



AH ASHBY
HOUSE



A haven of peace and tranquillity, Ashby House strikes a perfect balance between connected urban living and a sense of space and calm. Phase 1 is a collection of eight Luxury and highly specified apartments, located in the heart of Leyton East London with the government Help to Buy scheme.



Backed by
HM Government

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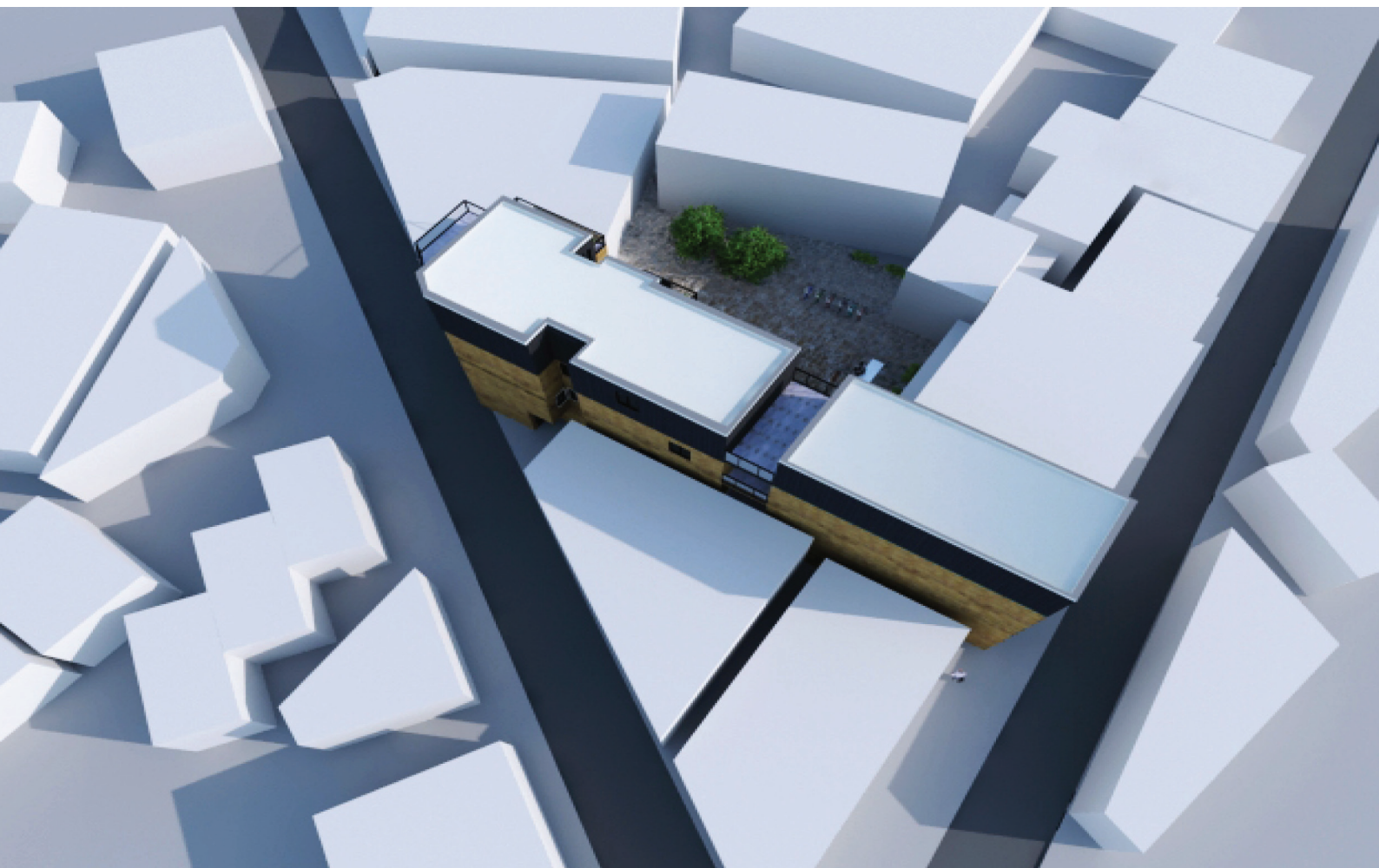
Perfectly positioned on the bustling Leyton High Road E10, where you will find an array of shops, restaurants and bars to try, part of the up-and-coming Leyton regeneration scheme which is a major focus for growth and development in the London Borough of Waltham Forest, with a whole new community planned to the west and south.



