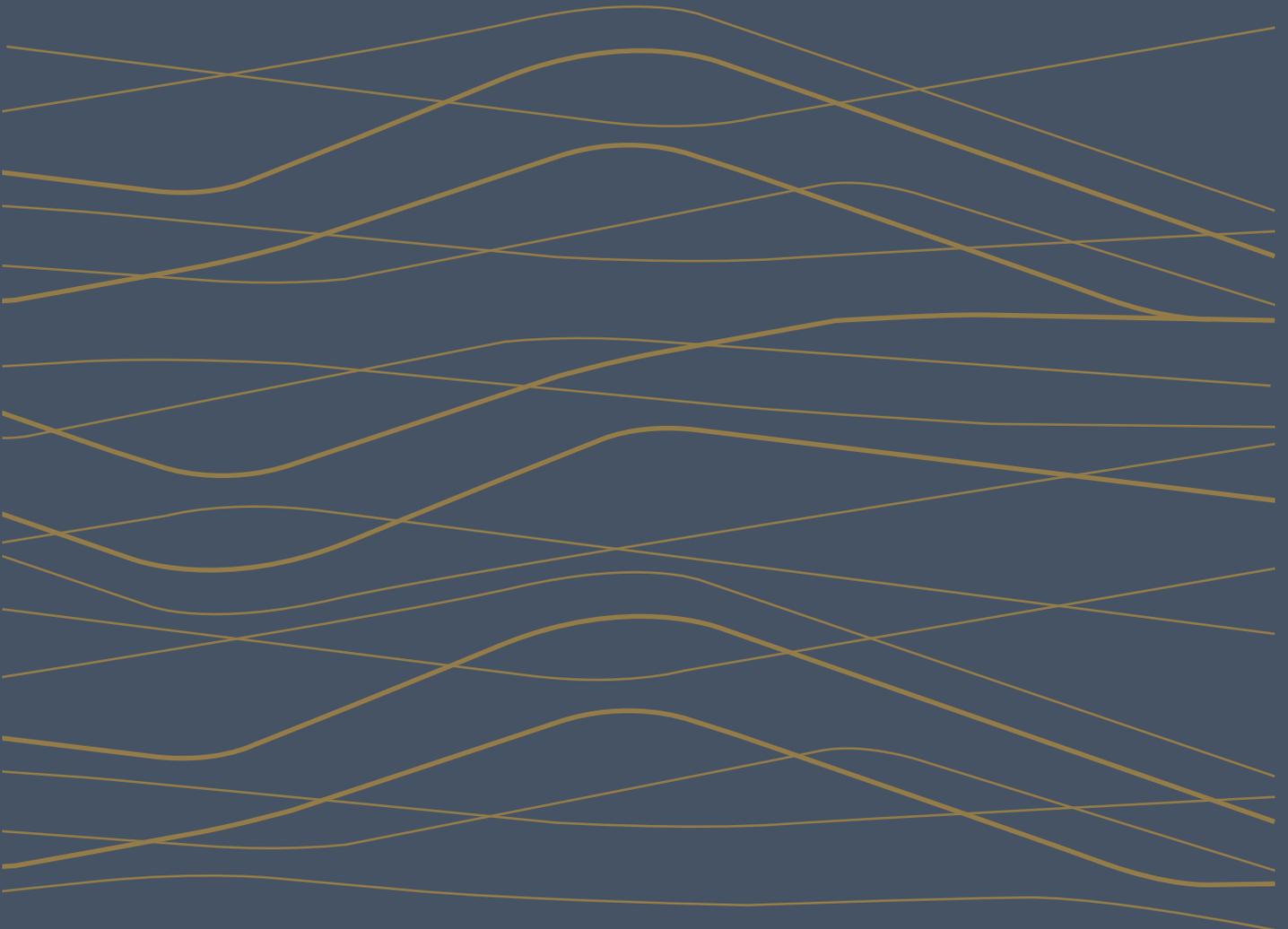


MOTION

LEA BRIDGE LONDON E10



A FUTURE IN
MOTION



Welcome to the beginning of something special.

Motion marks the start of the regeneration of Lea Bridge and
Leyton in the London Borough of Waltham Forest.

