



256

CHURCH ROAD

LEYTON E10 7JG



THE LIFESTYLE THAT CONNECTS

256 CHURCH ROAD



Highly specified apartments and town houses within 13 minutes rail travel of Westfield, Stratford, Liverpool Street and Bank... factor in Crossrail and the Capital's on your doorstep.

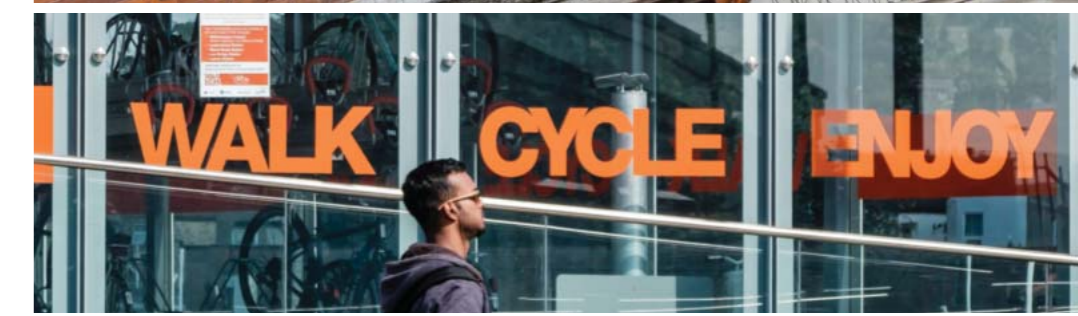


256
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Today, Leyton is a happening neighbourhood, underpinned by its close proximity to Stratford and its excellent transport connections, Westfield and the Queen Elizabeth Olympic Park.

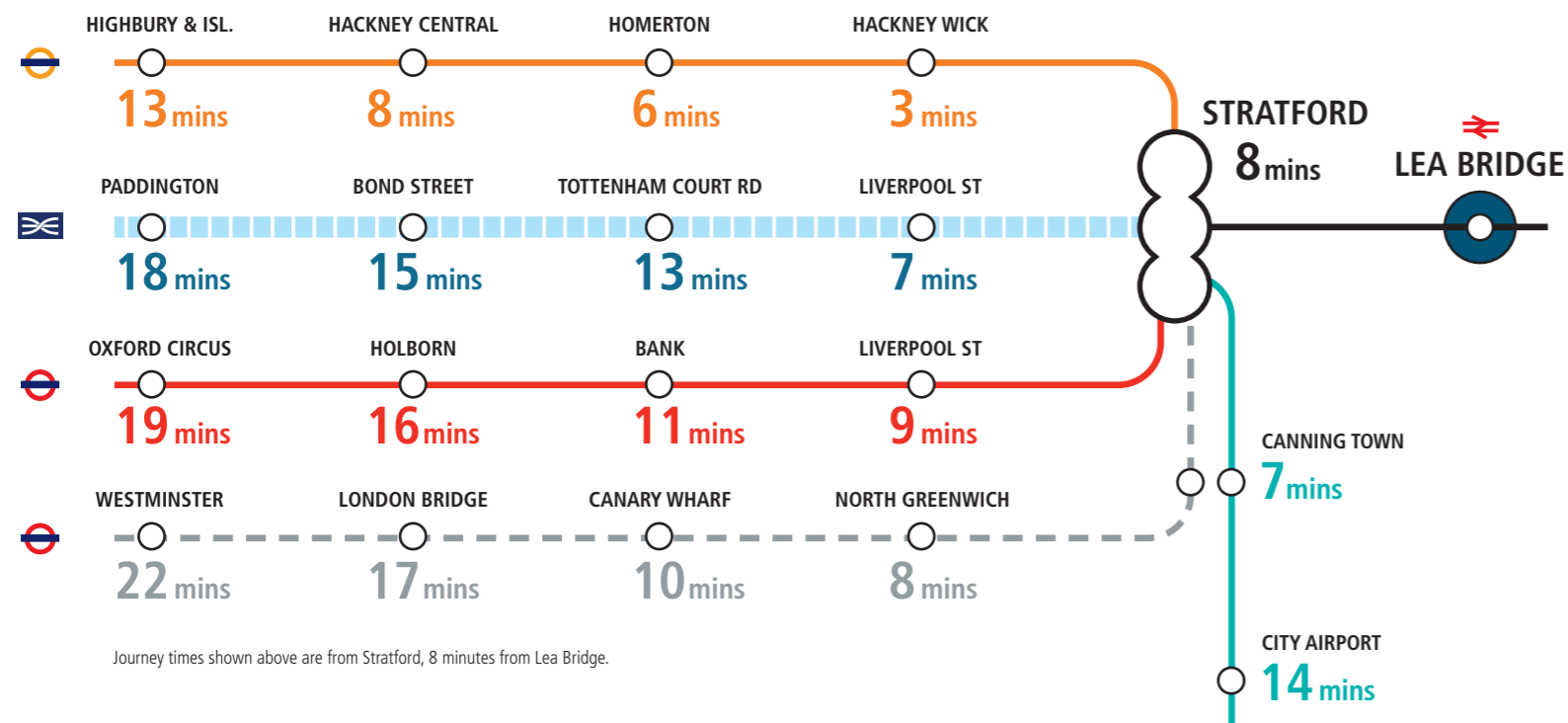
Entertainment, nightlife & recreation abound as the town takes on echoes of Portobello Road - with its colourful street façades, quirky haunts and growing café culture.



LEYTON

An eclectic mix of urban charm, modern convenience, culture & character

256
CHURCH ROAD
LEYTON E10 7JG



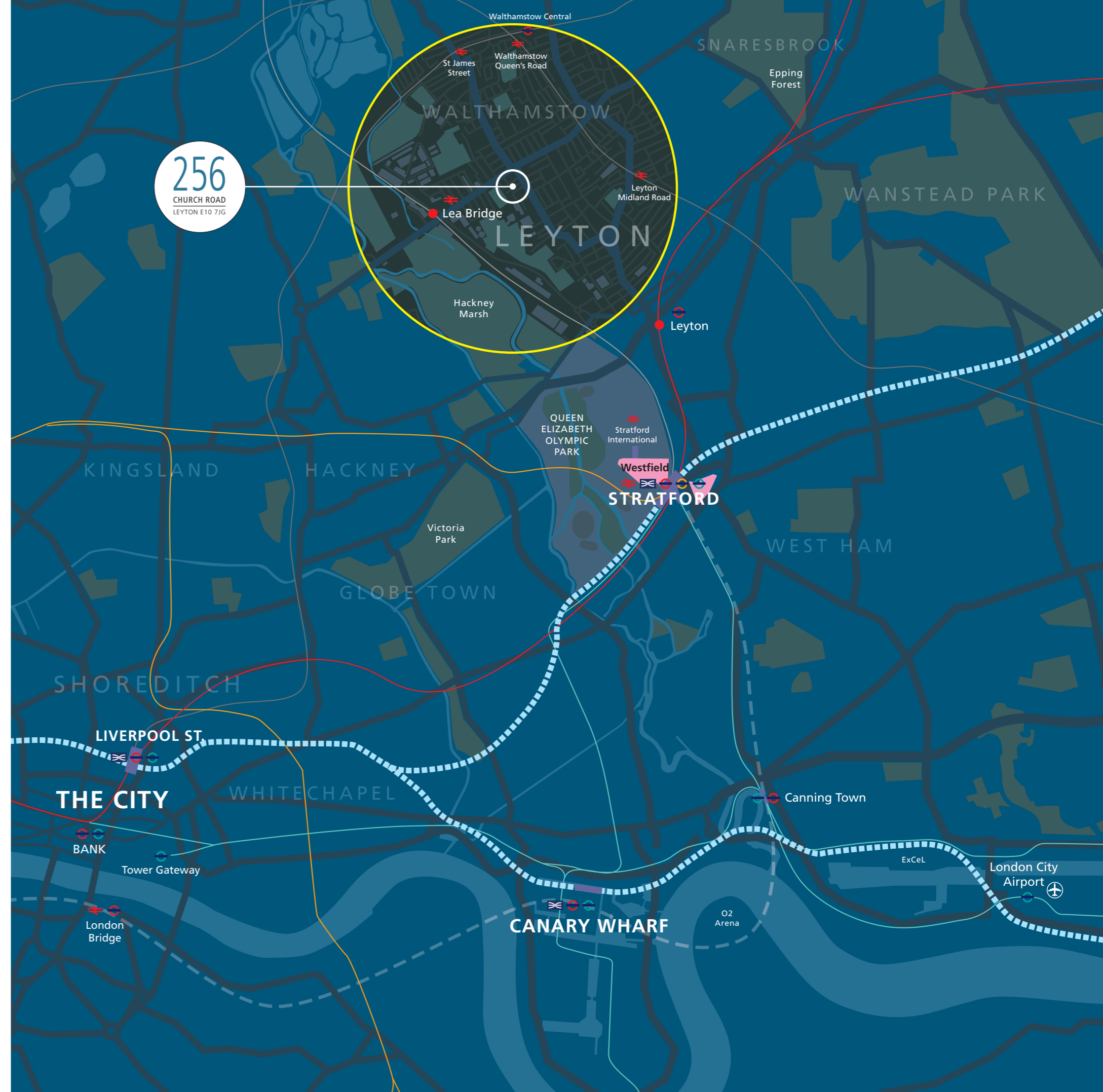
Journey times shown above are from Stratford, 8 minutes from Lea Bridge.

