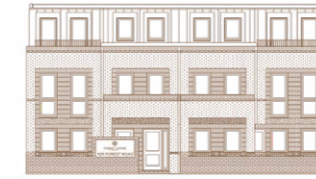




F O R E S T H O U S E

LONDON E11



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THE DEVELOPMENT

A PERFECT BALANCE

Forest House provides the perfect balance of comfort and affordability in eight one, two, and three-bedroom apartments set over three floors. With thoughtful layouts and contemporary finishes.

Get to know your neighbours and build your own community at Forest House, safe in the knowledge that quality build and the latest security systems will also give you the privacy you deserve.

Choose the quiet suburb of Leytonstone to live comfortably and relax at weekends, while keeping your career on track in Central London, less than half an hour away. Enjoy a gentle suburban pace on the edge of Epping Forest in the heart of one of East London's most up-and-coming residential areas. Stay connected with Leytonstone's great public transport links.





THE INTERIORS

DESIGNED AROUND YOU

Come home to stunning interiors and the latest design trends. Engineered wooden flooring creates a clean and comfortable surface throughout the living areas. Carpeted bedrooms make for a calm, cosy environment perfect for a good night's sleep. Enjoy peace and privacy behind solid doors, while bespoke wooden staircases connect upper and lower storeys. Well-designed lighting plans enhance your apartment and complement the natural light from large windows.

Inspired by a combination of the beautiful and the useful, the interiors of Forest House are the finishing touch in Leytonstone's sought-after development.

THE APARTMENTS

DESIGNED AROUND YOU

All the apartments feature high-quality natural finishes and intelligent layouts, while also offering unique room configurations for a home as individual as you are. Open-plan living areas create a feeling of light and space, aided by large windows and neutral décor. Put your own stamp on the property – the calm colours make the perfect backdrop for more personal touches.

Clean lines, generous storage and attention to detail combine to create a living space that is both practical and homely. Wake up in a fresh, airy bedroom; relax in the spacious living room after a busy day. Plenty of space for family life or for entertaining in these versatile, welcoming apartments.





A TOUCH OF CLASS

DEFINED BY DETAIL

Quality homes are enhanced by sunlight from large windows and exquisite interior lighting design. Bifold doors create a seamless flow between indoors and outdoors. Kitchens benefit from an efficient use of space, featuring integrated appliances and concealed handles for an uncluttered look. Smooth wooden floors create a warm, natural look throughout the living area. Each bedroom has its own soft carpet – a tactile treat for bare feet.

Generous storage and a thoughtful layout make Forest House apartments as practical as they are stylish. Underfloor heating creates a warm home and an uncluttered look, efficiently powered by a Vaillant gas boiler. The smooth lines of the Ital Living kitchen and Saneux bathroom are attractive and functional, made to the highest quality for a lasting impression.

