

SHARED OWNERSHIP AT
DISCOVERY, E4



A collection of 1, 2 & 3 bedroom apartments available
for shared ownership purchase in Highams Park

INTRODUCING SHARED OWNERSHIP AT DISCOVERY, E4

With a selection of designs and purchase costs to suit your budget, our range of well-specified homes offer genuine choice to the aspiring home buyer.

Discovery, E4 is conveniently located within walking distance of the shops and services in the centre of Highams Park and for journeys further afield by either road or rail.

Shared ownership is the easy, straightforward way to have a home of your own, with hundreds of thousands of people across the country having already bought theirs this way.



SHARED OWNERSHIP

A NEW WAY OF LIVING

KEY FEATURES

- You buy and own a genuine financial stake in your home, rather than renting with no return
- It's your place – you decorate and furnish it as you wish....and, no, you don't 'share' it with anyone else!
- You buy the share that suits your budget and pay a low monthly fee to us for the bit you haven't bought
- Monthly costs are around the same as renting a similar home on the open market
- You need a lower deposit, as it's based on the price of the share you buy, rather than the full value
- Just like owning outright, when you want to move on, you simply sell your share to a buyer like you for its market value at that time
- Or, when the time is right, you can buy more shares (and so pay a lower monthly fee to us)....until it's all yours!

GET TO KNOW YOUR NEW LOCALS

Highams Park retains its historic victorian streets and listed Art Deco former cinema, however is now home to independent businesses as more and more people have found their home in Highams Park.

A Tesco Superstore is less than five minutes' walk from the development, placing everyday essentials on your doorstep. The store has a Costa Coffee, whilst a pharmacy, a vets, a doctors surgery and popular local schools are all within walking distance of your new home in Highams Park.

For something different, Organic. Natural. Vegan is a grocery shop selling natural food products, including coffee to go. Homemade pastries and eastern European groceries can be found at Coffee Treasure.

EAT & DRINK

Start the day with brunch and coffees at Halex which transforms into a small plates restaurant and bar in the evening, with seasonal menus from city-wide pop ups. To make an impression, mediterranean and middle-eastern restaurant Yaz has Instagram-worthy decor, colourful dishes and cocktails, perfect for a special night out. No. 1 the Avenue is an established Indian restaurant and both the food and service come highly rated by locals.

Community is at the centre of The Stag & Lantern Micropub, founded by a local for locals, with cask ales and beers from around the world. Experience fine wines and craft beers at Vinoramica which becomes a relaxing wine bar in the evenings.



6



DISCOVERY, E4



Travel times are approximate. Source: Google Maps

FITNESS

Highams Park has two independent gyms to keep you fit. E4 Fitness Club located behind your new home and Blaze Gym a 7 minute walk, with larger Chingford Leisure Centre complete with 25m pool less than a 5 minute drive away.

Rolls Sports Ground and Chingford School of Tennis provide a year round space for sports, with covered tennis courts in winter and lessons for all ages. Keen cyclists have Heales Cycles as one stop shop for bike repairs and accessories, to get you up and out.

PARKS

The local area is well known for its vast amount of green space and of course the expansive ancient woodland at Epping Forest, less than a 15 minute drive from Highams Park. Centenary Walk passes through Highams Park on its way from Manor Park in the south to Epping in the north, for 15 miles featuring lakes, ponds and attractive woodland.

The Highams Park and its lake are a short walk away, with beautiful open green spaces and a six-acre lake popular with wildlife and for fishing.

DISCOVERY, E4

7



EXPLORE EAST LONDON

Fast commutes to the city or stay local and explore Walthamstow

FURTHER AFIELD

Walthamstow Central is a 5 minute train journey from Highams Park. The area is increasingly popular with people looking for space, nature and now many shops, restaurants and bars surround Walthamstow high street with it's cinema, large open market and shopping centre.

For independent shopping, Orford Road is a pretty street nestled in the heart of Walthamstow and has a strong local community who fill it's independent cafes, restaurants and bars.

Nearby warehouse space is home to several breweries and taprooms, including Mother's Ruin Gin Palace and the enticing, neon gallery of God's Own Junkyard.

TRAVEL

Highams Park station is on the Chingford branch of the London Overground, one stop south of Chingford and seven stops from Liverpool Street. Walthamstow Central is just a five-minute train journey away.

Frequent services operate to and from Liverpool Street, making the area ideal for commuting into the city.