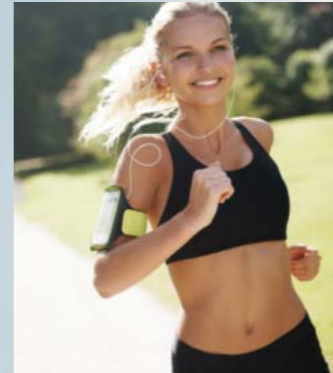
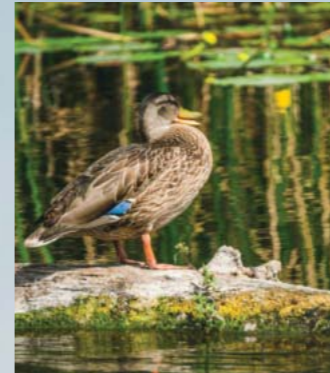
Leyton is well connected by a fast network of road, tube and mainline services with 256 Church Road benefitting from five stations located within a 1 mile radius. Drive times are impressive and direct, with connections to the A406 in 12 minutes and the M11 in 16 minutes.

Stratford station will be an 8 minute hop from Lea Bridge, with its major multi-level interchange operating services across the Capital including Crossrail from 2019.

LONDON'S BUSIEST

metropolitan transport interchange lies within 8 minutes rail travel





When residents at 256 Church Road 'pop to the local' it will include around 280 outlets and major brand stores at Westfield Stratford City, not to mention its 70 restaurants and the plethora of entertainment it provides.

On an equally vast scale is the diversity of recreational pursuits showcased within the Queen Elizabeth Olympic Park... so much, so deceptively close to 256 Church Road.

BRAND NAME SHOPPING

endless entertainment, recreation & quiet waterways.

An international showcase minutes from your new apartment at 256 Church Road.



A BUZZING LOCALITY
alive with independent outlets,
retail parks, family parks
and fine eateries

Leyton is now both a destination and desirable enclave seeing all the signs of gentrification, as a new generation of young professionals and families are attracted to the town by its cosmopolitan atmosphere, vibrant shopping streets, bars, eateries, parkland and rising cultural status.





THE DEVELOPMENT

256
CHURCH ROAD
LEYTON E10 7JG



A NEW LANDMARK FOR LUXURY LIVING IN LEYTON

The development will be extensively landscaped with ground level communal courtyard gardens and a roof terrace garden at 4th floor level for the use of residents in core C.

Each home has also been designed to incorporate either a private balcony, terrace or garden.



DEVELOPMENT FEATURES INCLUDE:

- A choice of 1, 2 & 3 bedroom apartment styles.
- Two executive 3 bedroom town houses with private gardens and upper floor terrace space.
- Three individual apartment cores, each accessible at ground level.
- Selected apartments with private entrances fronting Tallack Road.
- Vehicular access to the rear of the building with disabled parking facilities.
- Extensive landscaped communal courtyard gardens.
- Roof garden at 4th floor level for the exclusive use of residents in core C.
- All apartments to benefit from either a private balcony, terrace or garden area.
- Residents' lift serving all apartment levels from each core.

EXAMPLE APARTMENT LAYOUTS

The apartment types shown are three of the most common styles and clearly portray the superb use of space and ergonomic design.



1 BEDROOM

B101 B208 B305

Interior area 53.6 SQ.M. 577 SQ.FT.
 Exterior area 5.1 SQ.M. 55 SQ.FT.



2 BEDROOM

C201 C301

Interior area 73.2 SQ.M. 788 SQ.FT.
 Exterior area 6.6 SQ.M. 71 SQ.FT.

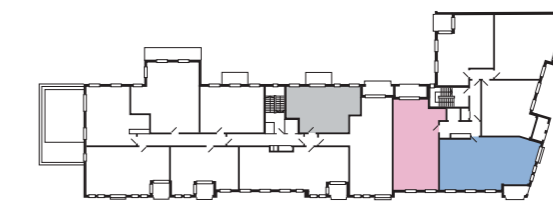


3 BEDROOM

C102 C202 C302

Interior area 84.9 SQ.M. 914 SQ.FT.
 Exterior area 5.0 SQ.M. 54 SQ.FT.

Each apartment will be highly specified and finished & equipped for contemporary living with emphasis on sleek functionality and sophisticated style.



THE GALLIARD HELP TO BUY OPTION SCHEME IS AVAILABLE AT 256 CHURCH ROAD

256

CHURCH ROAD
 LEYTON E10 7JG



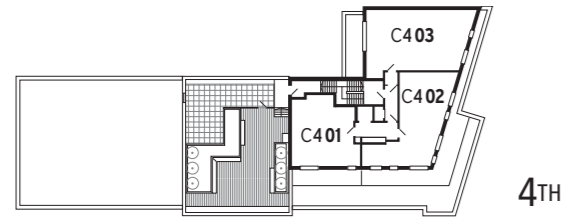
INTERIORS ALIVE WITH SOPHISTICATED STYLE



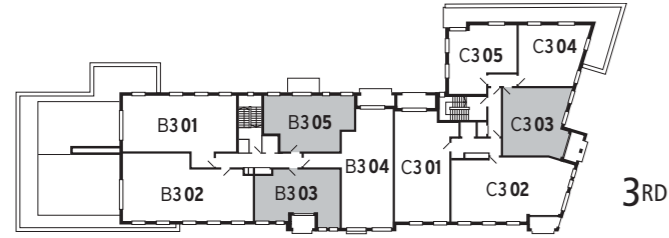
All interiors shown are Galliard show suites at other developments with similar specifications.



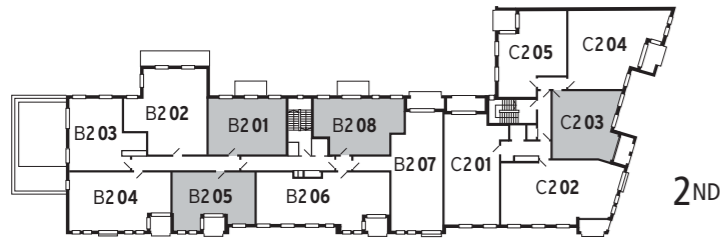




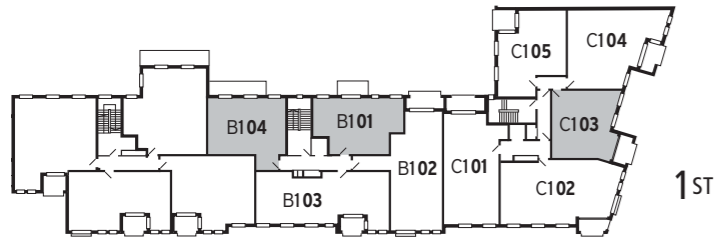
4TH



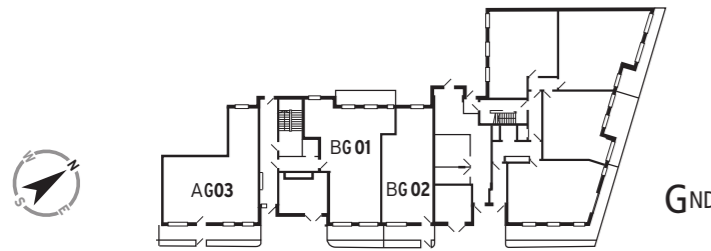
3RD



2ND



1ST



GND



B303

Interior area 50.1 SQ.M. 540 SQ.FT.
 Exterior area 4.7 SQ.M. 50 SQ.FT.