A COZY RETREAT

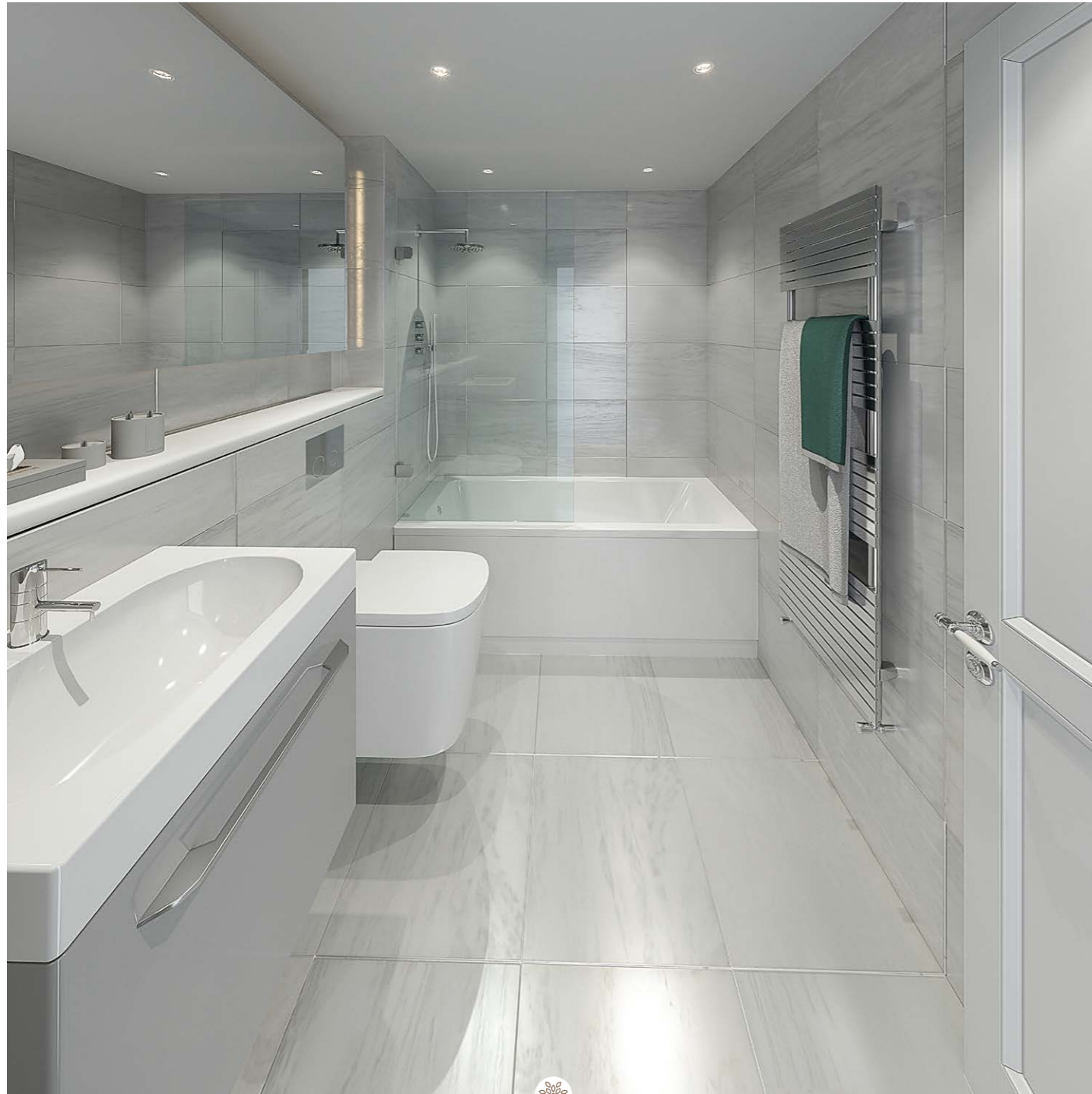
HOME HAS A NEW NAME

Take a break from the world in a restful bedroom. Wall-to-wall carpets offer warmth and comfort and keep noise to a minimum. Full-height windows let in the morning sun, excluding drafts and disturbances from outside.

After dark, illuminate the room with recessed overhead lighting or use a side light at one of the well-placed wall sockets. Under-floor heating provides space-saving warmth and comfort, while contemporary internal fire doors offer both a sense of style and peace of mind.

The spacious master bedroom is your own private retreat; smaller bedrooms are ideal for children, or provide a flexible space for your home office.





KITCHENS AND BATHROOMS

PREMIUM FITTINGS AND FIXTURES

The kitchen is the heart of the home. It's your place to cook and entertain; it's also the room where the family fills the apartment with life and laughter. Kitchen units come from Ital Living, individually designed for your apartment. The smooth lines of the cabinets feature concealed catches for a modern look that's easy to maintain, enhanced by Carrara quartz worktops and splashbacks. Smeg appliances offer style and reliability, with an electric oven, gas hob, fridge-freezer and dishwasher each fully integrated into your new kitchen. Each apartment is also equipped with its own washer dryer.

Beautiful bathrooms defined by detail offer a private space to prepare for the day ahead. White sanitary ware from Saneux creates a calm, clean environment and a quality that speaks for itself. Porcelain tiles protect the walls from condensation, while heated towel rails provide both warmth and storage. Towel rails, taps and fittings in coordinating chrome designs give your bathroom a touch of class.





THE AREA

THE HIDDEN CITY IN LONDON

A breath of fresh air in a busy city, Leytonstone offers a calmer atmosphere than many postcodes, as well as local green spaces, a vibrant, creative community and excellent connectivity with the rest of the capital.

Leytonstone attracts young families looking for a gentler pace of life and space to grow. Recent regeneration for the 2012 Olympics has given the area the attention it deserves, boosting businesses and local services alike. Independent shops and eateries abound, as well as the reliable chains we all depend on.

Improvements to overground train services have reduced commute times and opened up the rest of London to Forest House residents.

Find yourself in nearby Epping Forest and Hollow Pond a short walk from the development. Enjoy beautiful country walks as well as working farms, fascinating historical sites and white water rafting.