A catalyst for the renewal of the area.
Six state-of-the-art buildings. 300 new homes. One bright future.

Welcome to Motion.



Computer generated image is indicative only

LIVING LIFE IN MOTION

Motion is on the starting blocks of a bold new chapter for Lea Bridge Road and Waltham Forest. Rising above an up-and-coming area of East London, it has been created to offer a new blueprint for life.

As the borough moves forward, Motion will lead this regeneration with attainable modern apartments, residents-only gardens and integrated retail and lifestyle amenity spaces.

It is positioned to take advantage of the Mini-Holland cycle paths and pedestrianised routes, along with the newly rebuilt Lea Bridge overground station located around 100 metres away.

With Stratford, Westfield and the Queen Elizabeth Olympic Park just one stop away, and the City within easy commuting reach, life in Motion is ready to spread throughout the capital.

As a design-led development, it is the result of architectural vision which draws upon the borough's Art Deco heritage and blends the past with the very best in modern design.



Computer generated image is indicative only

Our inspiration from the local Art Deco heritage blends the past with the very best in modern design.

Teresa Borsuk
Pollard Thomas Edwards
Award-Winning Architects



Teresa Borsuk & Hamish Kilford-Brown, Pollard Thomas Edwards.



new residential apartments



New Lea Bridge Station
next door to Motion



minute walk
to green space
& Hackney Marsh



6 minutes by train
to Stratford &
the Olympic Park



new trees planted at Motion



60
basement
parking spaces
& car club



25 minutes to the
City of London
by train



Residents
landscaped
courtyard



minutes to Westfield
Stratford



secure cycle
storage spaces



concierge available

THE HEIGHT OF ASPIRATION

Three distinctive towers elegantly twist as they rise to look out across London, while three extraordinary, modern apartment buildings encompass a private garden. Here at Motion, the future of Waltham Forest takes a very distinctive shape.



A new way of life set in Motion.

300 modern apartments provide comfortable living in a development which will stand as a landmark in a forward-moving, forward-thinking London borough.

Residents will have easy access to local sports and leisure facilities, while hotly sought-after commercial and retail space is set to attract even more investment to serve the community.

Mere yards from your front door, the newly-renovated Lea Bridge overground station connects you to Stratford, thus to the whole of Greater London. But it's right here where your future plans are set into Motion.





MADE FOR MORE OF THE LIFE YOU WANT

Motion's purpose is to further enhance the lifestyles of East London's residents. It will lead the way as Waltham Forest shows Greater London a better way to live.



Frontage to Lea Bridge Road



Welcoming, active, and connected; these are the cornerstones of the development. Here in East London, you and the other pioneering residents of this community will experience comfortable and modern urban living with simple access to a range of activity and amenities.

From coffee shops to boutique retailers, followed by restaurants and entertainment, the retail space around the development will drive growth and reward investment.

Cycle, pedestrian and public transport links will allow this thriving new community to connect with the rest of the city, putting you at the heart of London's newest hub.

Be a resident.
Be a leader.
Experience
modern life
in Motion.

Motion brings a unique
blend of spaces, helping
create homes of real
distinction with views
to capitalise on.





Image of Motion Masterplan

NATURAL BEAUTY BOTH INSIDE & OUT

- Three sculpted landmark buildings
- Comfortable, modern apartments encompassing the courtyard
- Frontages optimised to maximise sunlight into the apartments
- 300 spacious and stylish apartments, ranging from studios to three bedroom homes
- High level views towards the Olympic Park and Central London from selected apartments
- Views across Lea Valley from selected apartments
- Private and serene landscaped central courtyard
- 60 car parking spaces, including 18 disabled parking spaces in the basement car park
- 516 cycle storage spaces
- All apartments benefit from a terrace



View South East towards the Olympic Park and Canary Wharf



Computer generated image is indicative only



A SHARED ENJOYMENT

Motion has been designed to offer a real spirit of community. An opportunity to socialise outdoors in the private landscaped courtyard garden which provides residents with an oasis of calm. As Motion grows, the site's retail and commercial spaces will provide the community with a range of options for relaxation and conversation.

