

STATION ROAD

BY THE DEVELOPING LONDON GROUP

UNIT 5

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The History

20 and 22 Station Road were built in the late 1800s. The family bakery company, "May's Bakery", was started in around 1895 by George May.

AWARDS

As an award-winning developer, we pride ourselves on delivering exceptional high-end build standards and finishes. Bringing expertise, experience and flair to all our residential and commercial projects



Shortlisted – UK's
Housing Design Awards



TOGETHER WE ARE DEVELOPING LONDON

We like to challenge the construction market and prove that it is possible to have a different, independently-minded approach.





THE DEVELOPMENT

About the Project

Our development has minimised the environmental impact of building, and has used sustainable energy sources.

The building nestles within the neighbouring units and stands out as an example of clever design and careful planning.

These light and airy apartments maximise the available space, offering privacy and outside areas.

Our development gives care and consideration to the space, with high-end contemporary design and finishes.



THE LOCATION

Station Road is in North Chingford, a town located in the county of Essex, laying on the edge of the famous historic Epping Forest. It has a privileged position as part of East London but is surrounded by beautiful countryside as well as excellent local amenities.

One notable local landmark is “Queen Elizabeth’s Hunting Lodge”. Originally called the Great Standing, it was built for King Henry VIII in 1543, and was used as a grandstand to watch the hunting of deer. It’s a great place to visit and enjoy the café.

One of the real joys of Chingford is that you are only 10 minutes’ walk from the beauty and diversity of Epping Forest. This 12-mile-long ancient woodland is dedicated to the public and has many of the most beautiful walks near London, surrounded by lakes and bridle paths, and teeming with wildlife.



AMENITIES & ENTERTAINMENT

Our development benefits from immediate access to the High Street, which is lined with a selection of general and specialist shops, including a Tesco Express, a wide choice of pubs and restaurants, opticians and dentist surgeries, and lovely independent shops. There’s a great bustle to the area and a growing café culture.



TRANSPORT LINKS

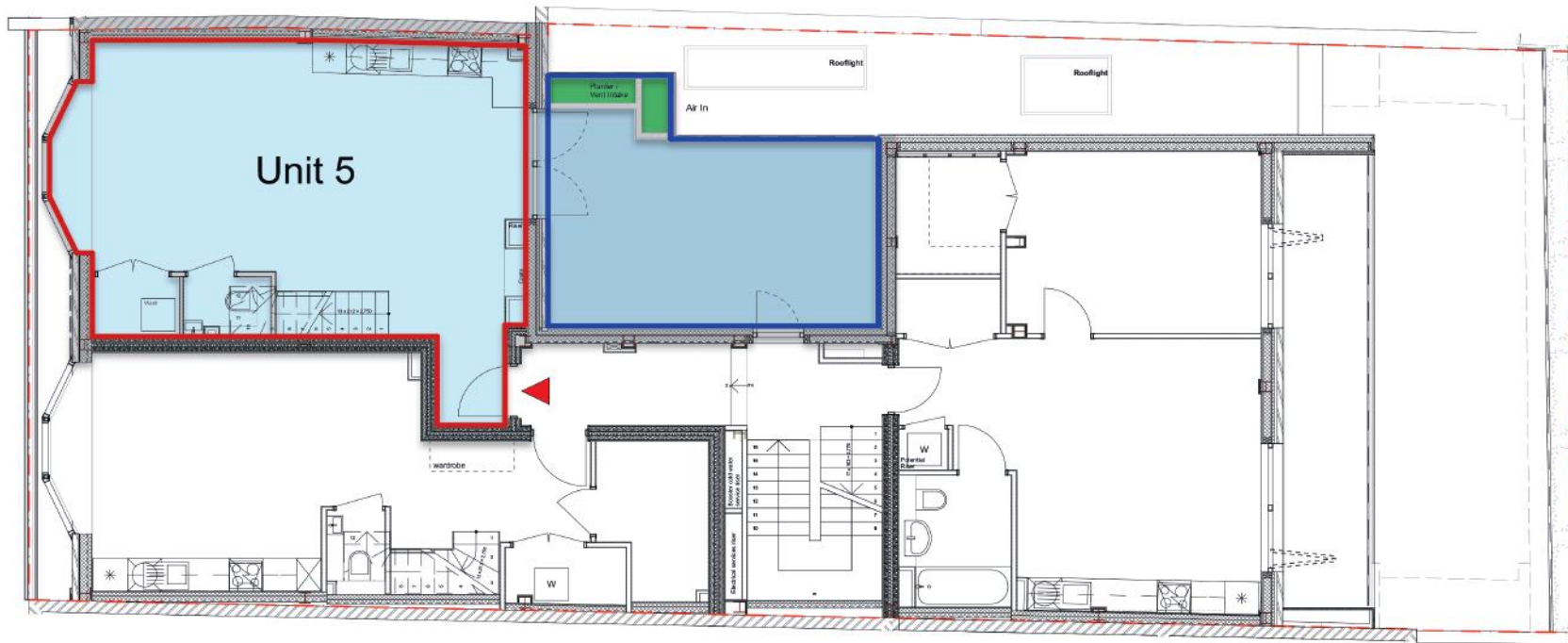
Our development is 0.2 miles (a 3-4-minute walk) from Chingford Overground Station, which connects into Liverpool Street with a journey time of only 27 minutes.

