



WALLIS WORKS

HACKNEY



**BRAND NEW ELEGANT
DEVELOPMENT OF FIVE
SHARED OWNERSHIP
APARTMENTS IN HACKNEY**

Did we mention it's only a stone's throw from Queen Elizabeth Olympic Park?

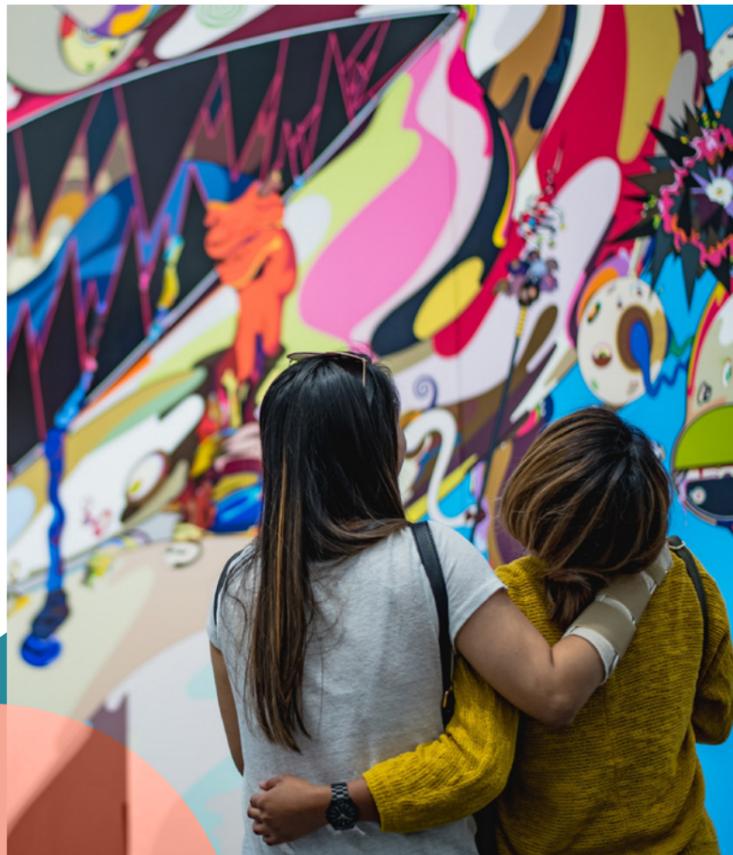
INTRODUCING... WALLIS WORKS, E9



Set in the heart of Hackney, one of London's most creative and dynamic neighbourhoods, Wallis Works is a stunning collection of five contemporary 1, 2 and 3-bedroom apartments. Stylish, high-spec homes designed for the lifestyle you want, in a location you'll love.

CRUISING AROUND

E9. The new must-have postcode is on the doorstep of Victoria Park, the Canal Waterways and the London Stadium. Industrial chic sits alongside Victorian splendour in a location that is vibrant, hip and fun. From cocktails to craft beers. From canal-side cafes to global gourmet. From high-end street art to independent galleries. From great gigs to terrific theatre. From top shops to market magic. From the People's Park to the Wetlands Walk. From football to bowling. This lively part of London is as individual and welcoming as the people who live there. Come and join them.



THE APPLE OF YOUR EYE

Perfect for you, brilliant for kids, Hackney is everything you want in a city home and lifestyle.