Living/dining inc kitchen 5.3 x 6.4 17'5" x 20'12"
 Bedroom 3.9 x 3.6 12'9" x 11'10"



B205

Interior area 50.0 SQ.M. 538 SQ.FT.
 Exterior area 4.9 SQ.M. 53 SQ.FT.

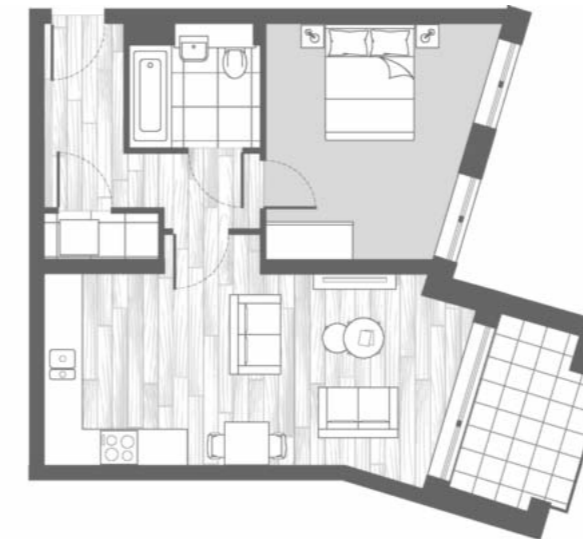
Living/dining inc kitchen 5.7 x 5.3 18'8" x 17'5"
 Bedroom 2.9 x 4.5 9'6" x 14'9"



B201

Interior area 52.3 SQ.M. 563 SQ.FT.
 Exterior area 5.4 SQ.M. 58 SQ.FT.

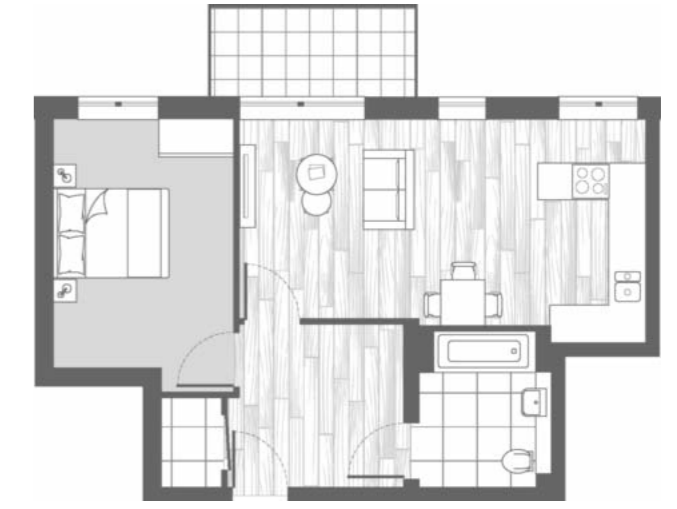
Living/dining inc kitchen 5.4 x 4.8 17'9" x 15'9"
 Bedroom 3.9 x 4.8 12'9" x 15'9"



C103 C203 C303

Interior area 51.7 SQ.M. 557 SQ.M.
 Exterior area 5.7 SQ.M. 61 SQ.M.

Living/dining inc kitchen 7.0 x 3.2 22'12" x 10'6"
 Bedroom 3.5 x 3.9 11'5" x 12'9"



B101 B208 B305

Interior area 53.6 SQ.M. 577 SQ.M.
 Exterior area 5.1 SQ.M. 55 SQ.M.

Living/dining inc kitchen 6.8 x 3.4 22'4" x 11'2"
 Bedroom 3.0 x 4.1 9'10" x 13'5"



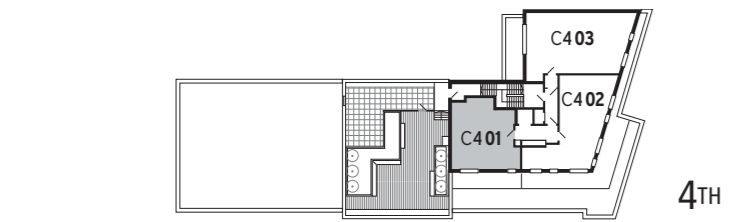
B104

Interior area 56.6 SQ.M. 609 SQ.M.
 Exterior area 9.4 SQ.M. 101 SQ.M.

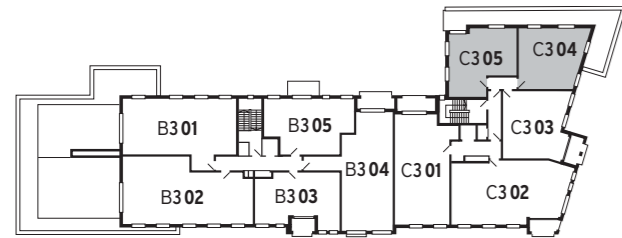
Living/dining inc kitchen 5.5 x 4.7 18'0" x 15'5"
 Bedroom 2.8 x 4.7 9'2" x 15'5"



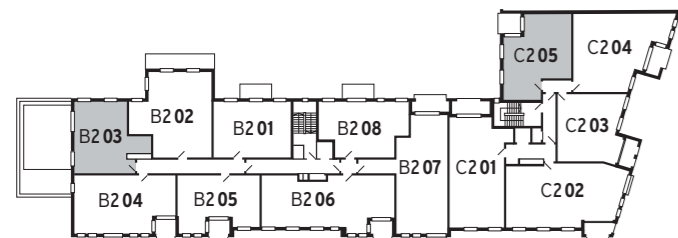
1 Bedroom apartments



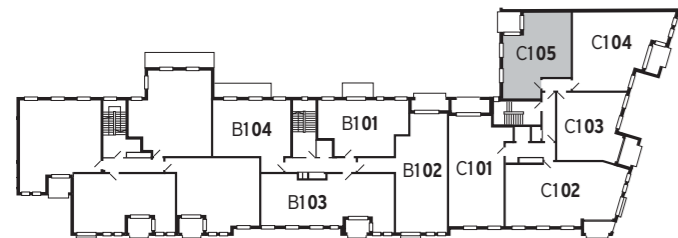
4TH



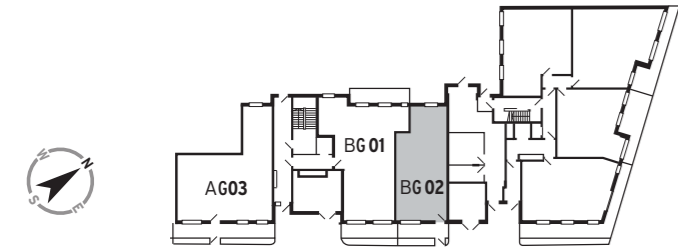
3RD



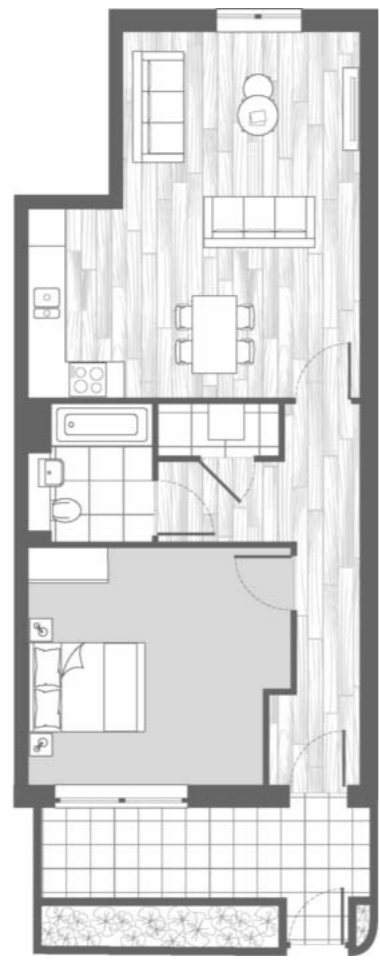
2ND



1ST

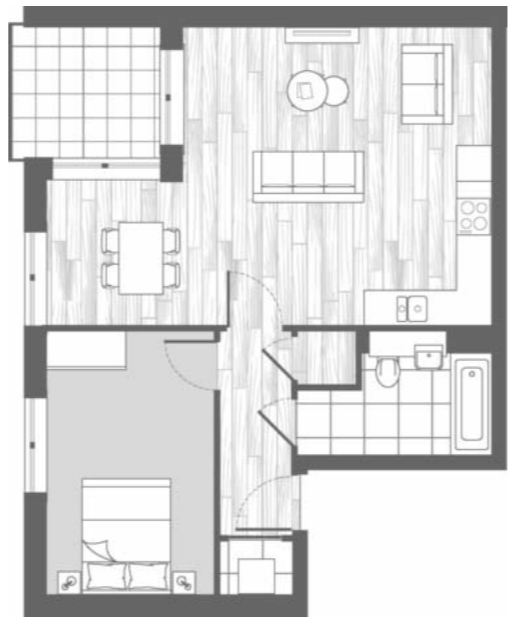


GND



BG02

Interior area 65.2 SQ.M. 702 SQ.FT.
 Exterior area 9.1 SQ.M. 98 SQ.FT.
 Living/dining inc kitchen 5.5 x 6.1 18'0" x 20'0"
 Bedroom 4.4 x 3.9 14'5" x 12'9"