London Buses connect Chingford to Walthamstow, Loughton, Leytonstone, Stratford, Ilford, Potters Bar and Turnpike Lane. On Saturdays Essex County Council route 505 runs to Harlow. The town is also served by the N26 Night bus from Trafalgar Square.

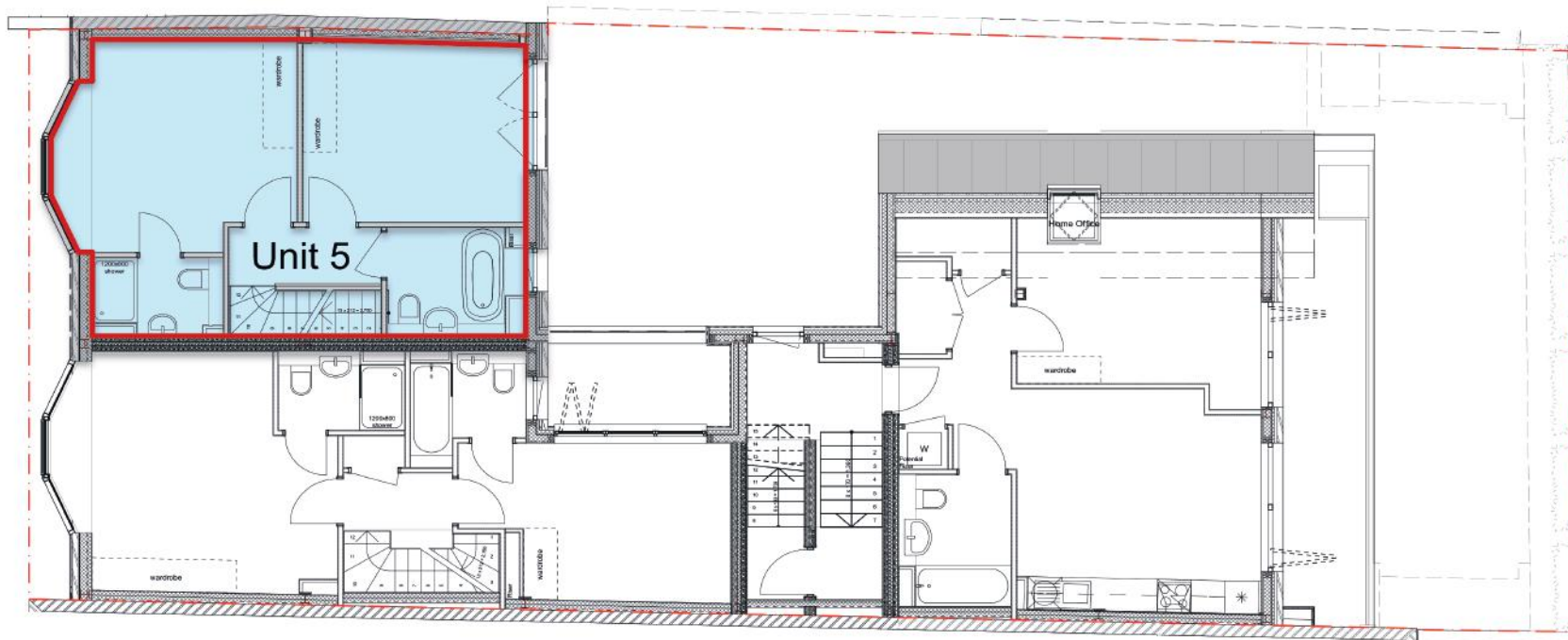








Unit 5 _ First Floor
(Flat Entrance Level)



Unit 5 _ Second Floor
(Upper Level)

UNIT: 05
2 Bedroom / 4 Persc
Area: 84.8sqm

ADDRESSING INFC
Flat 5, 20A STATION
LONDON, E4 7BE

UNIT 5

Specification

ENVIRONMENTALLY FRIENDLY FEATURES

- Air source heat pumps
- Rainwater reclamation system
- Solar panels
- Where possible or viable, materials used in construction are from renewable, sustainable or recyclable sources
- A rated kitchen appliances where possible
- Dual flush toilets
- Triple glazed throughout
- Upgraded insulation throughout

KITCHEN

- Contemporary fitted kitchen featuring gloss finishes with Quartz worktops and upstands
- Undercounter sink with mixer tap
- Range of energy efficient integrated appliances including
- 4 or 5 ring electric hob unit with extractor over
- Electric fan oven
- Microwave combined with second oven facility
- Fridge/freezer
- Dishwasher

UTILITY CUPBOARD

- Fitted washing machine
- Condensing clothes dryer

BATHROOMS AND EN-SUITES

- Attractively tiled, full height to bath/shower area, half height to other areas
- Glazed shower screen with ClearShield technology
- Fitted mirror
- Soft close wall hung WC
- Wall hung hand basin with vanity drawer
- Chrome towel rail

HEATING

- Air source heat pumps with underfloor heating throughout and wi-fi enabled digital touch pad controller