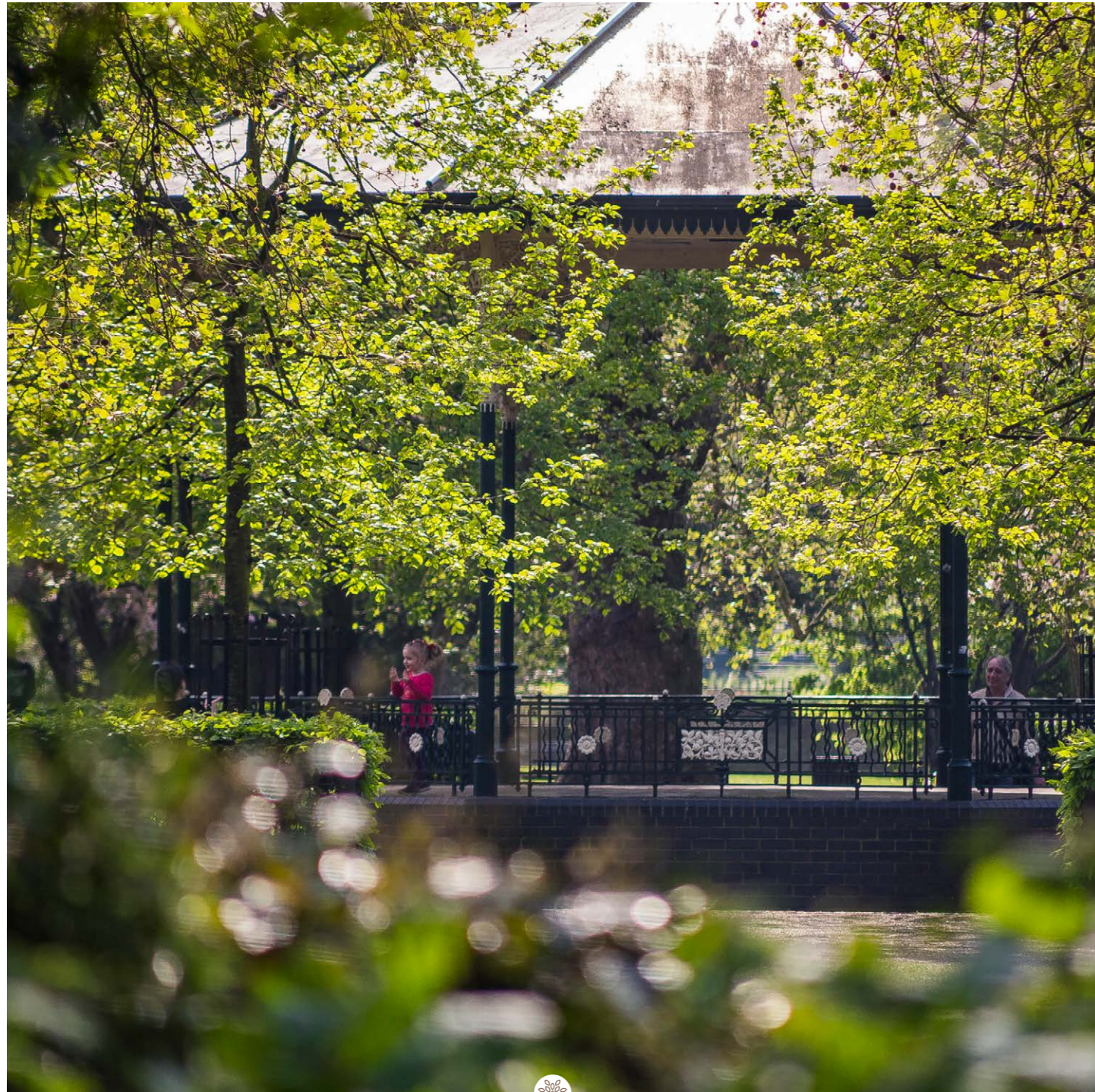
THE GARDEN POSTCODE

AN IDYLLIC OASIS



Weekends and family time are your chances to unwind, and where better than Leytonstone? This delightful residential area on the edge of Epping Forest offers a complete contrast to city life and a welcoming community for you to join.





A PLACE TO CALL HOME

LONDON'S HIDDEN GEM



Enjoy life in the suburbs with easy access to Central London; experience a sense of space inside your new home and out. Leytonstone has since become one of London's most creative and vibrant communities.



THE CITY WITHIN REACH

EASY TRANSPORT THERE AND BACK



Reach Central London quickly and easily for work and leisure. Leytonstone underground station is on the Central Line: travel to the City in just 16 mins and the West End in just 22 mins. Take the overground and reach Liverpool Street in just over twenty minutes. Cycle or take the bus or tube to neighbouring Stratford, Walthamstow or Stoke Newington.





SPECIFICATION

OUTSTANDINGLY BEAUTIFUL HOMES THROUGHOUT



From top to bottom, front to back, Forest House has been meticulously fitted with quality fittings throughout. Bespoke Quartz worktops, porcelain tiles, chrome fittings by Saneux and even underfloor heating mean you'll feel right at home.