PLACES OF INTEREST

SPORTS

- 1 Rolls Sports Ground and Chingford School of Tennis
- 2 E4 Fitness
- 3 Blaze Gym
- 4 Chingford Leisure Centre

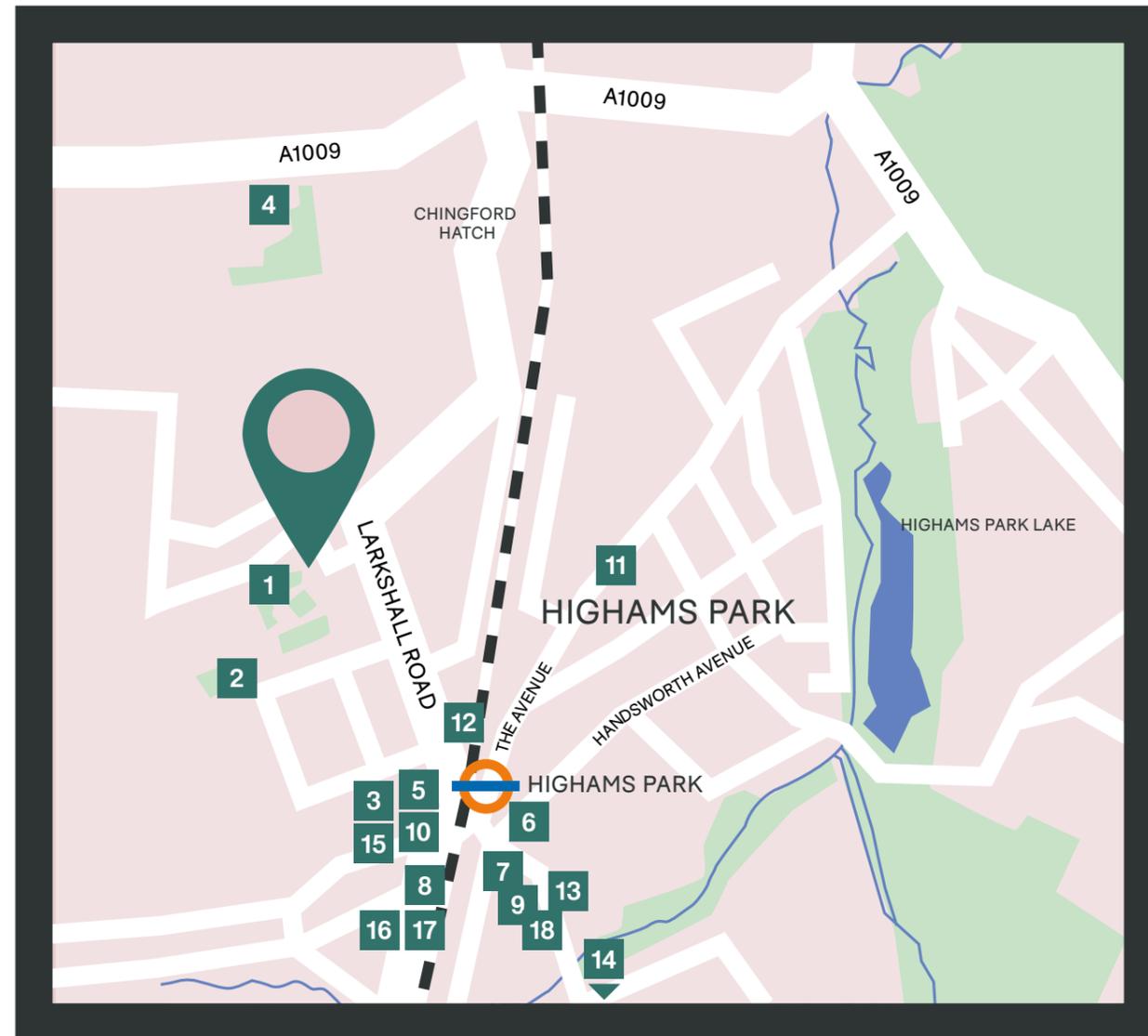
SHOPPING

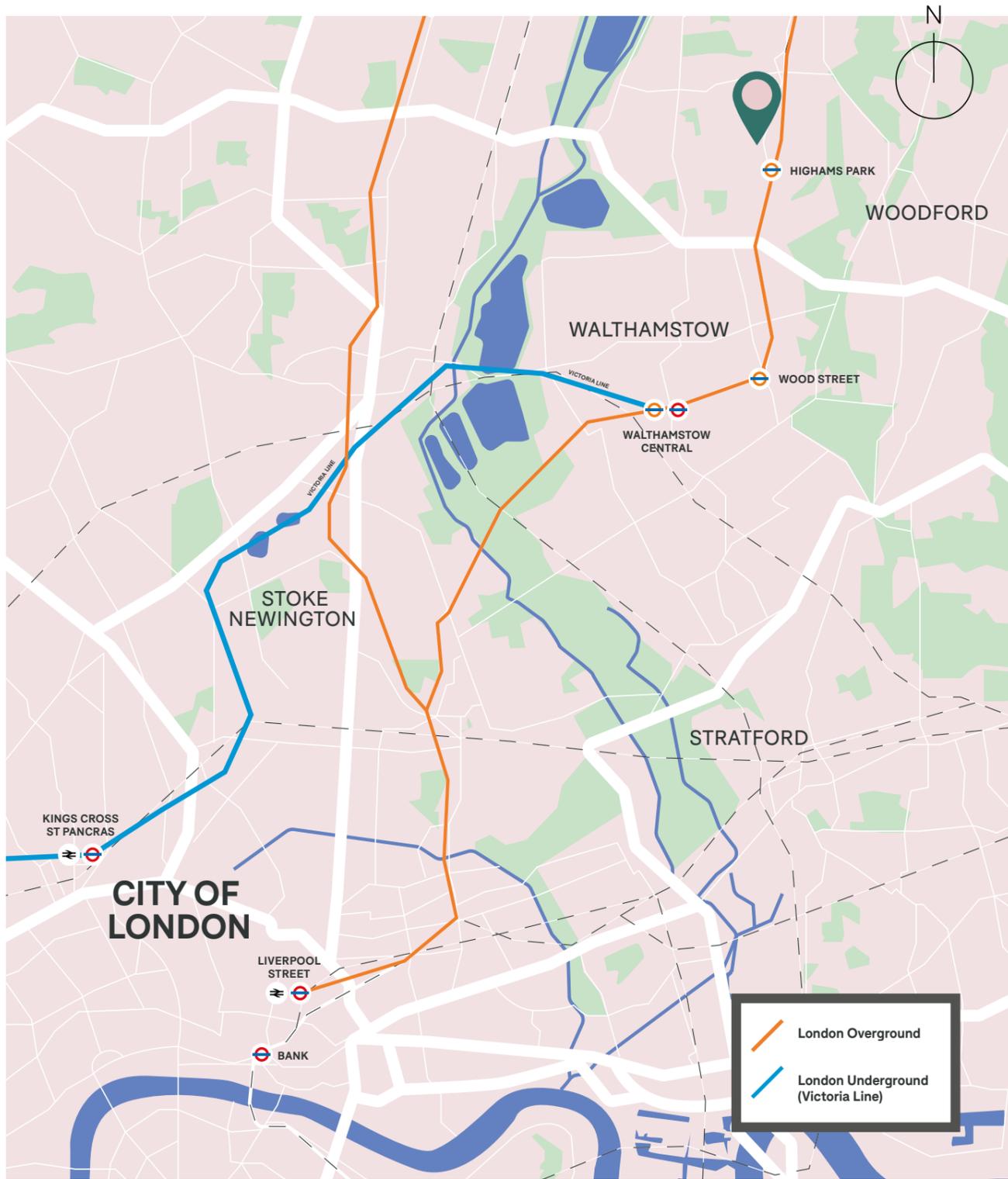
- 5 Tesco Superstore
- 6 The Village Florist
- 7 Organic. Natural. Vegan
- 8 Coffee Treasure
- 9 Hales Cycles
- 10 Borno Pharmacy Highams Park

FOOD & DRINK

- 11 No.1 The Avenue
- 12 Breeze
- 13 County Arms (Pub)
- 14 The Royal Oak (Pub)
- 15 Yaz Restaurant
- 16 The Stag & Lantern Micropub
- 17 Vinoramica
- 18 Halex