EXTERNAL

- Each apartment has either a large garden amenity area or large balcony with outside lighting and power

FLOORING, DOORS AND DECORATION

- Engineered oak flooring to halls, living and kitchen area
- Ceramic floor tiling to bathrooms/en suites
- Carpeting to bedrooms
- Internal doors oiled oak with brushed chrome door furniture
- Aluminium triple glazed windows and door to terrace/ balcony to Secure by Design where specified by Police inspector
- White satinwood to joinery
- Ceilings and walls finished in white vinyl matt

ELECTRICAL

- Down lighters to hallways, kitchen, bathrooms and en suites
- Pendants to living areas and bedrooms
- Brushed chrome electrical switches and sockets
- Balcony/patio lighting
- Audio visual colour entry system with security monitoring complaint with Secure by Design
- BT point to living room
- Pre wired for satellite TV with communal satellite

SECURITY & PARKING

- Fire Sprinkler System
- Smart phone controlled video door entry allowing control in any location worldwide
- Integrated fire alarm system.
- Automatic Smoke ventilation to stair core
- EWS1 fire approved assessments to all apartments

10 YEAR ADVANTAGE WARRANTY







The Village, Chingford

THE HISTORY



1985

20 and 22 Station Road were built in the late 1800s. The family bakery company, “May’s Bakery”, was started in around 1895 by George May, a German immigrant, in Well Street, Hackney and later Broadway Market, Hackney. His son, also George May, took over in the 1920s in number 21 Station Road. In the late 1930s he bought the freehold of 22 Station Road which was a dairy and small café.