C105 C205

Interior area 57.7 SQ.M. 621 SQ.FT.
 Exterior area 5.5 SQ.M. 59 SQ.FT.
 Living/dining inc kitchen 7.4 x 5.0 24'3" x 16'5"
 Bedroom 2.8 x 4.4 9'2" x 14'5"



C401

Interior area 52.0 SQ.M. 560 SQ.FT.
 Exterior area 12.9 SQ.M. 139 SQ.FT.
 Living/dining inc kitchen 3.0 x 7.3 9'10" x 23'11"
 Bedroom 4.4 x 2.9 14'5" x 9'6"



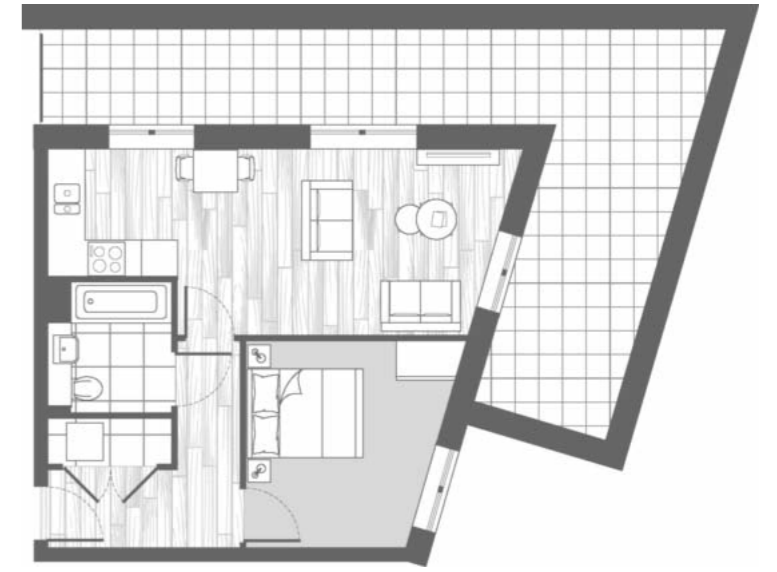
B203

Interior area 52.0 SQ.M. 560 SQ.FT.
 Exterior area 38.2 SQ.M. 411 SQ.FT.
 Living/dining inc kitchen 5.7 x 4.3 18'8" x 14'1"
 Bedroom 4.2 x 3.4 13'9" x 11'2"



C305

Interior area 47.3 SQ.M. 509 SQ.FT.
 Exterior area 14.7 SQ.M. 158 SQ.FT.
 Living/dining inc kitchen 7.5 x 3.0 24'7" x 9'10"
 Bedroom 2.8 x 3.7 9'2" x 12'2"



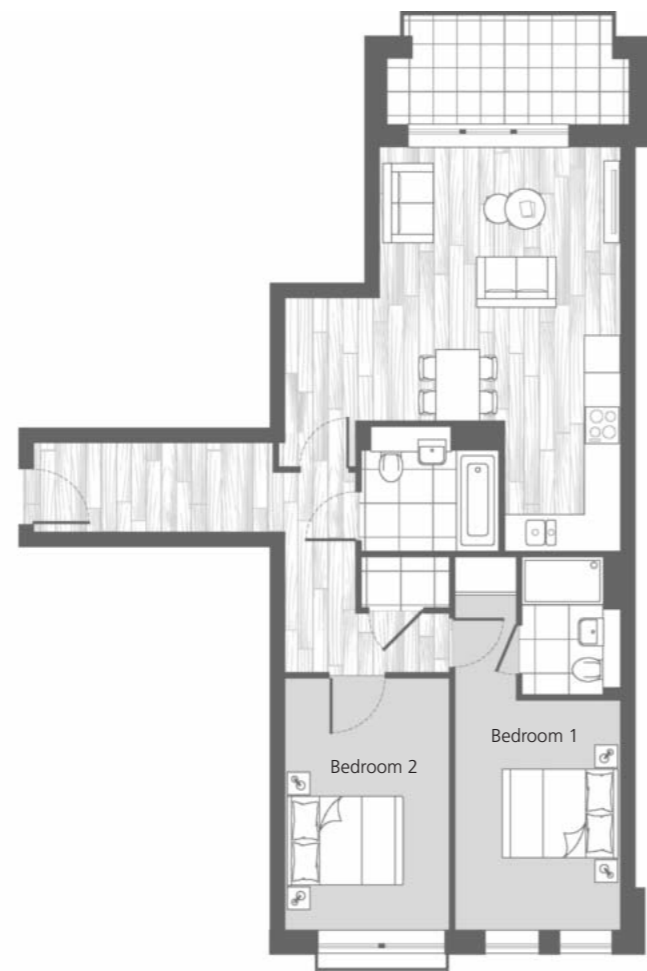
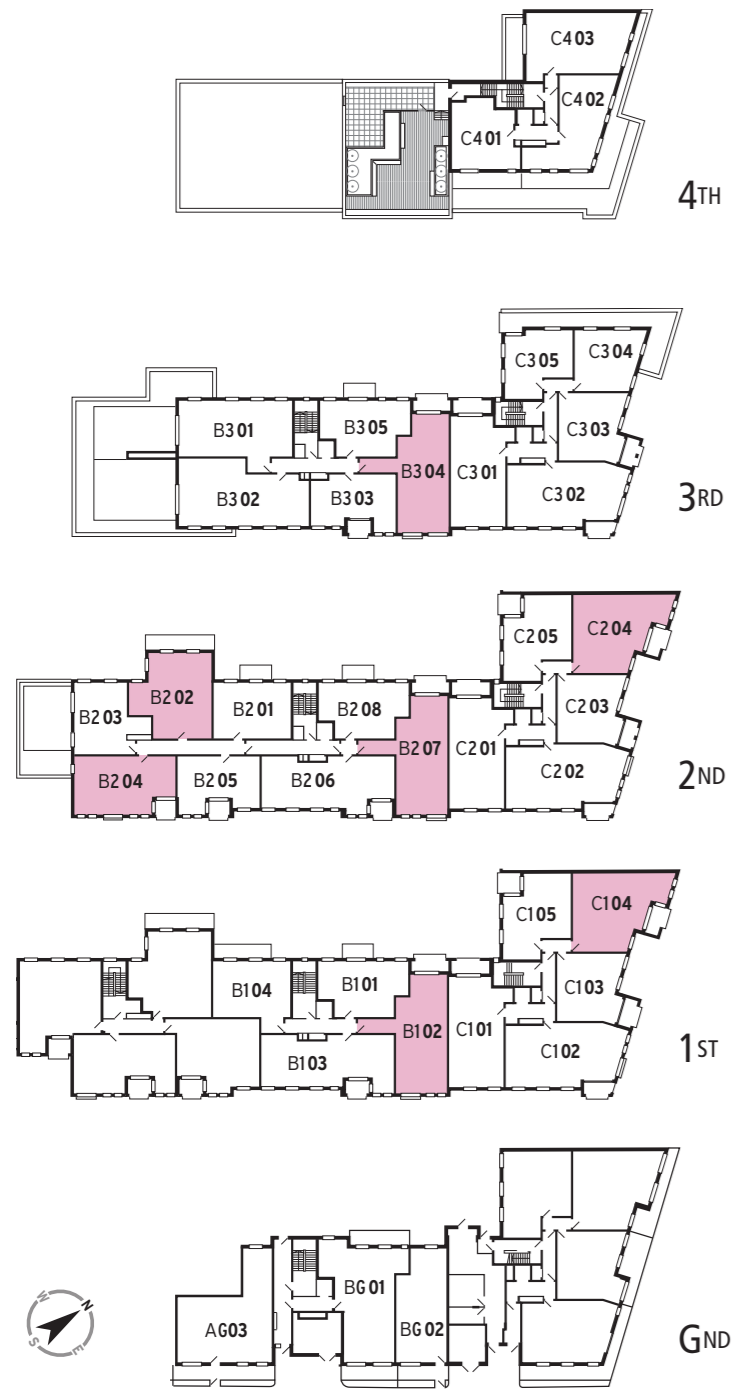
C304

Interior area 46.8 SQ.M. 504 SQ.FT.
 Exterior area 30.3 SQ.M. 326 SQ.FT.
 Living/dining inc kitchen 7.5 x 3.1 24'7" x 10'2"
 Bedroom 3.2 x 3.4 10'6" x 11'2"



1 Bedroom apartments

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.