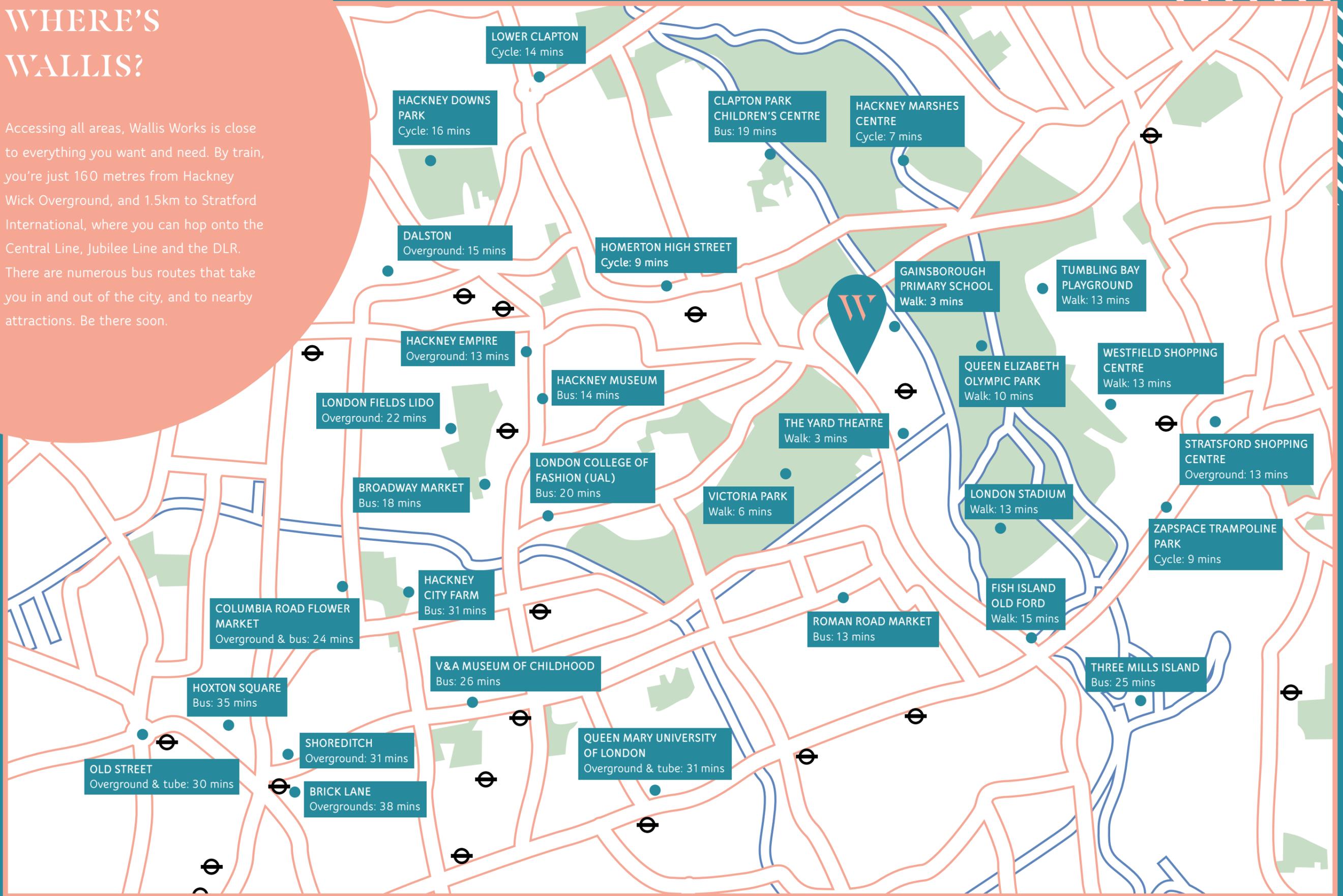
Eat, drink and be merry in one of the hundreds of cafes, bars street outlets and restaurants, including The Stour Space, Where East Meets West and Hackney Pearl. Shop 'til you drop at Westfield Stratford City, with its 250 stores and 75 places to eat and drink. Catch a movie at the Vue Cinema (it shows up to 30 films a week). Dance at Grow, Oslo and the Moth Club – Hackney is where Grime and 2-step Garage was born. Have a laugh at one of the comedy clubs – Copper Box Arena is a favourite. Applaud a show at the historic Hackney Empire. Pack a picnic and head to the Green Flag Victoria Park, where you can ride The Slide and take in the views at ArcelorMittal Orbit. Breathe in the outstanding natural beauty at the Wetlands Walk, Wick Woodland and Hackney Marshes. Cheer on the Hammers at the London Stadium – West Ham's new home and site of the 2012 London Olympics. Party at one of the events and festivals – Hackney WickED is unmissable.

Every day – and night – brings somewhere new to explore and something new to experience.



WHERE'S WALLIS?

