

STATION ROAD ESTATES

BY DEVELOPING LONDON GROUP

UNIT 7

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This development prides itself on ensuring the environmental impact is minimised and sustainable energy sources are used.

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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 independent minded approach.





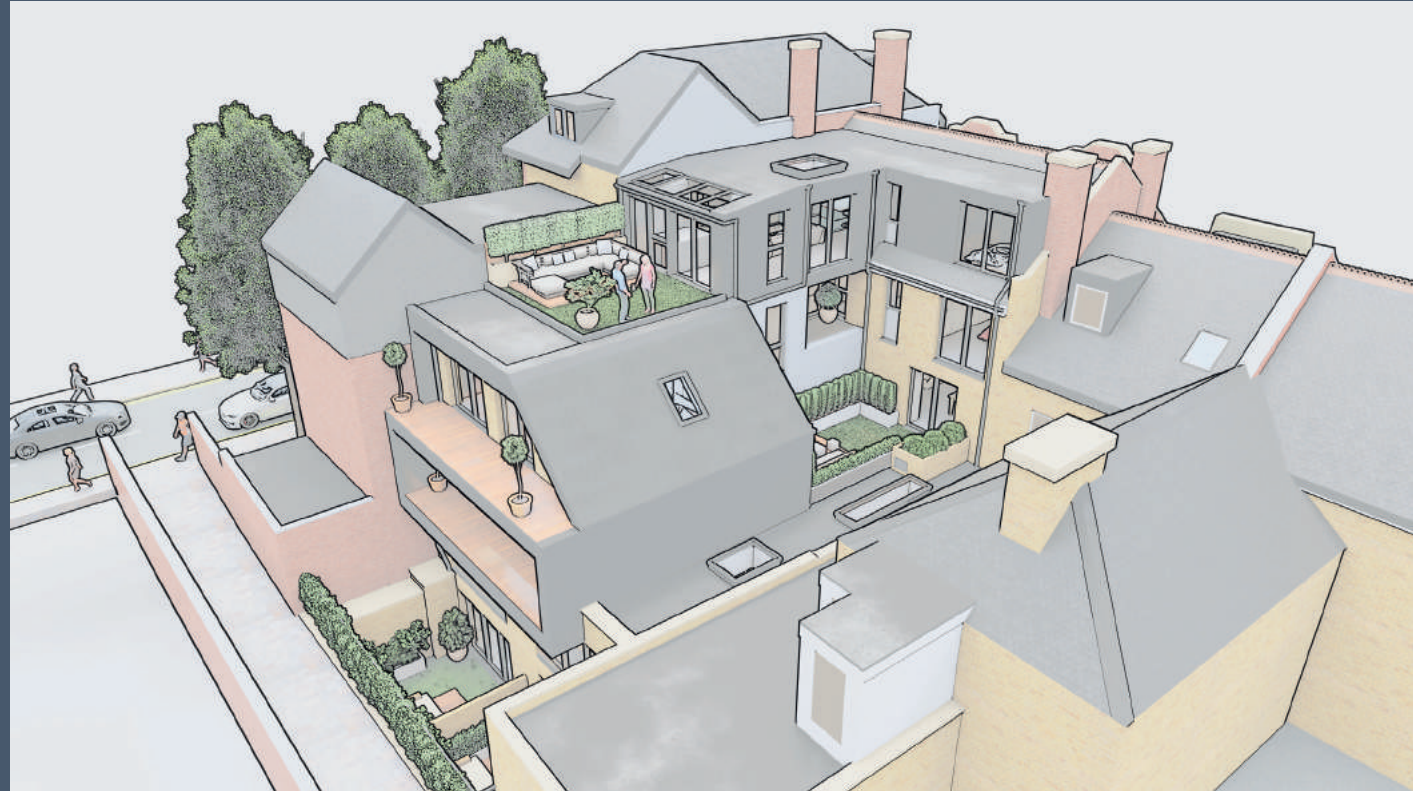
THE DEVELOPMENT

About the Project

This development prides itself on ensuring the environmental impact is minimised and sustainable energy sources are used.

The designs juxtaposition within the neighbouring units provides a prominence and positive statement of design and careful planning.

Considering light impact to neighbours, maximising space whilst being sensitive to potential over bearing nature of any apartment development in a small urban location. Station Road provides care and consideration, without losing any of the high end and contemporary design.