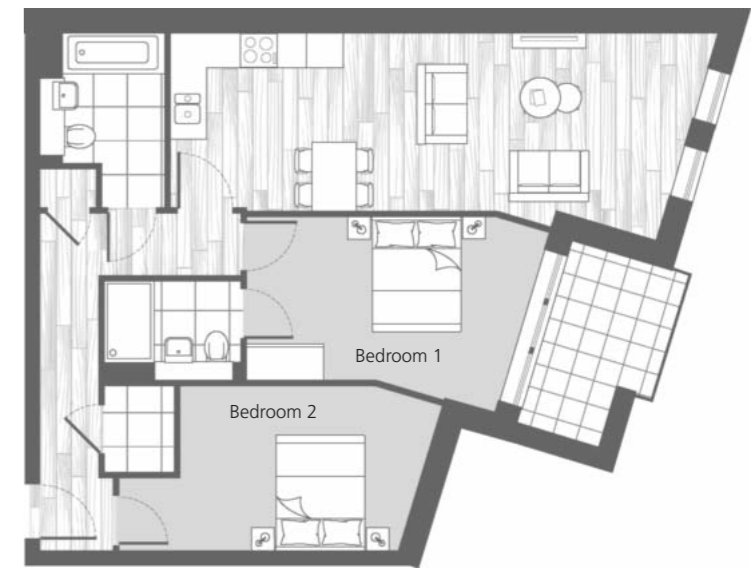
B102 B207 B304

Interior area	76.1 SQ.M.	819 SQ.FT.
Exterior area	7.1 SQ.M.	76 SQ.FT.
Living/dining inc kitchen	5.6 x 6.7	18'4" x 21'12"
Bedroom 1	2.7 x 5.6	8'10" x 18'4"
Bedroom 2	2.7 x 4.2	8'10" x 13'9"



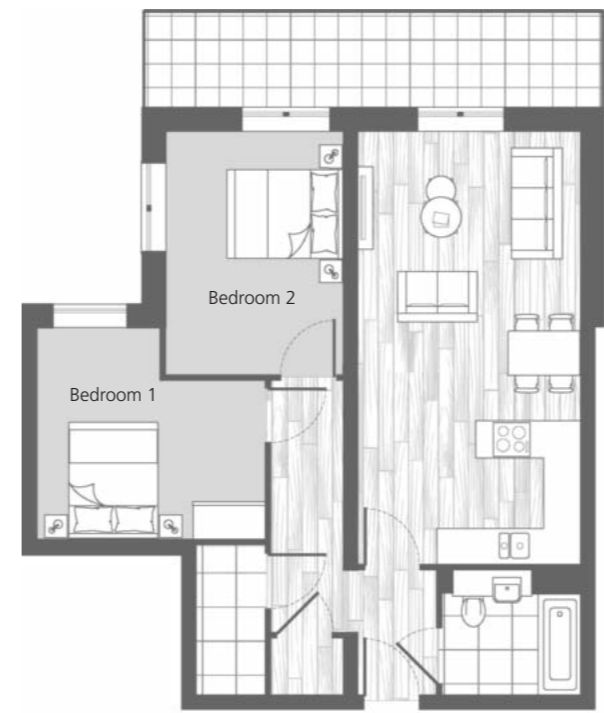
B204

Interior area	66.7 SQ.M.	717 SQ.FT.
Exterior area	4.8 SQ.M.	52 SQ.FT.
Living/dining inc kitchen	5.4 x 4.4	17'9" x 14'5"
Bedroom 1	2.9 x 3.8	9'6" x 12'6"
Bedroom 2	2.4 x 3.8	7'10" x 12'6"



C104 C204

Interior area	75.9 SQ.M.	817 SQ.FT.
Exterior area	6.0 SQ.M.	65 SQ.FT.
Living/dining inc kitchen	8.8 x 3.0	28'10" x 9'10"
Bedroom 1	4.8 x 2.9	15'9" x 9'6"
Bedroom 2	5.0 x 2.7	8'10" x 8'10"



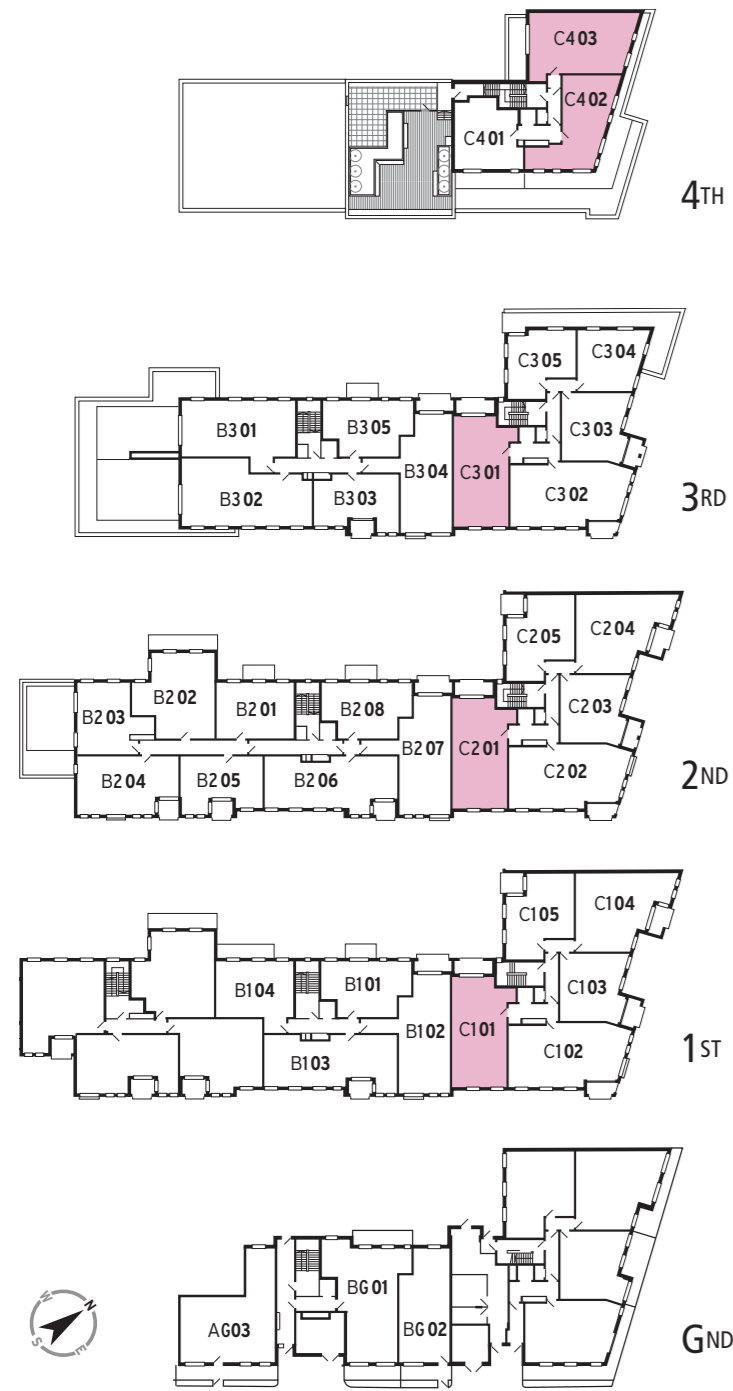
B202

Interior area	72.0 SQ.M.	775 SQ.FT.
Exterior area	11.9 SQ.M.	128 SQ.FT.
Living/dining inc kitchen	3.7 x 7.2	12'2" x 23'7"
Bedroom 1	3.8 x 3.5	12'6" x 11'6"
Bedroom 2	2.9 x 4.0	9'6" x 13'1"



2 Bedroom apartments

Apartment plans are intended to be correct, precise details may vary. Room dimensions are approximate and should be used as a guide only. Total areas are accurate to within 5%.