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Attention to detail is important to us. Inside your new home you will be greeted by generously sized walnut-flooring living spaces, bespoke designed kitchen with glass splash backs, integrated Bosch appliances and contemporary finishes through out.





"Leyton has a cosmopolitan atmosphere, the diversity and wonderful cultural activities and the continuing investment from Waltham Forest and local people make this area a great place to live." The popularity of nearby Stratford, and Canary Wharf has seen dramatic changes in its demographic, resulting in property uplifting and investing in the area, as the overspill has migrated northwards in search of a spot on the property ladder.

The open green spaces of the Lea Valley and Hackney Marshes lie west and east for Leytonstone, Wanstead and Epping Forest. Meanwhile, the Queen Elizabeth Olympic Park, with entertainment programmes and fabulous facilities including the VeloPark and Lee Valley Hockey and Tennis Centre, within walking distance.

LEYTON



The high street is changing rapidly to keep up. Over the last few years a number of cafes, coffee shops and restaurants have moved into the area. Just a short drive from Leyton is the renowned Westfield, Stratford. Taking advantage from high-end brands such as John Lewis to well-known high street brands like River Island. The perfect way to end a hard days shopping is with a meal at one of the many places to eat here from Pizza to Indian style street food, you'll be spoilt for choice! That's not all; Westfield features a Vue Cinema with 12 all-digital screens, as well as All Star Lanes for a luxury bowling experience.

The convenience of being so close to such a large shopping centre means having hundreds of brands on your doorstep. Leyton is situated the perfect distance; close enough to get to for those last minute buys, yet not too close to be affected by the influx of shoppers.





For the latest concerts and events, the O2 Arena is just 15 minutes away via train. Not only can a wide variety of artists be seen here but delve into your adventurous side and try Up at the O2, where you can climb to the top and take in London's breathtaking skyline. Alternatively, enjoy the 360 degree views from the Emirates Airline, taking a total of 10 minutes and found just outside the O2 Arena.



EATING OUT

Due to its multicultural origins Leyton has wide variety restaurants offering various cuisines to try. Good food is one thing you will find easily, the only hard decision that may be encountered would be which one ? Below is just a few of the area's great tasty restaurants to try.

Thainese is a newly established restaurant specialising in traditional Chinese, Singaporean and Thai food. They only use the finest ingredients; fish, meats, herbs, spices and vegetables. At Thainese they do not pre-cook any of their food, all their food is cooked to order for you to enjoy



If you're looking for tasty periperi chicken then Five Lads is the place to stop. Their flame-grilled blend of spices will hit every part of your taste buds. Better yet it doesn't stop at chicken, a selection of delicious burgers are available – whether it be lamb, beef or even chicken – they've got it covered.



The iconic Queen Elizabeth Olympic Park is just a six minute drive from Leyton. Host of the 2012 Olympic Games, this park is free to visit any day of the week and has an endless list of experiences and sights to see. Watch international sports tournaments or explore your arty side and discover hidden artworks spread out around the park. Take a break along the canal with a guided boat tour and discover the numerous little-known facts surrounding the park's history. With more than just attractions to offer, there is a selection of café's around the park as well as juice shops and restaurants.

There is also the ArcelorMittal Orbit which is one of London's most exciting attractions featuring a 178m slide – the world's tallest and longest tunnel slide! Due to high demand this is something that should be booked prior to visiting.