The Village, Chingford

THE HISTORY



1985

20 and 22 Station Road were built in the late 1800s. The family bakery company, "Mays 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.

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 bake some small breads they had moulded themselves

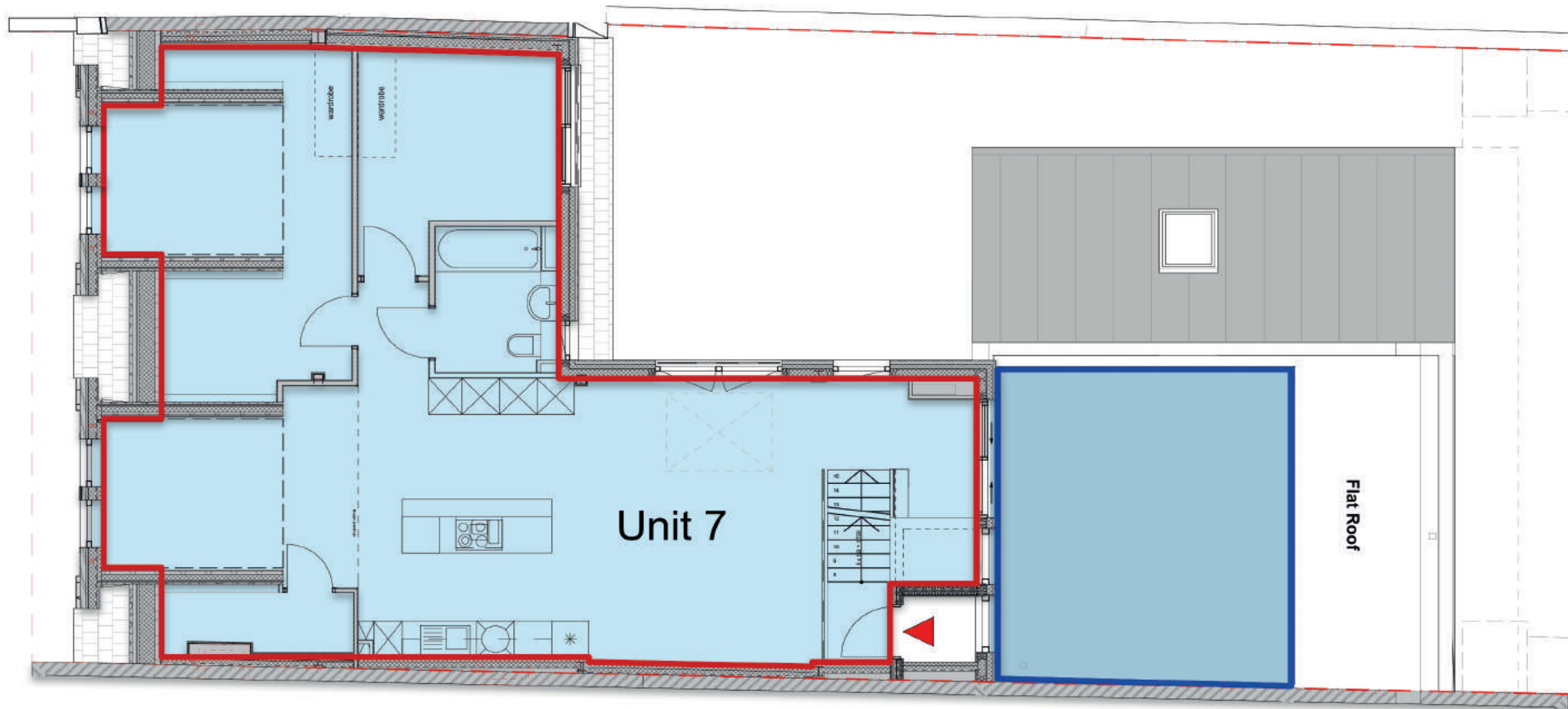
It continued as a bakers until 2014.