Accessing all areas, Wallis Works is close to everything you want and need. By train, you're just 160 metres from Hackney Wick Overground, and 1.5km to Stratford International, where you can hop onto the Central Line, Jubilee Line and the DLR. There are numerous bus routes that take you in and out of the city, and to nearby attractions. Be there soon.



These are only approximate times and were taken from Transport for London and Google map. For further details, contact National Rail www.nationalrail.co.uk or Train Line at www.thetrainline.com.

HOME IS WHERE YOUR HEART IS



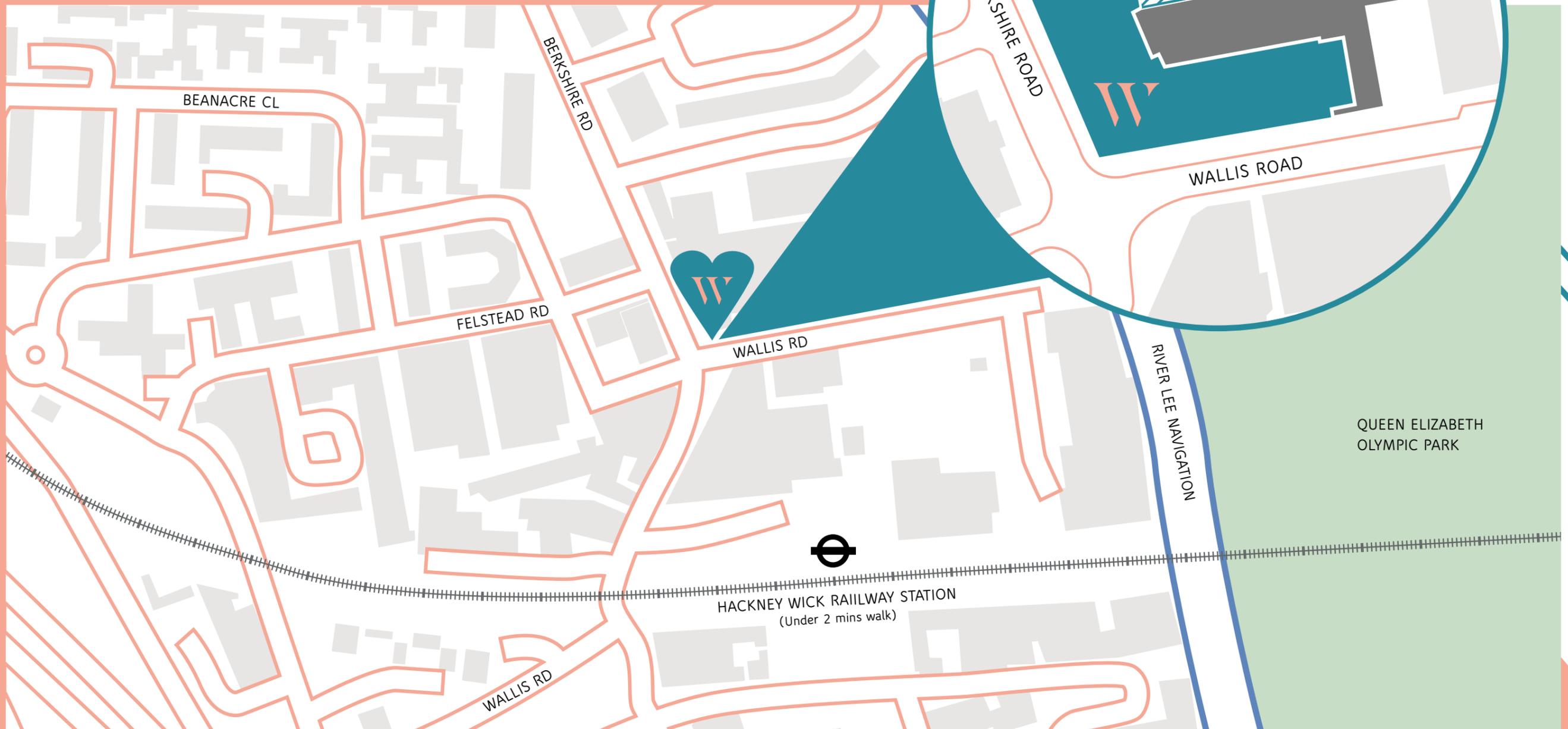
5 x shared ownership,
private units and
commercial units