C101

Interior area	73.2 SQ.M.	788 SQ.FT.
Exterior area	6.6 SQ.M.	71 SQ.FT.
Living/dining inc kitchen	4.7 x 5.2	15'5" x 17'0"
Bedroom 1	3.5 x 4.0	11'6" x 13'1"
Bedroom 2	3.0 x 4.6	9'10" x 15'1"



C201 C301

Interior area	73.2 SQ.M.	788 SQ.FT.
Exterior area	6.6 SQ.M.	71 SQ.FT.
Living/dining inc kitchen	5.8 x 5.2	19'0" x 17'0"
Bedroom 1	3.5 x 4.0	11'6" x 13'1"
Bedroom 2	3.0 x 4.6	9'10" x 15'1"



C403

Interior area	77.1 SQ.M.	830 SQ.FT.
Exterior area	18.3 SQ.M.	197 SQ.FT.
Living/dining inc kitchen	5.7 x 4.5	18'8" x 14'9"
Bedroom 1	5.8 x 3.0	19'0" x 9'10"
Bedroom 2	3.8 x 3.5	12'6" x 11'6"

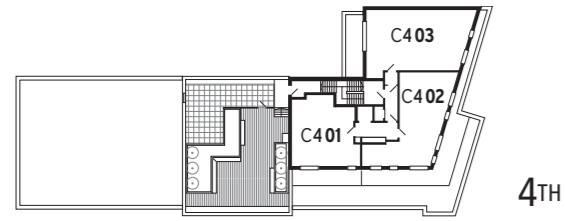


C402

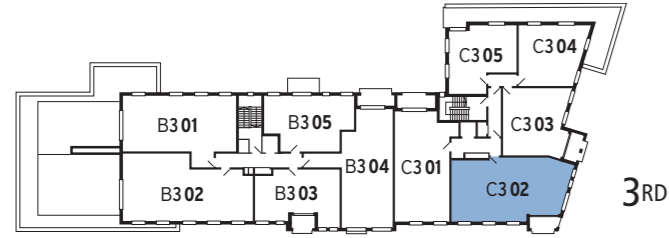
Interior area	61.8 SQ.M.	665 SQ.FT.
Exterior area	34.7 SQ.M.	374 SQ.FT.
Living/dining inc kitchen	8.1 x 4.1	26'7" x 13'5"
Bedroom 1	4.0 x 3.6	13'1" x 11'10"
Bedroom 2	3.2 x 2.7	10'6" x 8'10"



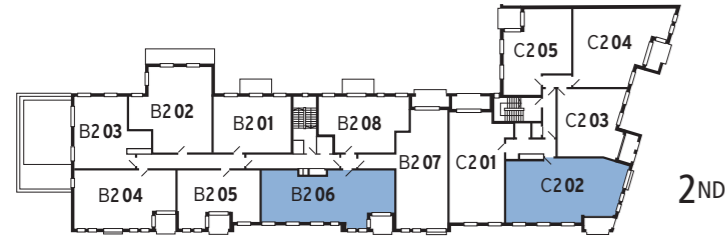
2 Bedroom apartments



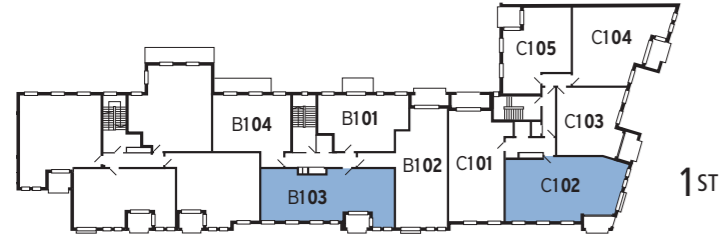
4TH



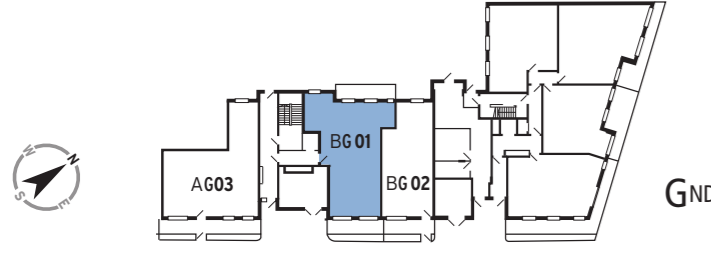
3RD



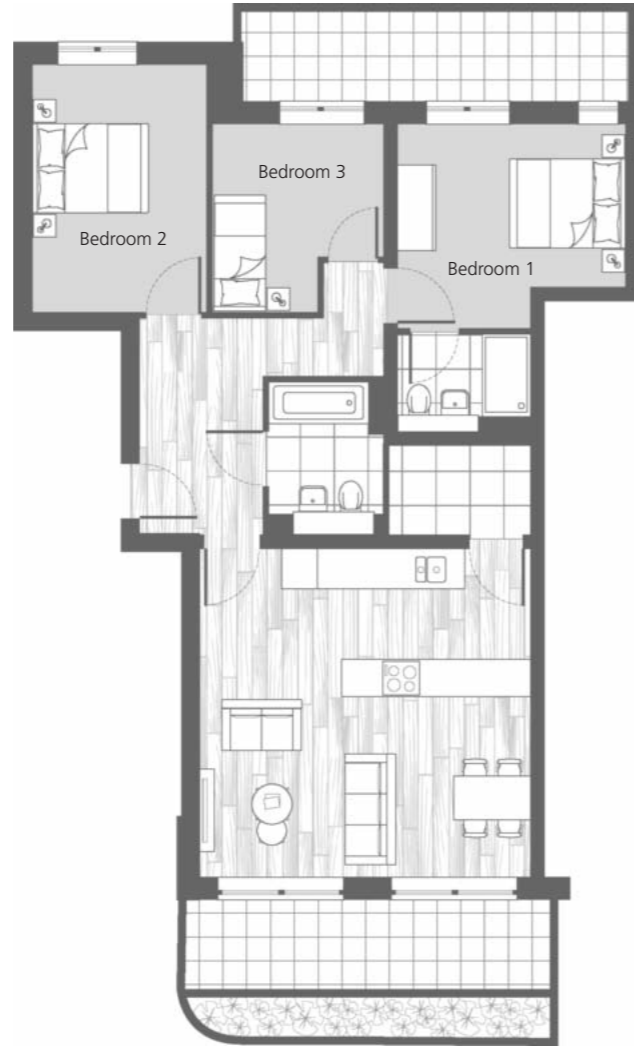
2ND



1ST



GND



BG01

Interior area 90.0 SQ.M. 968 SQ.FT.
Exterior area 18.8 SQ.M. 202 SQ.FT.

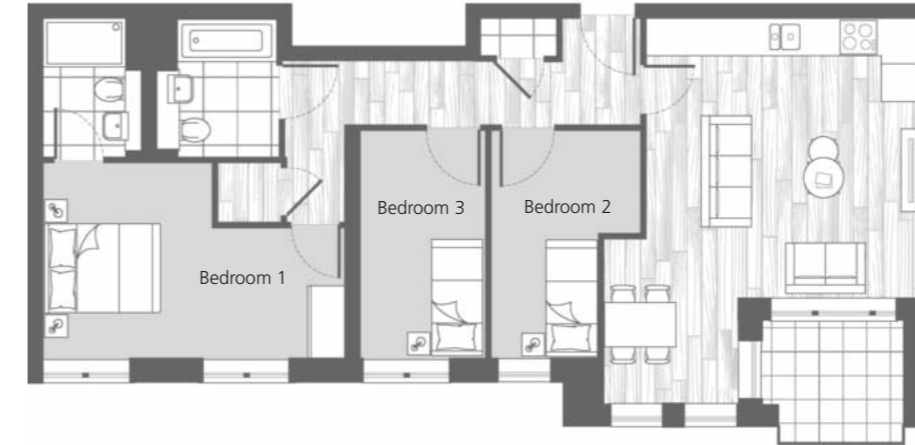
Living/dining inc kitchen 5.5 x 5.5 18'0" x 18'0"
Bedroom 1 3.8 x 3.4 12'6" x 11'2"
Bedroom 2 2.9 x 4.1 9'6" x 13'5"
Bedroom 3 2.8 x 3.1 9'2" x 10'2"



C102 C202 C302

Interior area 84.9 SQ.M. 914 SQ.FT.
Exterior area 5.0 SQ.M. 54 SQ.FT.

Living/dining inc kitchen 6.7 x 5.0 21'12" x 16'5"
Bedroom 1 3.8 x 4.3 12'6" x 14'1"
Bedroom 2 2.7 x 4.7 8'10" x 15'5"
Bedroom 3 2.7 x 3.0 8'10" x 9'10"



B206

Interior area 84.9 SQ.M. 914 SQ.FT.
Exterior area 5.0 SQ.M. 54 SQ.FT.