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







Unit 7 _ Third Floor

UNIT: 07
2 Bedroom / 4 Persons
Area: 97.6sqm

ADDRESSING INFORMATION:
Flat 7. 20A STATION ROAD
LONDON. E4 7BE

UNIT 7

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

KITCHENS

- Contemporary fitted kitchens 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
- Secure by Design Gold standard aimed for
- Unrestricted parking in local area

10 YEAR ADVANTAGE WARRANTY







THE 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



*First time buyer –
Gold winner*



*Bronze winner –
Best Development*



*Shortlisted
(East Category)*



*Shortlisted – UK's
Housing Design Awards*



Shortlisted



*Finalist – Apartment
Development*



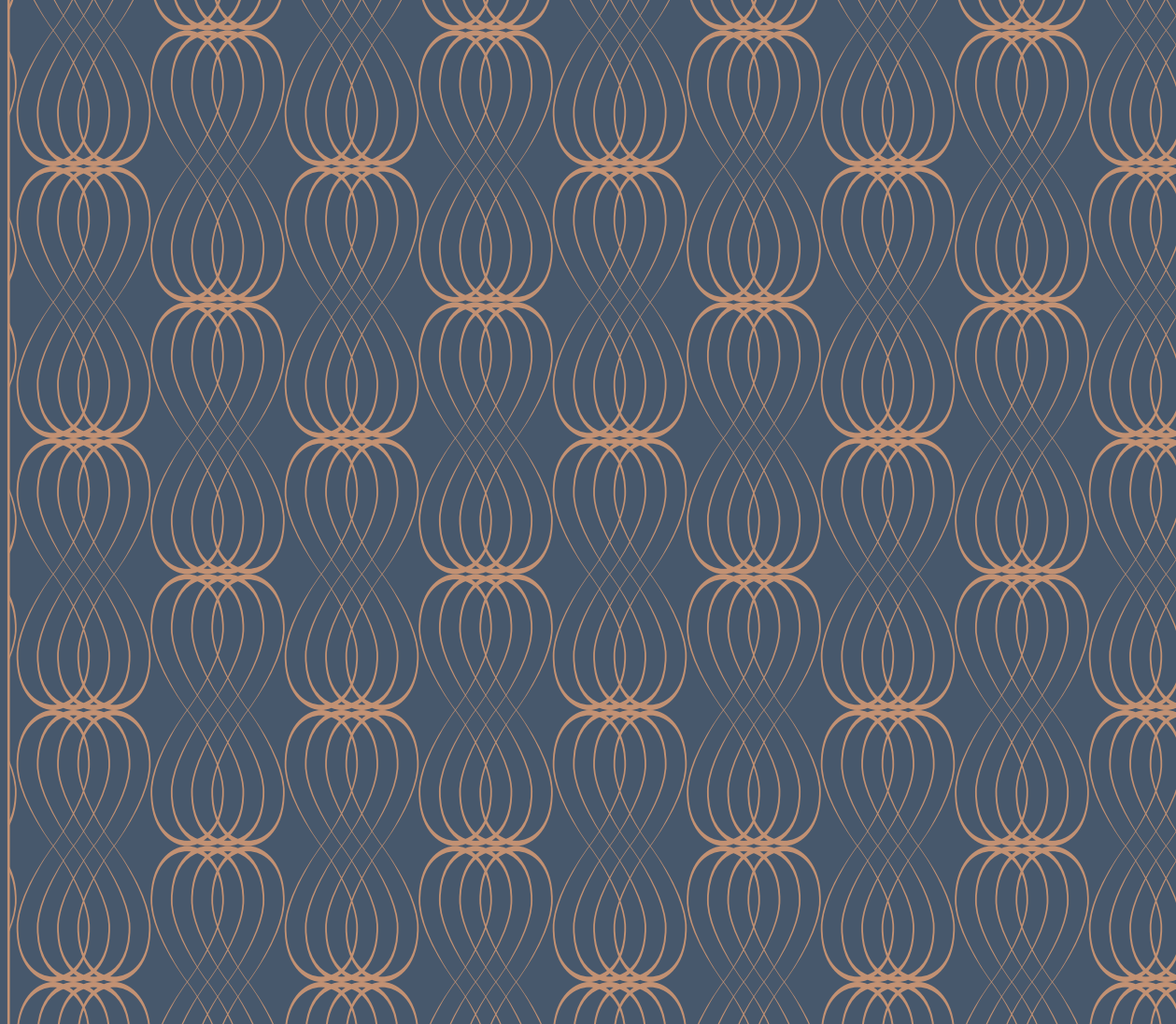
*Shortlisted for Best
Architectural Design*



Shortlisted



*Shortlisted – UK's
Most Trusted Builder*



DEVELOPING

L O N D O N
G R O U P