Heritage site



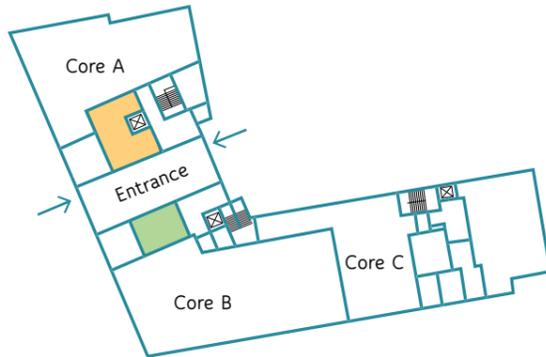
Courtyard



BRINGING COMFORT TO A WHOLE NEW LEVEL



Ground floor



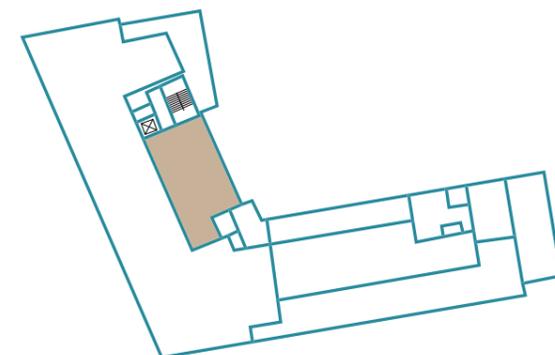
First floor



Second floor



Top floor



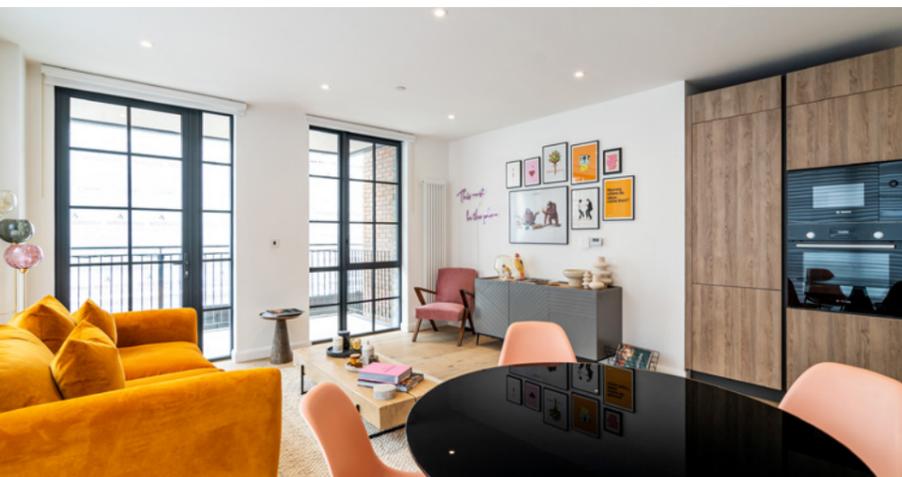
-  Shared ownership units (access from Core A)
-  Bin storage
-  Private units (including third floor)
-  Bike storage
-  Roof terrace





Computer generated imagery (CGI)