KITCHENS

- Ital Living contemporary kitchens individually designed
 - Smeg appliances
- Integrated electric oven, gas hob and integrated extractor hood
 - Integrated dishwasher
 - Integrated fridge freezer
 - Washer dryer integrated/ freestanding in storage/utility room
- Bespoke Quartz worktops, up stands and splash-backs

BATHROOM, EN-SUITES AND CLOAKROOMS

- Saneux contemporary white sanitary ware with chrome fittings from a selected range
- Concealed thermostatic shower/ bath valves, fixed shower heads, hand held shower heads and overflow bath fillers
- Porcelain tiles to all floors and walls around sanitaryware

- Chrome heated towel rails
- ## INTERNAL FINISHES

- Contemporary internal fire doors, finished with white with brushed chrome ironmongery
- Bespoke staircases, hardwood handrails and balustrade unit 2
- Engineered wood flooring for all living, kitchen and hall areas
 - Carpet to all bedrooms

HEATING

- Base underfloor heating
- Vaillant gas combi boilers

ELECTRICS

- MK electrical white switches and sockets
 - BT points with cat 5 cable
- Lighting to include spotlights, mirror lights, under counter lights and feature lights
 - Outside lighting

- TV and Sky connection points
- ## SECURITY

- CCTV
- Smoke and heat detectors

EXTERNAL

- Architect designed landscape for exterior to include –
- Cycle store
 - Internal courtyard
 - Private amenity space
 - Communal amenity space
 - Planting schedule, fencing, and lighting as per plan
 - Bin stores
 - paving slabs to all pedestrian areas

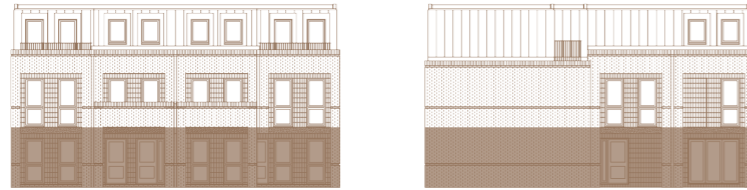
SERVICES

- Mains gas, electricity and water

The specifications listed on this page are correct and as intended at the time of going to print. Please speak with your Sales Agent for exact specifications of each plot. Please note the developer reserve the right to amend the elevations, specifications, design and layout as necessary without notice.



APARTMENT 1



GROUND FLOOR

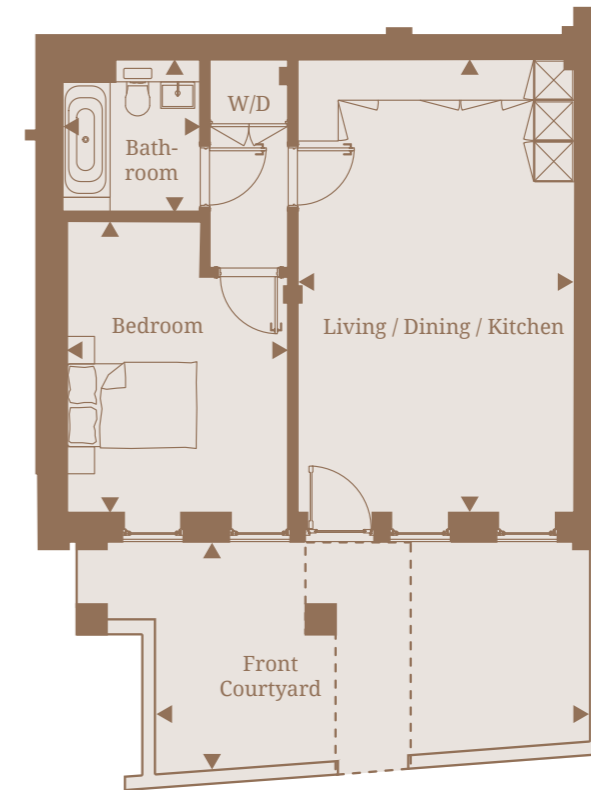
One Bedroom
One Bathroom
Front Courtyard

Living / Dining / Kitchen	4.1m x 6.7m / 13'5" x 21'11"
Bedroom 1	3.2m x 4.3m / 10'8" x 14'1"
Bathroom	2.0m x 2.2m / 6'7" x 7'4"
Front Courtyard	6.4m x 3.3m / 20'10" x 10'11"

Total Interior Area	51.3 sq. m. / 552 sq. ft.
Total Area (Inc Courtyard)	72.3 sq. m. / 778 sq. ft.



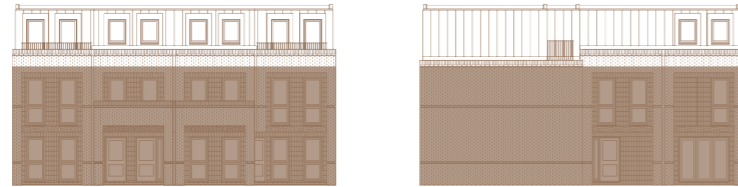
GROUND FLOOR



Floor plans shown are approximate measurements only. Exact layout and size may vary. All measurements may vary within a tolerance of 5%. Please note, the furniture is not included.