Travel times are approximate. Source: Google Maps

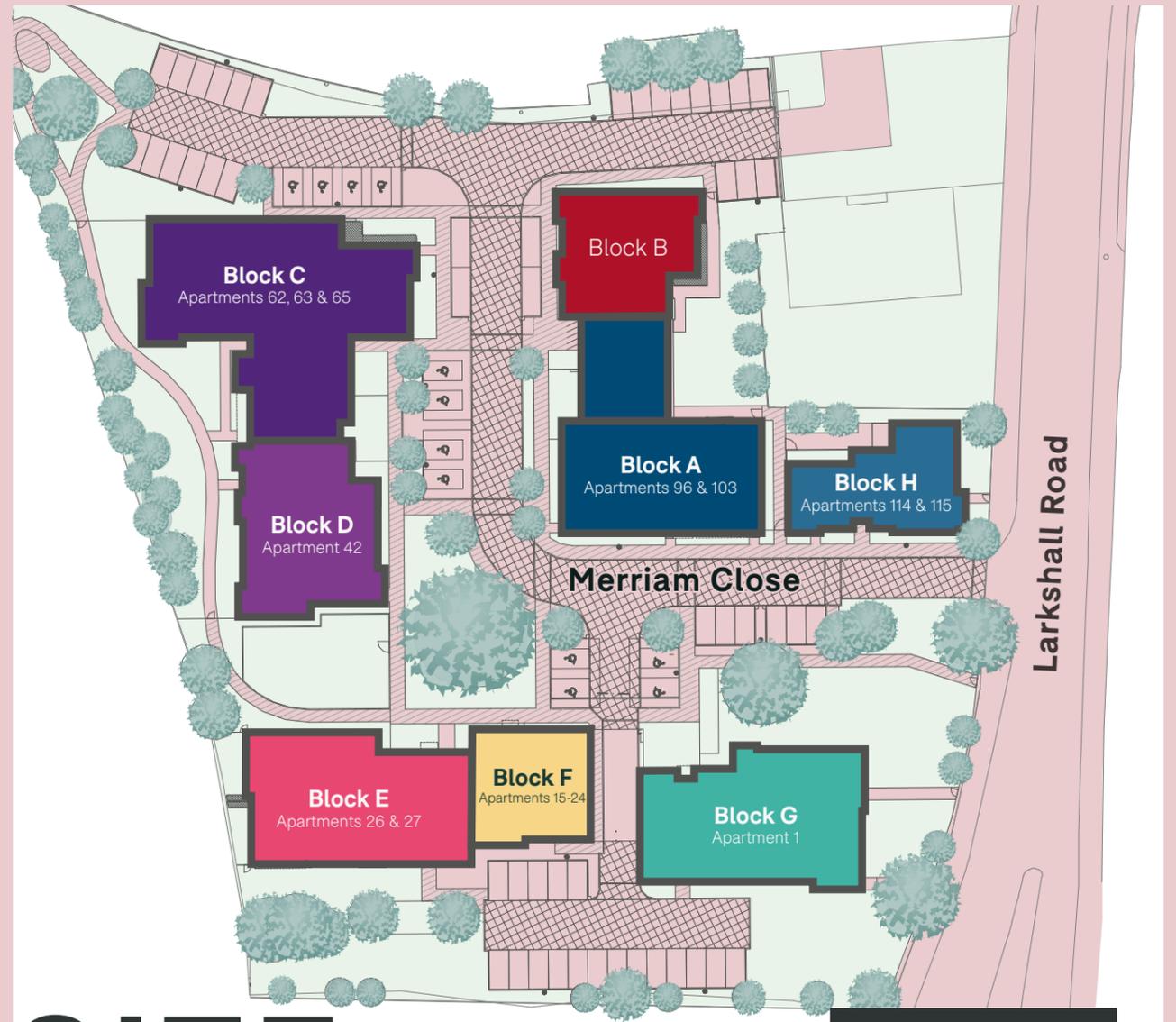




TRAVEL TIMES - Train from Highams Park to...

Wood Street.....	3 min	Liverpool Street.....	23 min	Bank.....	38 min
Walthamstow Central.....	5 min	Kings Cross St Pancras.....	35 min	Oxford Circus.....	41 min

Travel times are approximate. Source: Google Maps



SITE PLAN

Sat Nav Postcode
E4 9JQ



SPECIFICATION

KITCHEN

- Manhattan white gloss wall and base units
- Black Brazil worktop and upstands
- Stainless steel 1 ½ bowl sink and drainer
- Chrome plated tap
- Integrated Zanussi appliances:
 - Multi functional electric oven
 - Black glass hob with glass splashback
 - Extractor hood
 - Washer/dryer
 - Fridge/Freezer
- Grey ceramic tiles to floors
- Brushed aluminium LED downlights

INTERNAL FINISH

- Neutral matt emulsion to main Bathrooms, En Suites, Kitchen,
- Chrome switches and sockets
- Carpet fitted to hall, cupboards, bedrooms and lounge

BATHROOM & WC

- White sanitaryware by Ideal Standard
- White steel bath to main bathrooms (with shower over bath and shower screen to plots without an En Suite or separate shower only)
- Separate shower enclosures to Main Bathrooms where provided & En Suites where provided
- Grey ceramic tiles to floors and walls full height around bath, full width above the wash basin and full height to shower enclosures where provided
- Heated chrome towel ladder to Main Bathrooms and Ensuites
- Chrome LED downlights
- Shaver light and socket

HEATING & ELECTRICAL

- Vaillant combi boiler
- Sky Q available (subscription required)
- Video entry phone
- Mains operated heat and carbon monoxide detectors
- Pendant light to bedrooms
- Brushed aluminium LED downlights to lounge, dining and hallways



ABOUT ISHA

Islington and Shoreditch Housing Association (ISHA) is a community and neighbourhood based Housing organisation managing and developing quality affordable housing for people in North and East London, especially in Hackney, Islington and Waltham Forest.

We want ISHA to stand out of the crowd as a special housing association, one that consistently provides excellent services, listens and acts upon feedback from our customers, continually improves the efficiency of our services and goes the extra mile to make sure things get done quickly.

For more information

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