LIFE'S A PEACH



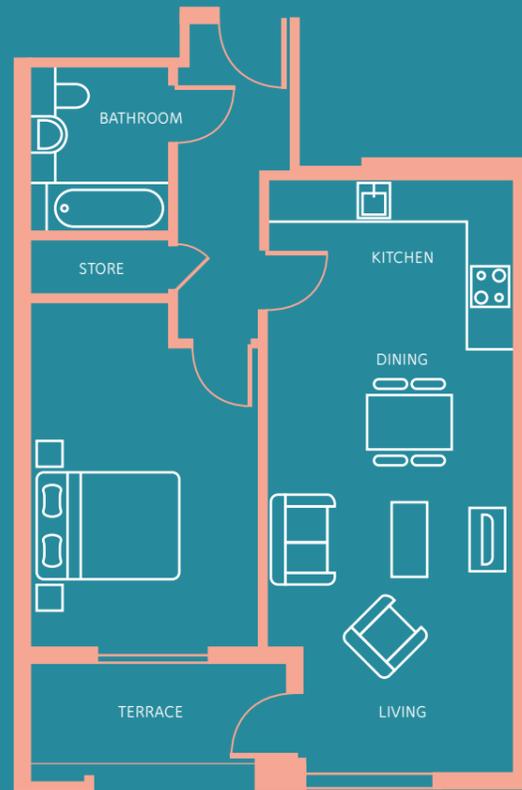
DOORS 1 & 4



- SECOND FLOOR: Door 4
- FIRST FLOOR: Door 1

TOTAL: 55m²
 KITCHEN/DINING/LIVING: 24m²
 BEDROOM: 14.5m²
 TERRACE: 5.4m²

Please note: One of the kitchen sinks is located differently on the floor plan which is not shown here.



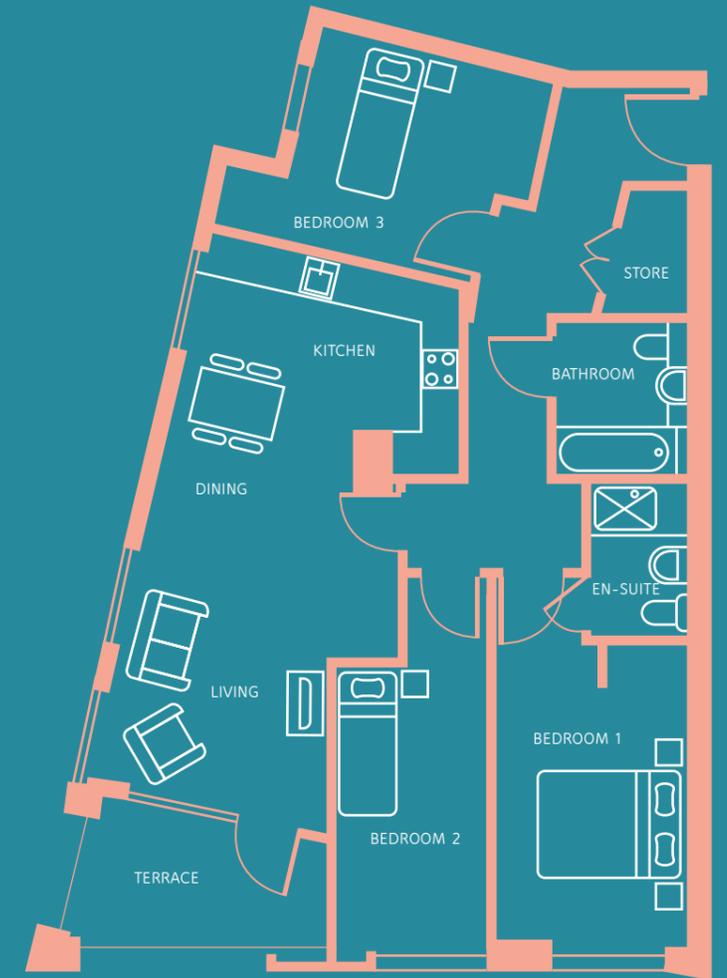
All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with your sales advisor. This floor plan orientation has been changed.