Living/dining inc kitchen 5.2 x 6.4 17'0" x 20'12"
Bedroom 1 5.0 x 3.3 16'5" x 10'10"
Bedroom 2 2.5 x 3.8 8'2" x 12'6"
Bedroom 3 2.1 x 3.8 6'11" x 12'6"



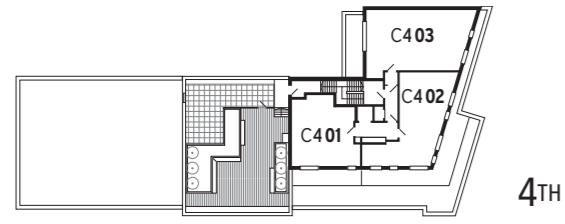
B103

Interior area 79.1 SQ.M. 851 SQ.FT.
Exterior area 4.9 SQ.M. 53 SQ.FT.

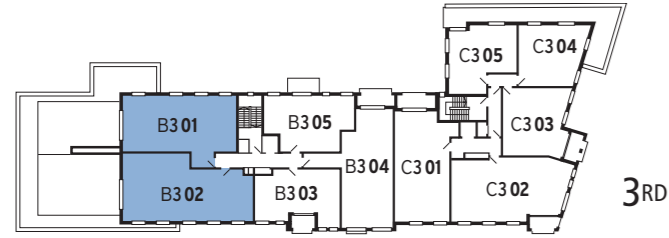
Living/dining inc kitchen 4.5 x 6.4 14'9" x 20'12"
Bedroom 1 5.0 x 3.2 16'5" x 10'6"
Bedroom 2 2.5 x 3.8 8'2" x 12'6"
Bedroom 3 2.1 x 3.8 6'11" x 12'6"



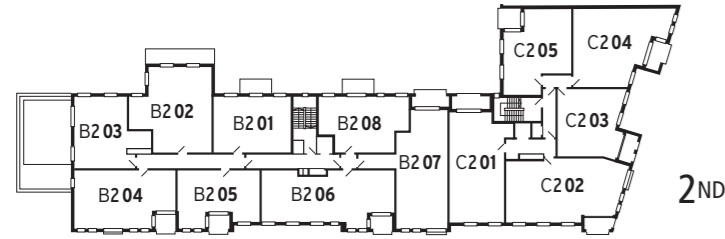
3 Bedroom apartments



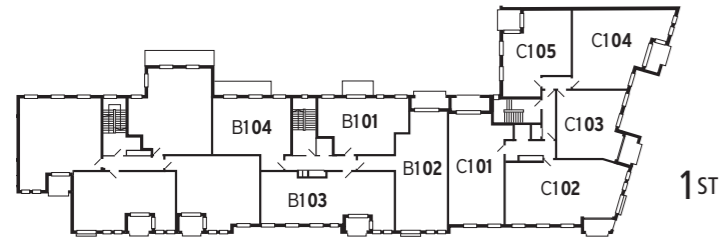
4TH



3RD



2ND



1ST



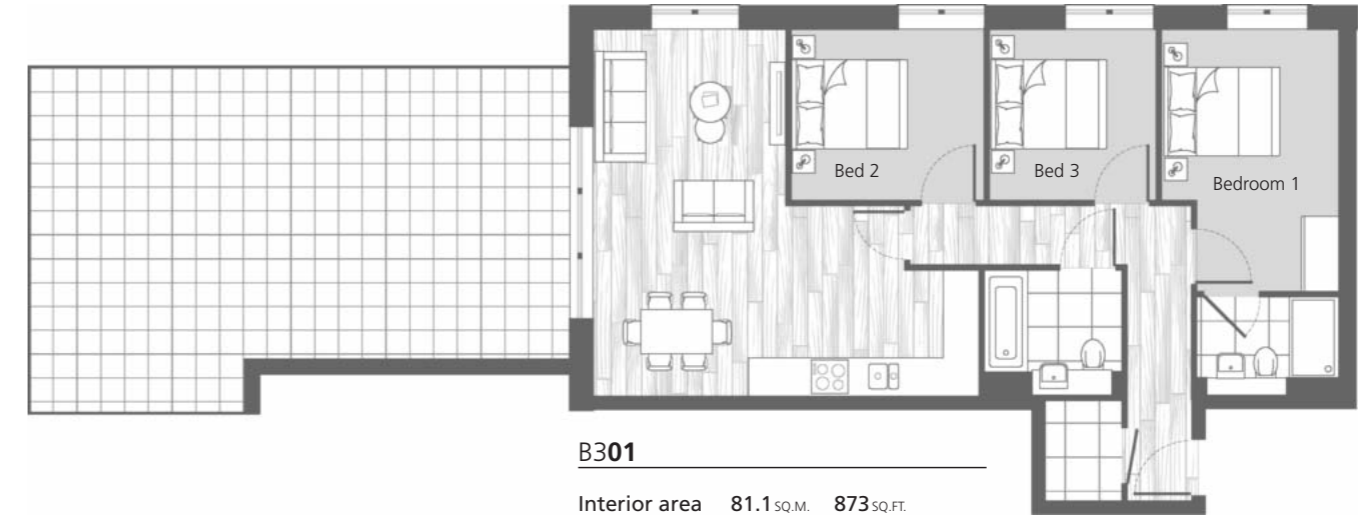
GND



AG03

Interior area 92.9 SQ.M. 1000 SQ.FT.
 Exterior area 16.4 SQ.M. 177 SQ.FT.

Living/dining inc kitchen 3.4 x 7.2 11'2" x 23'7"
 Bedroom 1 3.2 x 5.1 10'6" x 16'9"
 Bedroom 2 2.4 x 4.9 7'10" x 16'0"
 Bedroom 3 2.9 x 4.2 9'6" x 13'9"



B301

Interior area 81.1 SQ.M. 873 SQ.FT.
 Exterior area 47.1 SQ.M. 507 SQ.FT.

Living/dining inc kitchen 6.4 x 6.1 20'12" x 20'0"
 Bedroom 1 2.9 x 4.4 9'6" x 14'5"
 Bedroom 2 3.2 x 2.8 10'6" x 9'2"
 Bedroom 3 2.8 x 2.8 9'2" x 9'2"



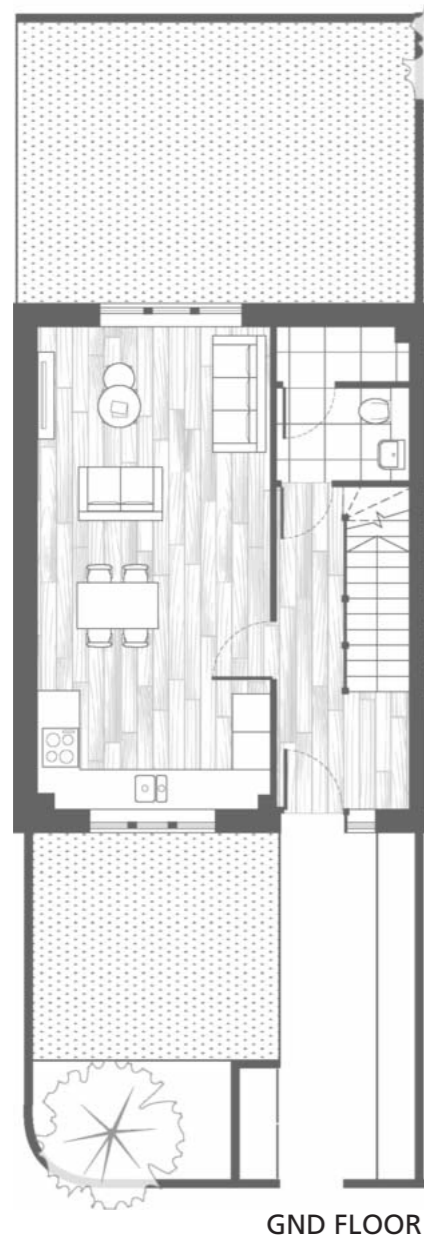
B302

Interior area 94.0 SQ.M. 1012 SQ.FT.
 Exterior area 60.0 SQ.M. 646 SQ.FT.

