials may vary from time to time as may floor plan layouts. Positioning of bathroom sanitary ware may vary between apartments. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescription Act 1991. Nor do they constitute a contract or a warranty. Images used are illustrative purposes only. All dimensions are approximate maximum room sizes.

## Building A



### 1 Bed home

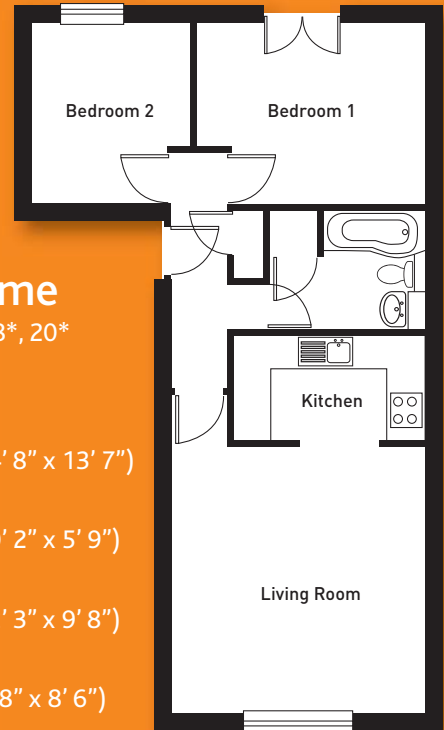
10\*, 12\*, 14\*, 15, 17 and 19  
(\* Handed)

Living Room  
4.1m x 3.2m (13' 9" x 10' 7")

Kitchen  
3.1m x 1.7m (10' 5" x 5' 9")

Bedroom 1  
4.2m x 2.9m (13' 9" x 9' 9")

**Total size: 43m<sup>2</sup>**



### 2 Bed home

9, 11, 13, 16\*, 18\*, 20\*  
(\* Handed)

Living Room  
4.4m x 4.1m (14' 8" x 13' 7")

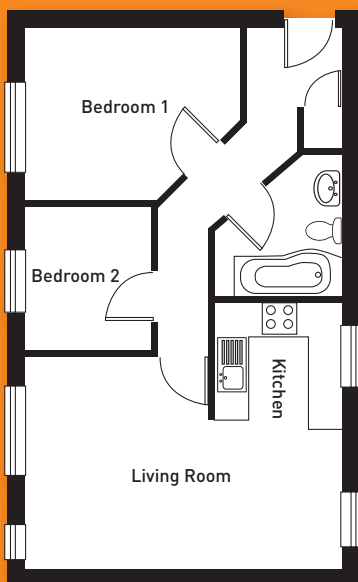
Kitchen  
3.1m x 1.7m (10' 2" x 5' 9")

Bedroom 1  
3.7m x 2.9m (12' 3" x 9' 8")

Bedroom 2  
2.9m x 2.6m (9' 8" x 8' 6")

**Total size: 55m<sup>2</sup>**

## Building B



### 2 Bed home

31\*, 34  
(\* Handed)

Living Room/Kitchen  
5.4m x 3.6m (17' 8" x 12' 0")

Bedroom 1  
2.4m x 2.1m (8' 1" x 7' 1")

Bedroom 2  
2.3m x 2.1m (7' 9" x 7' 2")

**Total size: 50.2m<sup>2</sup>**



### 2 Bed home

39, 40

Living Room/Kitchen  
5.4m x 4.1m (17' 11" x 17' 10")

Bedroom 1  
5.1m x 2.5m (16' 10" x 8' 4")

Bedroom 2  
2.6m x 2.6m (8' 7" x 8' 6")

**Total size: 61m<sup>2</sup>**

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