APARTMENT 2



GROUND & FIRST FLOORS

Three Bedroom
Two Bathroom
Terrace & Front Courtyard

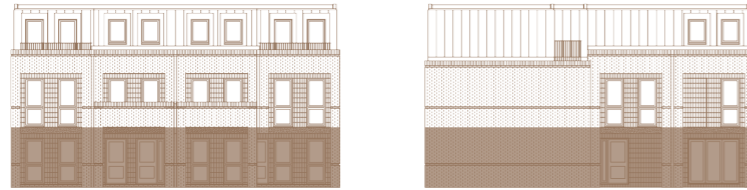
Living / Dining / Kitchen	5.2m x 9.4m / 17'1" x 30'9"
Bedroom 1	3.4m x 3.5m / 11'2" x 11'5"
Bedroom 2	2.1m x 3.8m / 6'9" x 12'7"
Bedroom 3	3.0m x 2.7m / 10" x 8'11"
Bathroom 1	1.8m x 2.0m / 6'1" x 6'7"
Bathroom 2	2.1m x 1.9m / 6'9" x 6'3"
Terrace	4.2m x 2.6m / 13'8" x 8'7"
Front Courtyard	3.9m x 4.0m / 12'11" x 13'1"

Total Interior Area	88.4 sq. m. / 951 sq. ft.
Total Area (Inc Terrace & Courtyard)	113.8 sq. m. / 1,224 sq. ft.

Floor plans shown are approximate measurements only. Exact layout and size may vary. All measurements may vary within a tolerance of 5%. Please note, the furniture is not included.



APARTMENT 3



GROUND FLOOR

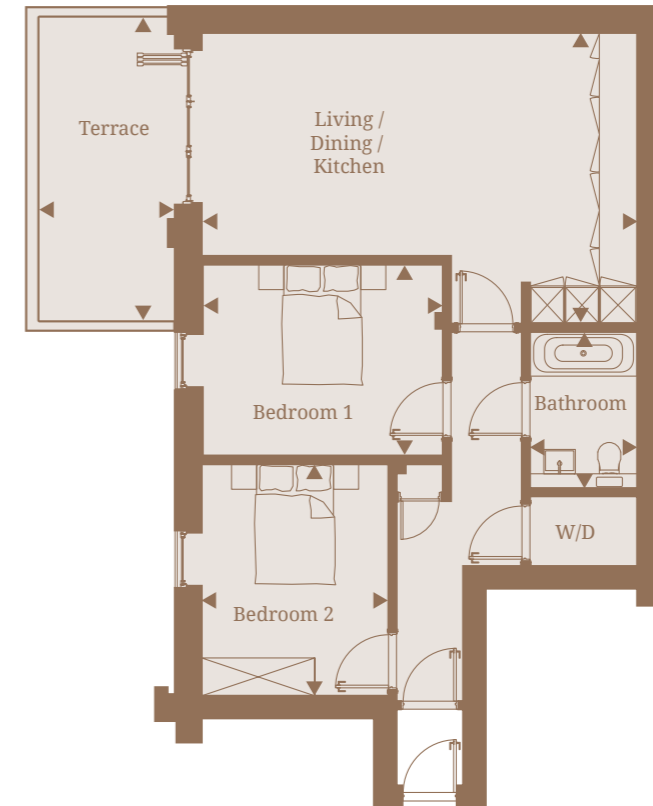
Two Bedroom
One Bathroom
Terrace

Living / Dining / Kitchen	6.9m x 4.6m / 22'8" x 15'2"
Bedroom 1	3.8m x 3.0m / 12'6" x 9'11"
Bedroom 2	2.9m x 3.6m / 9'7" x 12'
Bathroom	1.7m x 2.5m / 5'7" x 8'2"
Terrace	2.1m x 5m / 7' x 16'3"

Total Interior Area	67 sq. m. / 721 sq. ft.
Total Area (Inc Terrace)	77.6 sq. m. / 835 sq. ft.