DOOR 2



- SECOND FLOOR
- FIRST FLOOR: Door 2

TOTAL: 83.4m²
 KITCHEN/DINING/LIVING: 27m²
 BEDROOM 1: 12.7m²
 BEDROOM 2: 9.6m²
 BEDROOM 3: 10m²
 TERRACE: 7m²



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DOOR 3

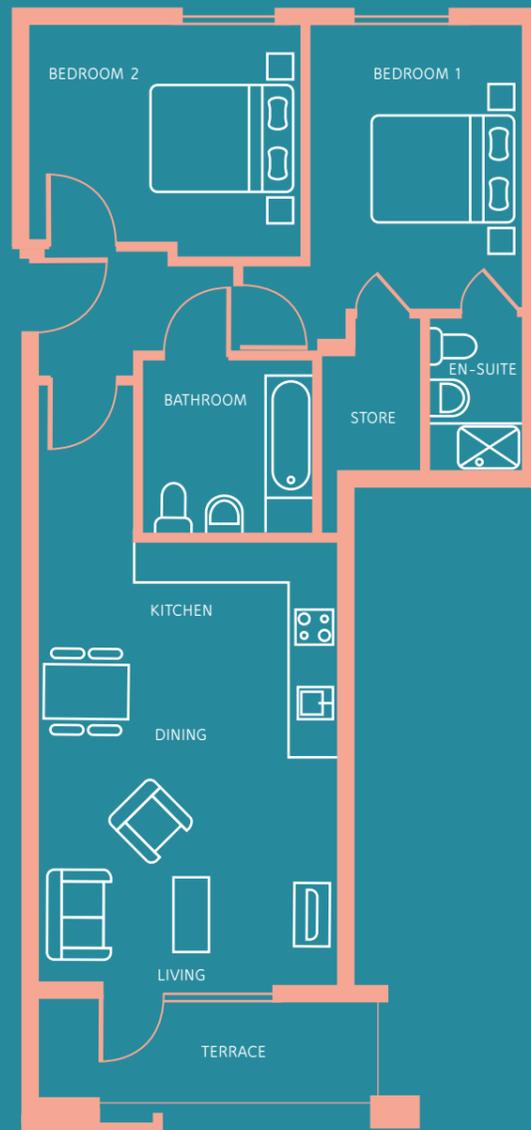


Wheelchair
adaptable unit

○ SECOND FLOOR

● FIRST FLOOR: Door 3

TOTAL: 72.8m²
 KITCHEN/DINING/LIVING: 29m²
 BEDROOM 1: 13.7m²
 BEDROOM 2: 12.5m²
 EN-SUITE: 13.7m²
 TERRACE: 7m²



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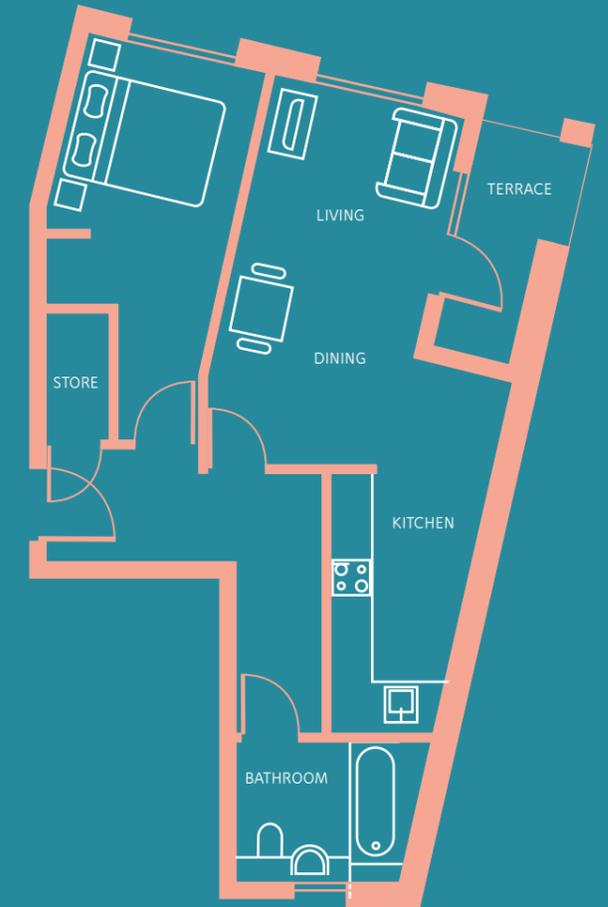
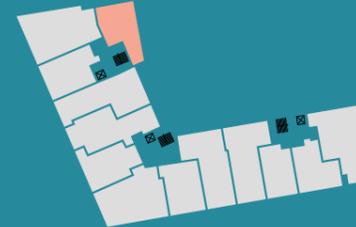
DOOR 6



● SECOND FLOOR: Door 6

○ FIRST FLOOR

TOTAL: 51.9m²
 KITCHEN/DINING/LIVING: 23.5m²
 BEDROOM 1: 12.2m²
 TERRACE: 4m²



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LOOK WHAT WE'VE GOT FOR YOU

Stylish and seriously hip, your new Wallis Works shared ownership apartment combines contemporary interior design and the highest standard of building techniques and materials to ensure your home is one of quality. Living areas are designed for the life you want to live, and feature integrated appliances for ease of use and a sleek, luxury look. Bespoke bathrooms, fitted wardrobes and not one but two communal roof terraces. Inside and out, it's a breath of fresh air.