The pristine, landscaped courtyard garden represents a peaceful haven for residents. Here, alongside friends and neighbours, you'll relax on green grass under blue skies and enjoy the atmospheric buzz of urban life around you.

There will also be a dedicated concierge service, which is designed to make everyday life run more smoothly and provide a comfortable environment for all who live here. Whether it's taking delivery of the dry cleaning or receiving your latest online order, the concierge will be at the heart of the development and a communal resource.

The courtyard garden - An oasis of calm for residents







Computer generated image is indicative only

STEP INSIDE

Within our landmark walls, Motion offers residents contemporary, fashionable interiors in properties which range from studio apartments to three bedroom homes.

Every home is designed for active residents. The orientation of each apartment allows for warming sunlight and fresh breezes, while many apartments boast incredible views of the local area and the Central London skyline.





SPACIOUS LIVING

Here in the heart of Waltham Forest, you'll find a welcoming home. Spacious living rooms and kitchens make entertaining a joy, while bright and airy bedrooms provide you with a level of comfort not often seen in the centre of a thriving, vibrant urban area.

Each property has been designed to deliver the very best in space, light and comfort, ensuring that your property is somewhere that you can stop, sit, and breathe. Tomorrow is a brand new adventure, and your life's always in Motion.

THE DETAIL IN MOTION

Kitchen

Contemporary and stylish bespoke kitchen designed for each individual apartment and featuring high gloss doors and drawers with laminate worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch ceramic hob with white glass splash back (where applicable)
- Bosch integrated single oven
- Bosch integrated microwave
- Bosch integrated compact combi oven/microwave (to studios)
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Cooker hood – integrated or ceiling hood where applicable
- Blanco stainless steel under mounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Zanussi washer/dryer in hallway cupboard

Kitchen designs and layouts vary; please speak to our Sales Executives for further information



Master En-suite

Our elegant and stylish master en-suites feature white Ideal Standard sanitary ware and complementing mixer taps and showers by Hansgrohe with a bespoke feature mirror with LED lighting adding a hint of sophistication.

- Low profile shower tray with glass sliding door
- Dark wood effect feature mirror with LED lighting and matching vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

Main Bathroom

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and dark wood effect vanity tops add a touch of elegance to create stunning bathrooms.

- Bath with shower over and glass screen
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail
- Mirror included where there is no ensuite

Decorative Finishes

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary satin stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring to entrance hall and kitchen/living/dining room
- Carpet to bedrooms†
- Large format tiles to bathroom and en-suites

Heating and Water

- Underfloor heating
- Heated chrome towel rails to bathroom and en-suites
- Heating via communal heating plant with heat meters in each apartment
- Mechanical Ventilation with Heat Recovery - bringing filtered, fresh air into the apartment

Electrical

- Downlights to kitchen/living/dining room, family bathroom and en-suites
- Pendant fittings in selected locations to entrance hall and all bedrooms
- LED feature lighting to under wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver points to bathroom and en-suite
- TV points to living/dining room and all bedrooms
- High and Low wall hung TV to living/dining area outlets
- Phone points to living/dining room, master and second bedrooms
- Wiring for customer's own broadband connection
- Wiring for optional superfast broadband*
- Pre-wired for customer's own Sky Q connection*
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments and communal areas

External Finishes

- Thermowood decking to balconies
- White glass privacy screens between balconies
- Roof garden to Block C (Speak to Sales advisor for more detail about the roof access strategy)

Communal Areas

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobbies

Parking

- Limited parking available. Speak to the sales advisor for more information.
- Fob access control to basement parking via communal lifts and access gate

General

- 10 year NHBC warranty
- 125 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

*Subject to purchaser's own subscription. †Amtico flooring in bedroom area of studio

The apartment building/s and non-adopted areas at Motion will be maintained by a management company of which every home owner will become a member. A managing agent has been appointed to maintain these areas and a service charge will be payable by each home owner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill and Peabody reserve the right to make these changes as required.



VIBRANT REINVIGORATED NEIGHBOURHOODS

Motion is a leader of local development, and already benefits from continual transformation in its surrounding East London neighbourhoods.



A GREAT PLACE TO LIVE

Motion provides access to a vibrant, bustling community. In London's Borough of Culture 2019, residents find art, music and entertainment, while the Olympic Park and the bars of East London can be found within easy reach via the cycle route and public transport.