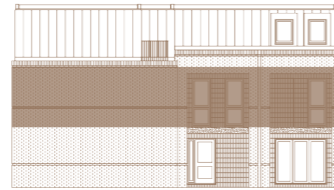
GROUND FLOOR



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APARTMENT 4



FIRST FLOOR

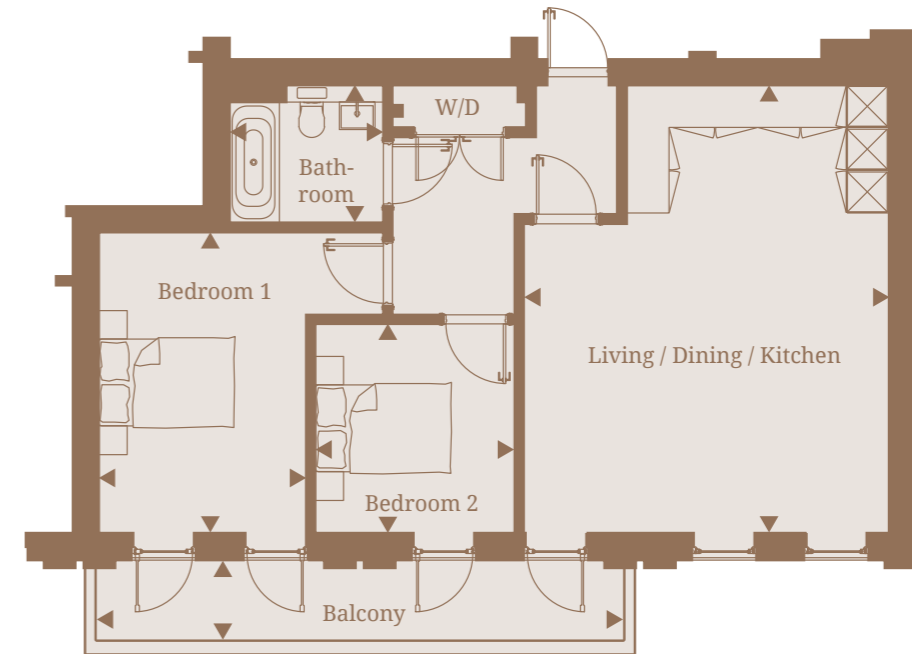
Two Bedroom
One Bathroom
Balcony

Living / Dining / Kitchen	5.1m x 6.3m / 16'10" x 20'8"
Bedroom 1	2.9m x 4.2m / 9'7" x 13'10"
Bedroom 2	2.8m x 2.9m / 9'2" x 9'8"
Bathroom	2.2m x 1.9m / 7'2" x 6'4"
Balcony	7.3m x 1.1m / 24' x 3'9"

Total Interior Area	67.1 sq. m. / 722 sq. ft.
Total Area (Inc Balcony)	75.2 sq. m. / 810 sq. ft.



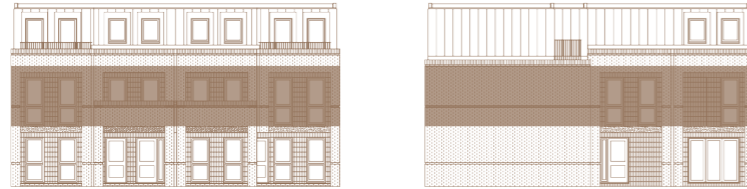
FIRST FLOOR



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APARTMENT 5



FIRST FLOOR

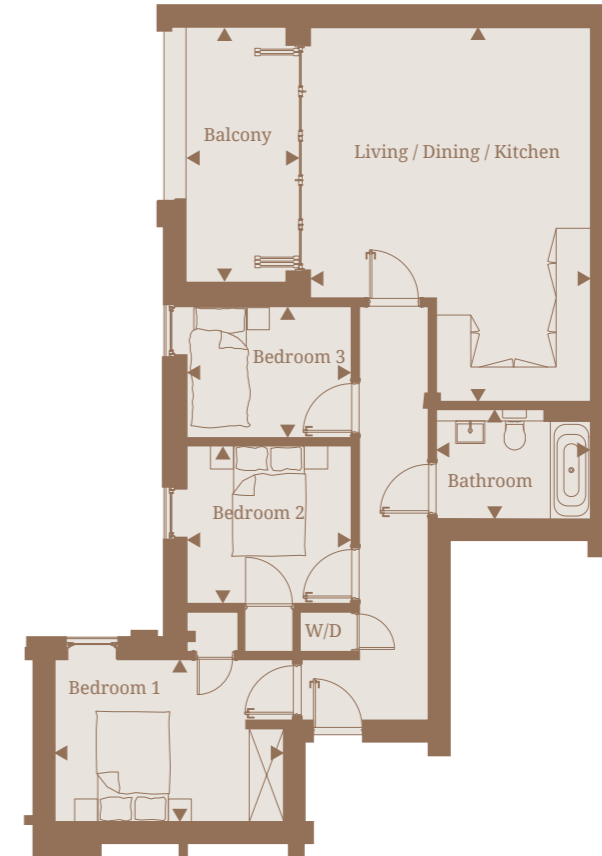
Three Bedroom
One Bathroom
Balcony

Living / Dining / Kitchen	4.9m x 6.5m / 15'11" x 21'3"
Bedroom 1	4.1m x 2.8m / 13'7" x 9'3"
Bedroom 2	2.9m x 2.7m / 9'5" x 9'
Bedroom 3	2.9m x 2.3m / 9'5" x 7'6"
Bathroom	2.7m x 1.9m / 8'9" x 6'3"
Balcony	2m x 4.4m / 6'6" x 14'6"

Total Interior Area	73.5 sq. m. / 791 sq. ft.
Total Area (Inc Balcony)	81.2 sq. m. / 874 sq. ft.