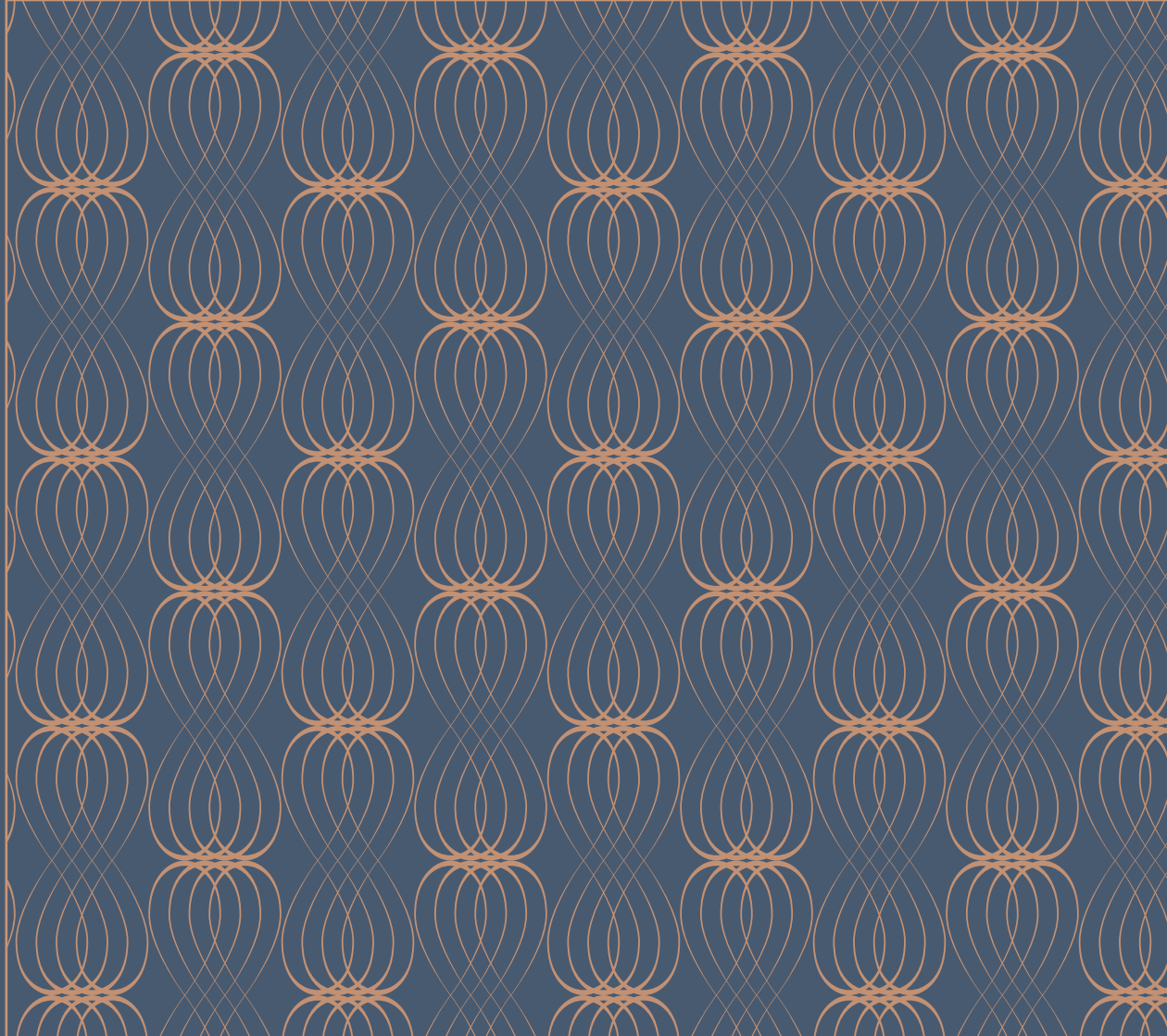


*1920's where the Ironmonger is on number 20
and the milk churn on the cart outside Sopers Dairy, No. 22*

The shop was developed over the years and traded under the name James Crown Bakeries, with a seating area for snacks, a cake decorating department and bread making by traditional methods, with around 8 bakers working from 1am Monday to Saturday, and in later years, Sunday.

The bakery was a popular destination and had many visits from local primary schools, allowing the children to see the bread being made and even baking some small breads they had moulded themselves.

It continued as a bakers until 2014.



DEVELOPING

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GROUP