WELL CONNECTED TO THE CAPITAL

Motion is positioned as a gateway to the wider community. Instant access to London's public transport links Motion to every corner of the capital, while Lea Bridge's expanding pedestrian and cycle routes provide a green alternative to the daily traffic jam.



AN OASIS OF GREEN

Motion's shared green spaces provide unique tranquillity in the heart of the urban environment. Located just moments from the green spine of the Lea Valley Regional Park, residents can step into a natural haven with stunning landscapes, active waterways and regional sporting facilities nearby.



A VITAL BUSINESS AREA

Motion is an ideal location to access career opportunities, both locally and across East London. Surrounding areas of re-establishment are providing a home for burgeoning start-ups, established tech giants, and the inventive, industrious and creative alike. Join the capital's digital hub and kick-start an exciting career.

● Current Surrounding Development Activity ● Lea Bridge & Leyton Vision Area — Mini-Holland Cycle Route

*Map not to scale



BARBICAN MUSIC

LONDON BOROUGH OF CULTURE 2019

// Waltham Forest is proud to be first London Borough of Culture, with an exciting, ambitious and ground-breaking cultural programme. It will support the creative sector, develop career opportunities, bond with our new and established communities, and bring culture to every corner. //

There is a buzz about this corner of London - Waltham Forest is firmly on the map as a blossoming destination, bursting with culture and energy.

www.wfculture19.co.uk
 @WFCulture19 #wfculture19



Sculpture at Walthamstow Wetlands



Leyton Carnival



Walthamstow Garden Party





GOING DUTCH WITH MINI-HOLLAND

Motion is in the fortunate position to be able to share all the benefits of the Mini-Holland cycleway, which is right on its doorstep.

The Transport for London Mini-Holland programme is a £30million investment across three outer London boroughs, including Waltham Forest as well as Enfield and Kingston, which aims to improve the streets and public areas along cycle routes.

These newly created networks of cycle routes, plus complementary programmes such as cycle training, bike maintenance courses and roadshows, encourages Londoners to use cars less by making cycling feel safer and more accessible.

17% of Waltham Forest residents cycle*



Cycling in Motion

- 516 secure cycle spaces
- Cycle storage at all major stations
- Miles of dedicated cycle paths across 3 boroughs