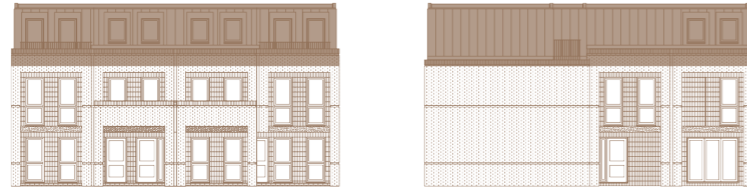
FIRST FLOOR



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APARTMENT 6



SECOND FLOOR

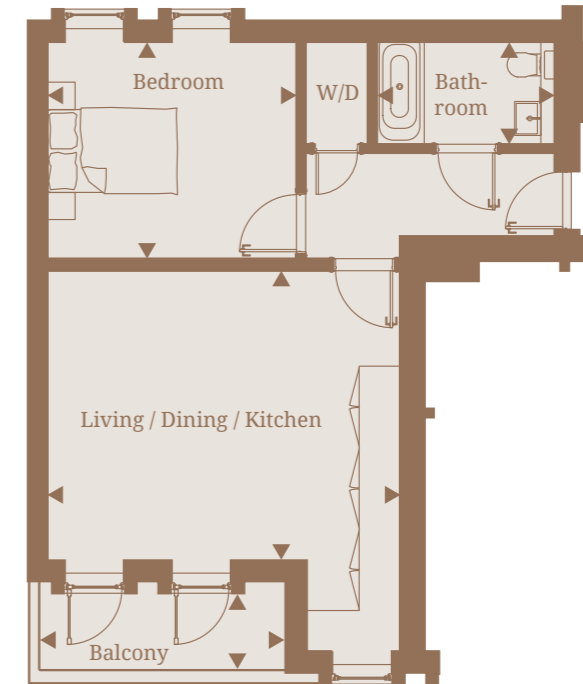
One Bedroom
One Bathroom
Balcony

Living / Dining / Kitchen	5.2m x 4.3m / 17' x 14'
Bedroom	3.7m x 3.2m / 12' x 10'6"
Bathroom	2.6m x 1.5m / 8'7" x 4'11"
Balcony	3.7m x 1.1m / 12' x 3'9"

Total Interior Area	48.7 sq. m. / 524 sq. ft.
Total Area (Inc Balcony)	52.7 sq. m. / 567 sq. ft.

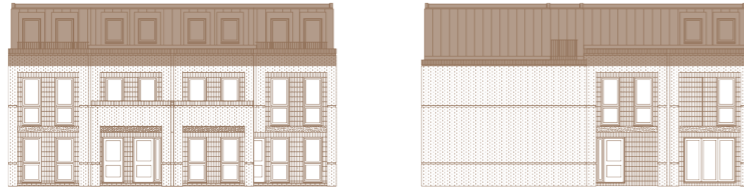


SECOND FLOOR



Floor plans shown are approximate measurements only. Exact layout and size may vary. All measurements may vary within a tolerance of 5%. Please note, the furniture is not included.