Kitchen

- Fully fitted Magnet kitchen - Lunar Range with soft close hinges, colour matt grey with co-ordinating Quartz work top with off white glass splashback behind oven and glass upstand above worktop
- Stainless steel under mount sink - Carron Phoenix Zeta range
- Integrated cooker hood extractor
- Ceramic hob - Zanussi
- Oven - Zanussi
- Integrated dishwasher - Zanussi
- Integrated fridge/freezer - Zanussi
- Integrated microwave oven - Zanussi

Utility Cupboard

- Bosch free standing washer/dryer

Bedrooms

- Carpet, colour Taza from the Atlas Berber range by Victoria Carpets
- Fitted wardrobe to main bedroom only

Bathroom

- Ceramic flooring by Blueprint Ceramics in Anthracite

- Porcelain wall tiles by Blueprint Ceramics in Anthracite and white tiles on walls splash back above sink
- White sanitary ware by Vitro
- Thermostatically controlled shower mixer to bath
- Glass shower screen over bath
- Cabinet mirrored doors
- Dual fuelled heated towel rail
- LED downlights

En-suite shower room

(to 2 and 3 bedroom apartments only)

- Ceramic flooring by Blueprint Ceramics in Anthracite
- Wall tiles by Blueprint Ceramics in Anthracite and white tiles on walls splash back above sink
- White sanitary ware by Vitro
- Dual fuelled heated towel rail
- LED downlights

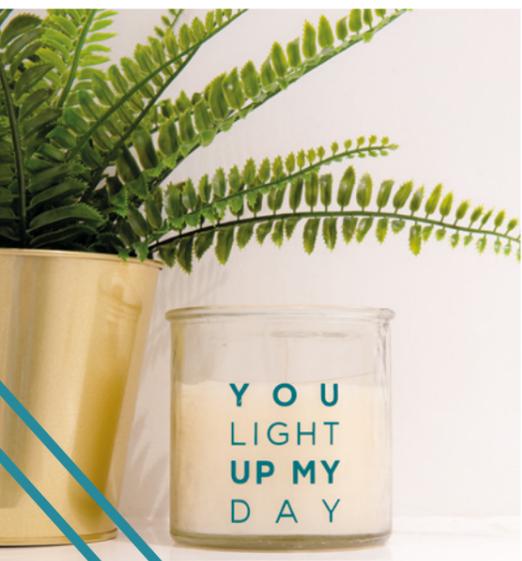
Internally

- Flooring to hallway and kitchen/dining areas
 - Kahrs stripped oak flooring in White Oil
- White painted internal doors and walls painted white throughout

- White Crabtree switches and sockets throughout with white single dimmer switch with gold knob generally, except bathrooms
- Smoke and CO detectors
- Heat & hot water provided by communal gas boiler located in plant room
- Single zone thermostat in apartments, heating per room is controlled by thermostatic controls on radiators
- TV aerial point in living area and main bedroom,
- Wiring for Sky Q, independent satellite contract required per unit, a communal satellite dish will be provided
- BT points to the living area and main bedroom, independent contract required per unit

Externally

- Video door entryphone system
- Private balcony to all plots
- Communal roof terrace
- Secure bicycle store
- CCTV
- 10-year Build Zone Warranty



THERE'S NO TIME TO LOSE

ABOUT US

PA Housing is an award winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 23,000 homes and employ 600 plus staff to provide best service to our customers.

CONTACT US

Email us: sales@pahousing.co.uk

Call us: 0203 3940 078

Visit ours: sales.pahousing.co.uk/wallisworks

DISCLAIMER

All photography is indicative of typical home styles only. Most of the show unit photos are from the private developer at Wallis Works and internal finishes may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed. Some of the images have been digitally altered.