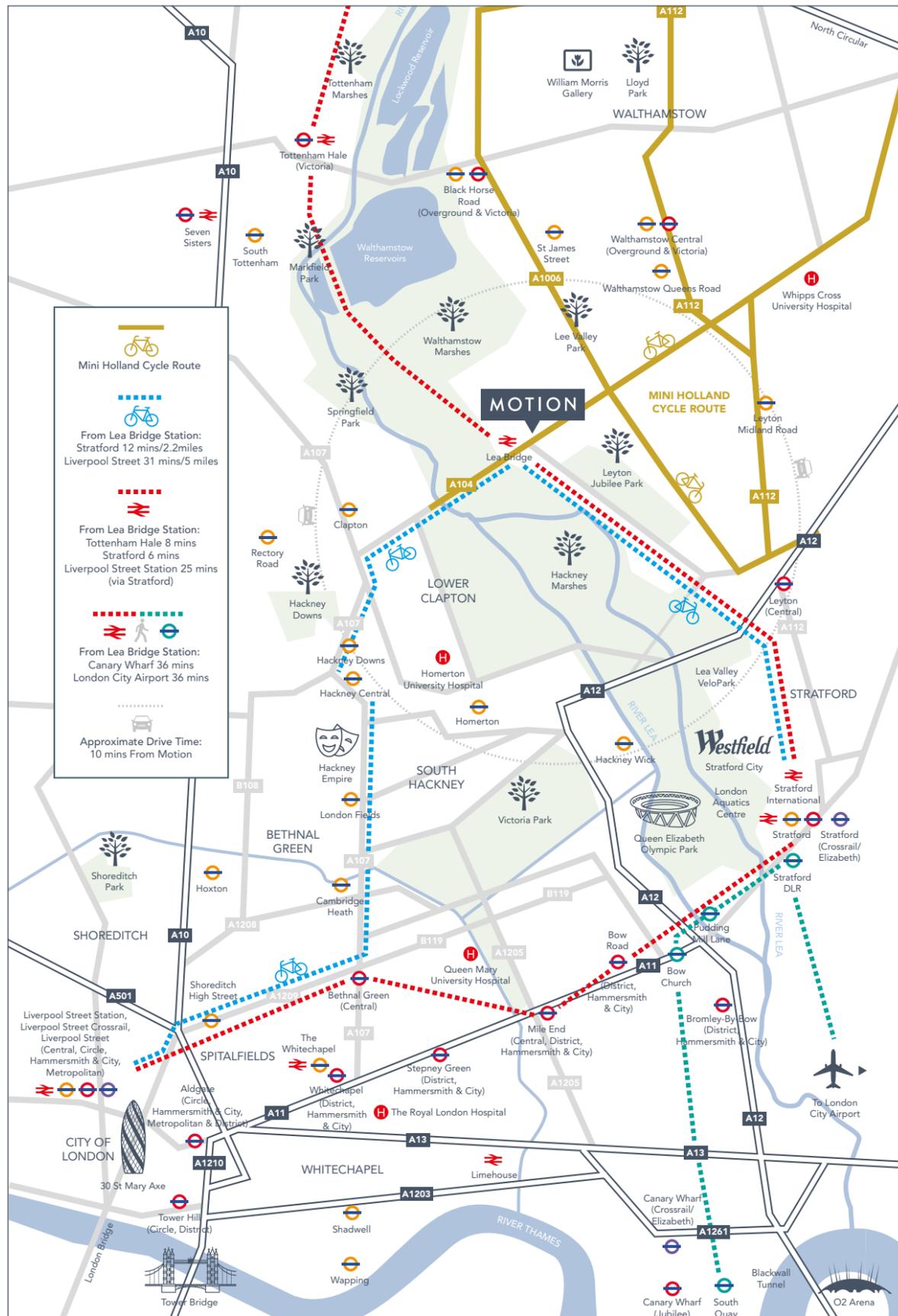


Why Cycle?

- 17% of Waltham Forest residents cycle*
- Cheaper and greener than driving
- Low-impact aerobic exercise, promoting a healthy lifestyle



*www.enjoywalthamforest.co.uk/about-mini-holland



Mini Holland Cycle Route

MOTION Cycle Route

From Lea Bridge Station:
Stratford 12 mins/2.2miles
Liverpool Street 31 mins/5 miles

MOTION Overground Route

From Lea Bridge Station:
Tottenham Hale 8 mins
Stratford 6 mins
Liverpool Street Station 25 mins (via Stratford)

From Lea Bridge Station:
Canary Wharf 36 mins
London City Airport 36 mins

Approximate Drive Time:
10 mins From Motion

All times are taken from Google and subject to traffic and service levels

FIND EVEN MORE WITHIN REACH

Location is everything. From your home in Motion, you'll find yourself within easy reach of the lifestyle you demand, boasting easily accessible transport links to the whole of London.

Lea Bridge station provides simple access to Stratford and the amenities of the Olympic Park, while Lea Bridge Road is amply served by regular buses.

Cycle commuters are well served by its location at the heart of the borough's growing Mini-Holland network, which connects it to the rest of East London. Those cyclists venturing further afield will find that secure storage at local stations makes even partial commutes far more convenient and relaxed than ever before.



Highly accessible transport links

- Lea Bridge (Overground): 2 minutes, walking
- St James Street (Overground): 8 minutes, cycling
- Walthamstow Queen's Road (Overground): 8 minutes, cycling
- Walthamstow Central (Victoria Line): 9 minutes, cycling
- Leyton Midland Road (Overground): 9 minutes, cycling
- Leyton (Central Line): 10 minutes, cycling

*Times taken from Google



Fronted by the new Mini Holland scheme



Newly renovated Lea Bridge Station (1 minute walk)

A WORLD CLASS EDUCATION

London's schools, colleges and universities offer you a world-class education – the chance to follow your passion for learning and gain qualifications that are respected by employers and academics worldwide.