APARTMENT 7



SECOND FLOOR

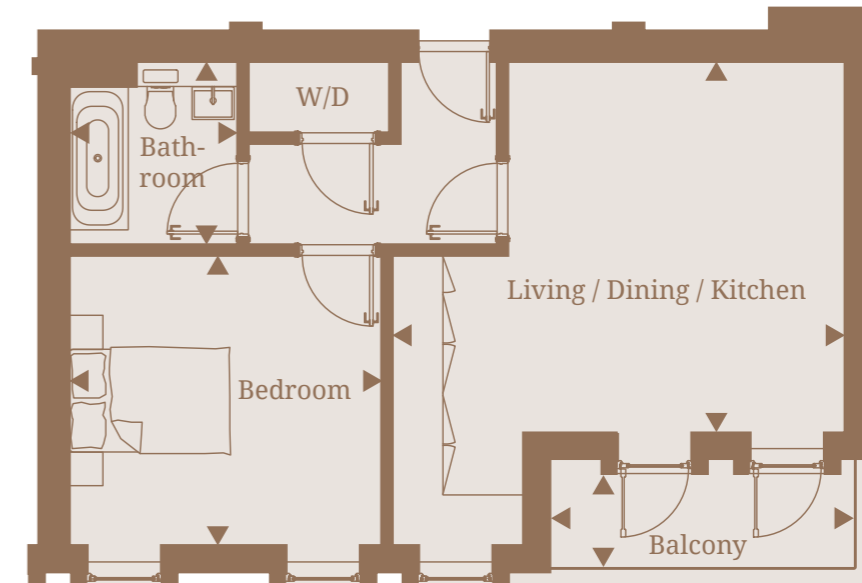


SECOND FLOOR

One Bedroom
One Bathroom
Balcony

Living / Dining / Kitchen	5.4m x 4.4m / 17'8" x 14'6"
Bedroom	3.7m x 3.4m / 12'2" x 11'4"
Bathroom	2.0m x 2.2m / 6'7" x 7'2"
Balcony	3.6m x 1.1m / 11'9" x 3'9"

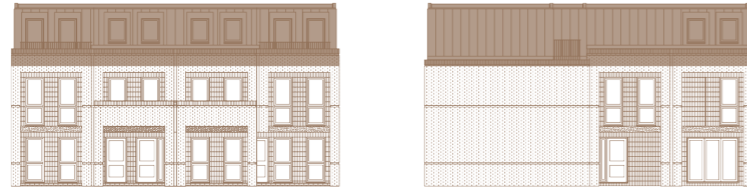
Total Interior Area	48.7 sq. m. / 524 sq. ft.
Total Area (Inc Balcony)	52.8 sq. m. / 568 sq. ft.



Floor plans shown are approximate measurements only. Exact layout and size may vary. All measurements may vary within a tolerance of 5%. Please note, the furniture is not included.



APARTMENT 8



SECOND FLOOR

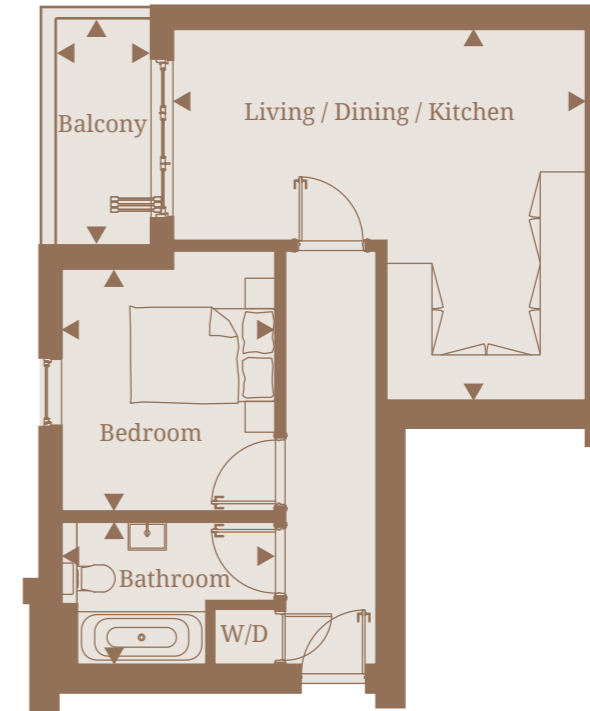
One Bedroom
One Bathroom
Balcony

Living / Dining / Kitchen	5.4m x 4.9m / 17'10" x 16'
Bedroom	2.8m x 3.4m / 9'3" x 11'3"
Bathroom	2.8m x 1.9m / 9'3" x 6'2"
Balcony	1.2m x 2.8m / 4'1" x 9'4"

Total Interior Area	43.4 sq. m. / 467 sq. ft.
Total Area (Inc Balcony)	46.8 sq. m. / 504 sq. ft.



SECOND FLOOR



Floor plans shown are approximate measurements only. Exact layout and size may vary. All measurements may vary within a tolerance of 5%. Please note, the furniture is not included.





HERITAGE
estate group

Forest House comes to you from Heritage Estate Group, a developer with a proven track-record for creating quality residential property in some of London's finest locations.

A full understanding of each project's wider context enables us to develop houses and apartments that harmonise with the character of the area and support the priorities of the residents. Our skilled team brings a breadth of expertise to all our developments from conception to completion.

We have established our excellent reputation through the revival of fine heritage buildings and the creation of new-build residential schemes.

We believe that intelligent and innovative design is an essential element in creating homes of distinction. Our own experienced and talented in-house team collaborates with award-winning architects, interior designers and landscape gardeners to make every one of our properties an exceptional home and an astute investment.



ALLSAINTS
Maldon

Conversion of Victorian school building into 8 houses



NEW SOUTH QUARTER
Croydon

Conversion of commercial workspaces into apartments



LORDSHIP LANE
London

New build of 7 x 2/3 bedroom apartments

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All enquiries:

For more information please contact DOCKLEYS ESTATE AGENTS



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info@dockleys.com



HERITAGE
estate group