LOCATION

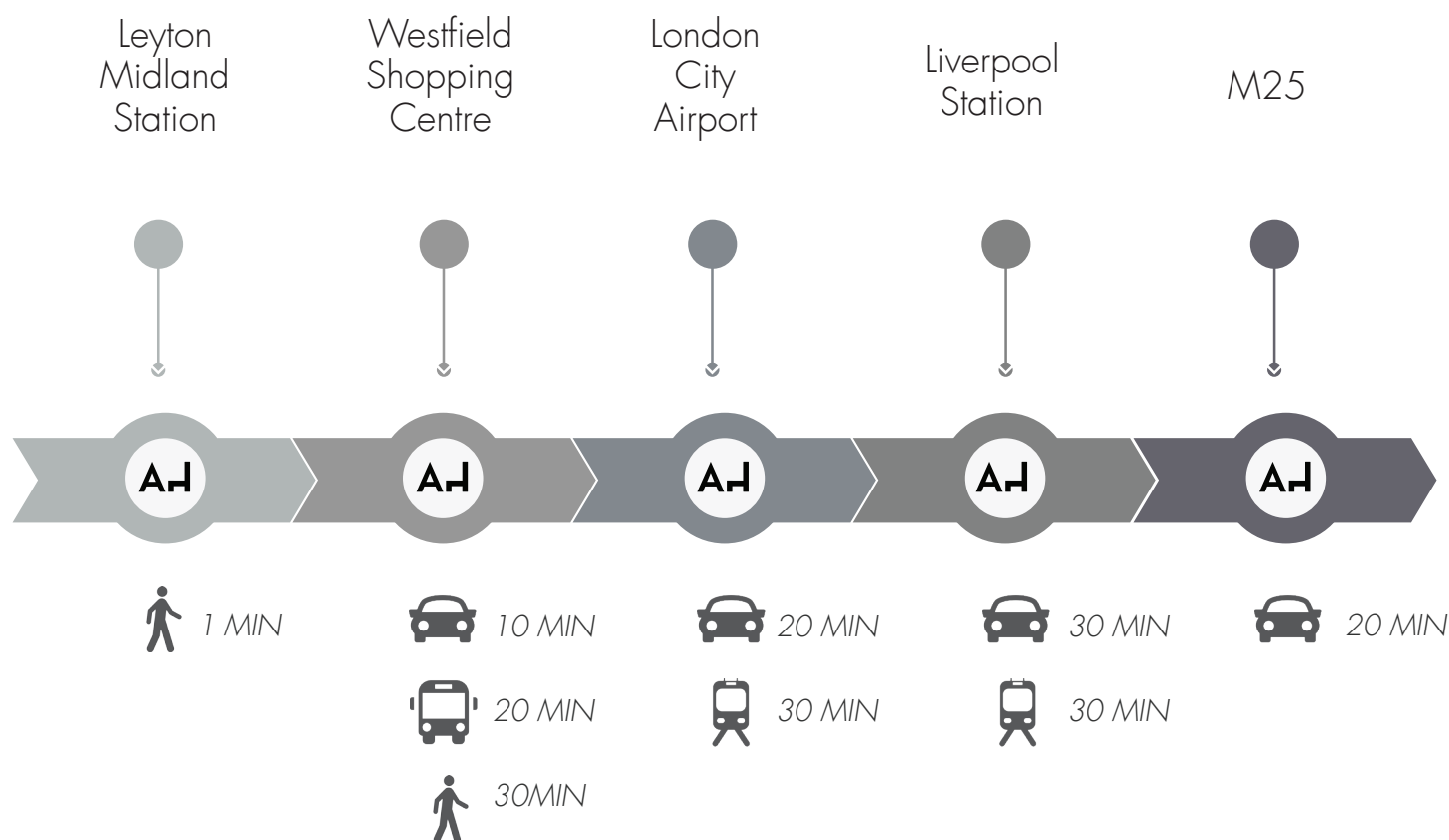
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TRANSPORT

By Train

Lea Bridge, Leyton Midland Rail located just a 15 minute walk from our development has quick links to various stations includes Stratford in 10 minutes. From Stratford, TFL Rail, Central and Jubilee lines, the DLR, and London Overground services can be accessed. London City Airport is a little over 20 minute journey away from Lea Bridge via train. For more destinations, Tottenham Hale, a seven minute journey from Lea Bridge station, has access to the Stansted Express service.

Key destinations from Leyton station include Liverpool Street in 12 minutes as well as Bank Monument Station in 13 minutes. Walthamstow Central also has direct links to the Victoria line.





Ashby House offers a high specification throughout, these homes boast light-filled, open plan interiors with superb attention to detail, with large expanses of glass to allow for an abundance of natural light.

Available with as a little as 5% deposit using Help to Buy, your move could be more affordable than you think whether you're looking to take your first step onto the property ladder or you're ready for the next step!

Visit our head office to for more information and arrange a walk through and be one of the first to reserve a stylish new apartment at Ashby House E10.

Customize your property



1. Kitchen

Choose from our range of bespoke kitchens, the style and colour of your kitchen best suited for living style.

2. Floor Finishes

Choose from our range of flooring types and colour for the living room, bedrooms and hallways

3. Wall Finishes

Choose upto 3 colours from Crown or Dulux paint chart to personalise your home.