Schools and Colleges:

- Sybourne Primary School:* 0.7 miles
(Ofsted rated: Good)
- Mossbourne Community Academy:* 1.6 miles
(Ofsted rated: Outstanding)
- Willowfield Humanities College:* 2 miles
(Ofsted rated: Good)
- Chobam Academy Stratford:* 2 miles
(Ofsted rated: Outstanding)
- The Petchey Academy:* 2 miles
(Ofsted rated: Good)
- Newport Primary School:* 2.3 miles
(Ofsted rated: Outstanding)

Universities:

- Loughborough University London:* 1.8 miles
- UCL East University:* 3 miles
- University of East London Stratford:* 3.2 miles
- Queen Mary University of London:* 4.3 miles
- City, University of London:* 4.6 miles
- University of Liverpool in London:* 4.8 miles
- UAL - London College Of Fashion:* 6.5 miles



EAST LONDON ALIVE & KICKING

Motion is part of the new quarter for London that contributes to its world city status. Located within easy reach of the Olympic Park, a stone's throw from the Lea Valley Ice Centre and served by the Mini-Holland cycle route.

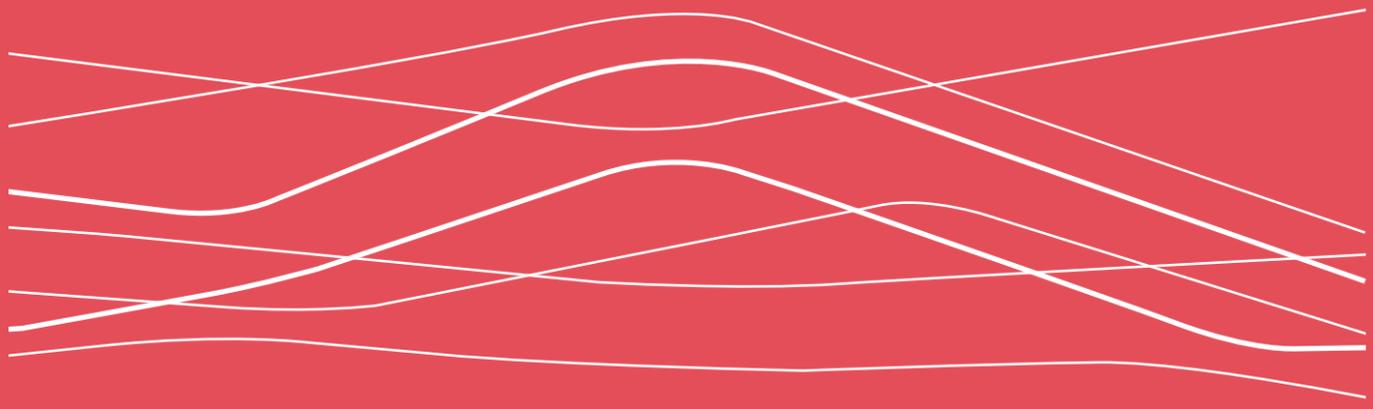


East London
is attracting a
forward-thinking,
active community
looking to
experience the
very best out
of life.

MORE TO EXPLORE, DISCOVER & ENJOY

Living life in Motion means more than a comfortable apartment in a vibrant part of the capital. It delivers on-site amenities to keep Motion at the heart of your day-to-day life. The development incorporates a range of retail and leisure spaces which will quickly help to establish the ground floor of the block as a bustling centre of city life.

If your idea of an active life is centred on outdoor pursuits instead of air-conditioned exercise, Motion's proximity to the cycle path network puts a whole host of recreational space within easy reach, including Lea Valley Park, Epping Forest and Hackney Marshes.



The River Lea, Olympic Park, Stratford



Olympic Velodrome at Lea Valley



Cycling along the River Lea

Inspiring a generation

In 2012, a legacy was put into motion. Now, residents are placed to take advantage of London's Olympian efforts.

The Queen Elizabeth Olympic Park offers you a whole host of activities and amenities, from the park's trails and meadows, through to the public gym at the Copper Box Arena and the sporting events of the London Stadium itself.

Every step of the way, you'll relive the achievements of London's Olympic heroes. Whether your tastes tend more towards lazy strolls through gardens or frenetic Saturdays of football action, Motion's connectivity puts everything the Olympic Park can offer within easy reach.