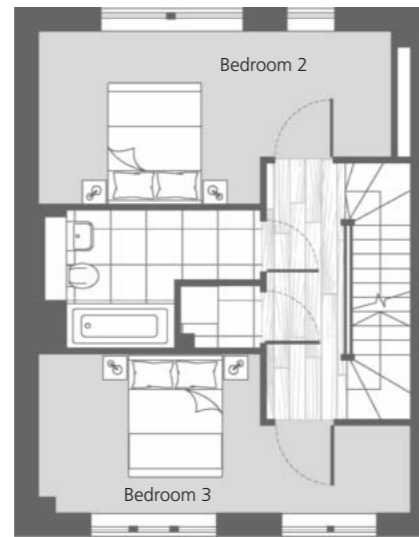
Living/dining inc kitchen 5.1 x 7.4 16'9" x 24'3"
 Bedroom 1 5.0 x 4.0 16'5" x 13'1"
 Bedroom 2 2.9 x 4.0 9'6" x 13'1"
 Bedroom 3 2.4 x 4.0 7'10" x 13'1"



3 Bedroom apartments



GND FLOOR



1ST FLOOR

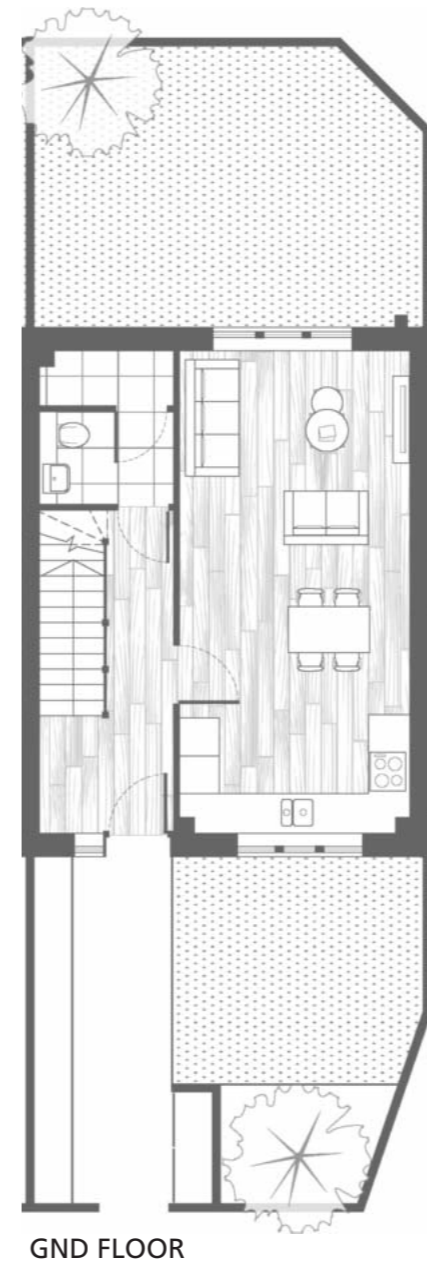


2ND FLOOR

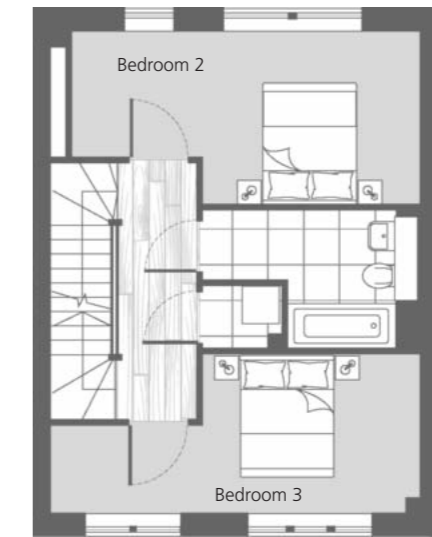
HOUSE 1

Interior area 113.7 SQ.M. 1224 SQ.FT.
 Exterior area 72.7 SQ.M. 783 SQ.FT.

Living/dining inc kitchen 3.9 x 8.0 12'10" x 26'3"
 Bedroom 1 4.3 x 4.7 14'1" x 15'5"
 Bedroom 2 5.9 x 2.9 19'4" x 9'6"
 Bedroom 3 2.6 x 6.2 8'6" x 20'4"



GND FLOOR



1ST FLOOR



2ND FLOOR

HOUSE 2

Interior area 113.7 SQ.M. 1222 SQ.FT.
 Exterior area 70.8 SQ.M. 762 SQ.FT.

Living/dining inc kitchen 3.9 x 8.0 12'10" x 26'3"
 Bedroom 1 4.2 x 4.7 13'9" x 15'5"
 Bedroom 2 5.8 x 2.9 19'0" x 9'6"
 Bedroom 3 2.6 x 6.2 8'6" x 20'4"



3 Bedroom executive town houses

SPECIFICATION

GENERAL

- Oak colour antico click flooring.
- White matt emulsion finish to walls & ceilings.
- Oak veneer faced vertical grain internal doors with brushed stainless steel door furniture.
- All apartments and townhouses with balcony, terrace or terrace garden.
- Brushed metal switch and socket plates.
- Low energy LED recessed downlights throughout.
- Communal heating system with flat panelled radiators.
- Video entryphone security*.

LIVING AREA

- TV socket set cabled to enable Sky + (subject to subscription), terrestrial digital TV and FM radio.
- Telephone and USB sockets.
- Dimmer lighting control.

SERVICE CUPBOARD

- Large format porcelain floor tiling, emulsion finish walls.
- Washer/dryer.
- Heating and hot water heat exchanger.

KITCHEN AREA

- Designer kitchen units with tobacco wood coloured base units and off white lacquered wall units, all with concealed handles.
- Mid brown coloured stone worktop.
- White glass splashback up to underside of wall units.
- Integrated appliances to include:
 - Electric oven
 - Microwave
 - 4 ring ceramic hob
 - Cooker hood
 - Full height fridge/freezer
 - Dishwasher
- Stainless steel 1½ bowl undermounted sink with square profiled tap and grooved worktop drainer.
- LED strip underlighting to wall units.
- Centralised appliance switch panel.

SHOWER ROOM (AND BATHROOM)

- Large format porcelain floor and wall tiling.
- Stone vanity top with concealed plumbing (where possible).
- Bespoke timber veneered vanity unit with glass shelves, mirrored doors and feature lighting.
- Shaver socket.
- White sanitaryware.
- Chrome plated square profile taps, shower mixer, fixed and hand held shower attachments.
- Chrome plated square profile heated towel rail.
- Clear glass frameless shower enclosure and door.
- Bespoke coloured glass bath panel.

BEDROOM

- Grey tone fully fitted carpet.
- TV socket set cabled to enable connection to Sky+ in living area (subject to subscription), terrestrial digital TV and FM radio.
- Floor to ceiling wardrobe with white finish sliding doors to master bedroom.
- Telephone extension socket.
- Dimmer lighting control.

COMMUNAL AREAS

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lifts serving all apartment levels.
- Low energy wall lighting.
- Secure cycle store.
- Provision for disabled parking bays.
- Communal landscaped courtyard gardens.
- Communal roof garden for apartment owners in core C.

* Town house 1 & 2 and apartments AG03 & BG02 with their own front doors will not be part of the communal entryphone security.



new CONCEPT INTERIORS

Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

www.newconceptinteriors.com

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Galliard Homes' affiliated mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

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Galliard Homes' official letting and management agents

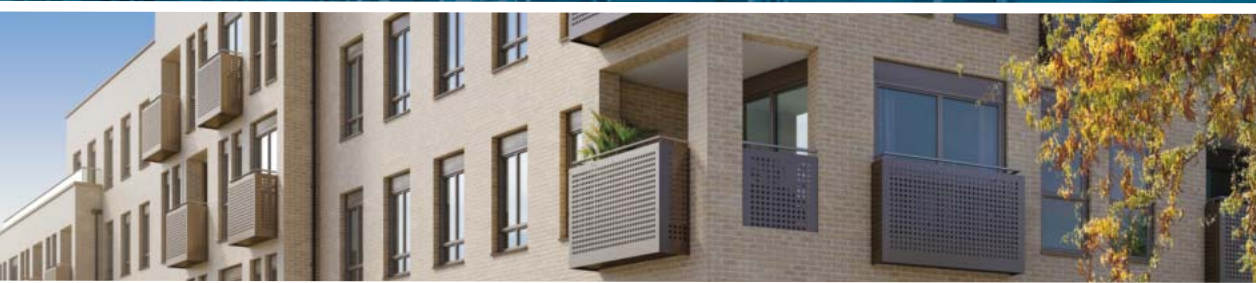
LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

www.liferesidential.co.uk

+44(0) 208 896 9990

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