Stratford - A one stop hop

Thanks to Lea Bridge overground station, Motion is now one stop and six minutes away from the facilities and amenities of Stratford.



In just a four minute cycle ride or a 14 minute stroll, find yourself immersed in East London's go-to retail, cultural, leisure and business hub.

Stop by the famed Queen Elizabeth Olympic Park, take in the sights as you slide down the ArcelorMittal Orbit or find the many cultural landmarks throughout the district. You can also treat yourself at Europe's largest shopping mall - with 250 shops, 70 places to dine and a 17 screen cinema, Westfield is an ideal place to indulge in a touch of retail therapy.

From canal-side Italian trattorias and European-inspired champagne bars to traditional British pubs and family restaurants, Stratford's gastro scene perfectly complements Leyton's local offering.



Urban living with a green fringe

Motion's urban location won't detach you from a life lived in green spaces.

After taking your bike from one of our 516 secure cycle storage spaces, the cycle paths put you a short ride away from the pathways, trails and sporting facilities of the Lea Valley, while a little more pedalling takes you south towards Hackney Marshes' famed football pitches. For well-deserved rest and relaxation, head north to Capital Park, or along Orient Way to Leyton Jubilee Park and its community events.

You'll find that London's green spaces are always within easy reach.





Within easy reach



Walking along the River Lea

Doorstep to a beating heart

East London is the creative hub of the capital, with thousands of start-ups and tech giants already drawn to its famously inventive, creative and industrious culture. Motion places you within easy reach of East London's energy that makes it one of the city's most attractive places to live and work.



9 minutes by cycle to Here East



Here East, Stratford





The Princess of Wales Pub, Lea Bridge Road



L'Épicerie 56, Lower Clapton

Food & friends

Your social life starts mere minutes from your apartment door. A ten minute stroll, and you'll find yourself in the bar of a riverside pub – The Princess of Wales. As you enjoy a drink under sunny skies, or tuck into a Sunday lunch, you'll see your options open up ahead of you.

Within walking distance, you'll find a range of pubs, bars and restaurants, where you can unwind on Saturday night ahead of tomorrow's match with your mates on nearby Hackney Marshes. If you get your skates on, you can even enjoy the public rink at the Lea Valley Ice Centre.

And best of all, the station on your doorstep provides simple access to one of the world's most dynamic cities – Central London, with its museums, restaurants and bars.



minutes walk
to The Princess
of Wales Pub



High street fresh



Rowing on the River Lea



Lea Valley Riding Centre



4
minutes
by cycle to Lea
Valley Ice Centre

Convenience around every corner

Life in Motion never stops, so what you need has to be right at your fingertips. Whether you want to start your working day with a freshly brewed coffee from Ruttle & Rowe at Lea Bridge station, or can't enjoy your weekend without the Sunday papers from one of Lea Bridge Road's local shops, you'll find it's perfectly placed to enjoy all walks of life.

Being well-served by local supermarkets and smaller retailers, allows you to stock up for the week ahead. And with the weekly shop done, there's plenty of time to wander along the river to spot the local wildlife, or get really hands-on with nature at the local Riding Centre.



A UNIQUE COLLABORATION

Hill and Peabody have individually delivered a wide range of highly successful developments across London and the South East.



Hill specialise in developing distinctive new homes across London and the South East.

We bring together award-winning contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. We invest significant time and effort from the outset to ensure that all our properties achieve the perfect balance between innovation and practicality. As all construction work is carried out by ourselves, we are also able to guarantee the highest quality of finish within our homes.



Peabody has over 150 years of history, experience and expertise. With over 55,000 homes, we are one of the largest housing providers in London and the south-east. We deliver services to 111,000 residents, 8,000 care and support customers, and the wider communities in which we work.

We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We create and invest in great places where people want to live.

Our ambitious housebuilding programme will deliver at least 2,500 homes every year.

Working collaboratively has brought together experts in housebuilding and community support and development to create successful new neighbourhoods already, including Fish Island Village.



HOW TO FIND US



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MOTION

LEA BRIDGE LONDON E10

peabodysales.co.uk/motion | 020 7021 4842

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A unique collaboration between