A stylish & contemporary

SPECIFICATION

HEATING, LIGHTING AND INTERIOR FINISHES

- Nontoxic material used for internal finishes.
- Smoothly finished walls and ceilings in white.
- Valiant ecoTEC central heating.
- Recessed low energy downlights.
- Drop down ceilings in living rooms with LED strip lighting.
- Slim stainless finished sockets and switches throughout.
- B.T, Sky, Internet sockets and access points with FM Radio point
- Walnut finished doors, solid walnut architraves and skirting boards.
- Polished stainless steel door furniture.
- Solid walnut finished engineered floors in living room and selected areas.
- Double glazed windows with bi-folding doors for access to outdoor space with a 10 years manufactures warrantee.
- Utility cupboard or room housing heating and hot water controls, electrical consumer unit and washer dryer.
- Stain resistant carpets to selected bedrooms and hallways.
- Designer Radiators.
- Living area.
- Programmable thermostat to control room temperature.

KITCHEN

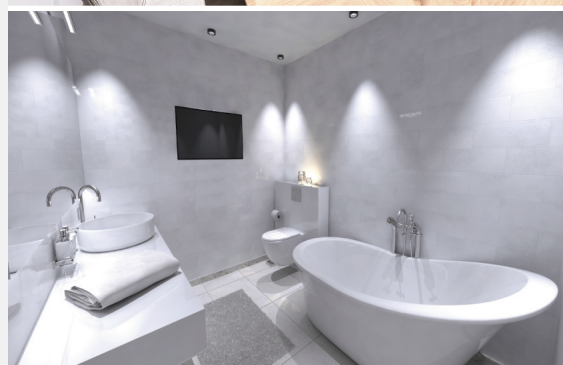
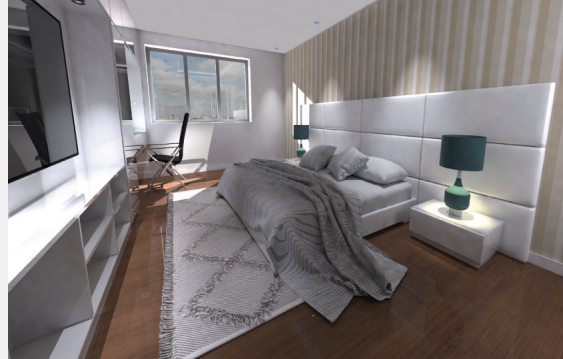
Contemporary and stylish kitchens featuring, solid composite worktops and upstands to create a smart and modern look. Energy efficient and sleek appliances by Bosch have been selected to complement the look and design of the kitchens.

- Intergrated Bosch hob
- Intergrated Bosch oven
- Integrated Bosch microwave
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch washer/dryer
- Stainless steel sink with contemporary mixer tap
- LED lighting to wall units
- Glass splashback
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

APARTMENTS EXTERNAL

- Private balcony (does not apply to all units)
- Lighting on balconies
- Block paving

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A stylish & contemporary

SPECIFICATION

BATHROOM, ENSUITE

Contemporary sanitary ware with complementing taps and showers used to create beautiful bathrooms and en-suites, while vanity tops and recessed downlights add a touch of elegance.

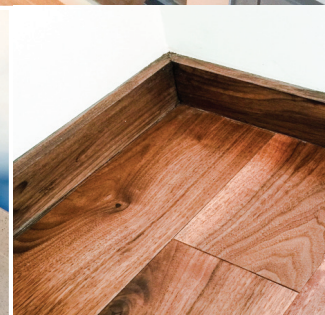
- Contemporary sanitary ware
- mixer taps and showers
- Timber veneer feature mirror surround with recessed downlights (layout allowing)
- Bath with shower above and glass screen
- Low profile shower tray with glass shower door to en-suites
- Large format wall and floor tiles. Integrated waterproof bathroom smart mirror T.V.
- Heated chrome towel rail
- Underfloor Heating Element
- Low voltage bathroom timer fan

SECURITY, TRANSPORT AND PRIVATE OUT DOOR SPACE

- Secure gated development
- Balconies, terraces and outdoor space for selected apartments
- BELL audio visual door entry system with tablet monitor to all homes
- CCTV system in public realm and building entrance
- Multi locking system to front door of each home.
- Smoke and heat detectors with battery back up to each home
- Communal outdoor and indoor lighting with PIR sensor.
- Secure individual post boxes for each home.
- Cycle storage.
- Communal waste collection area

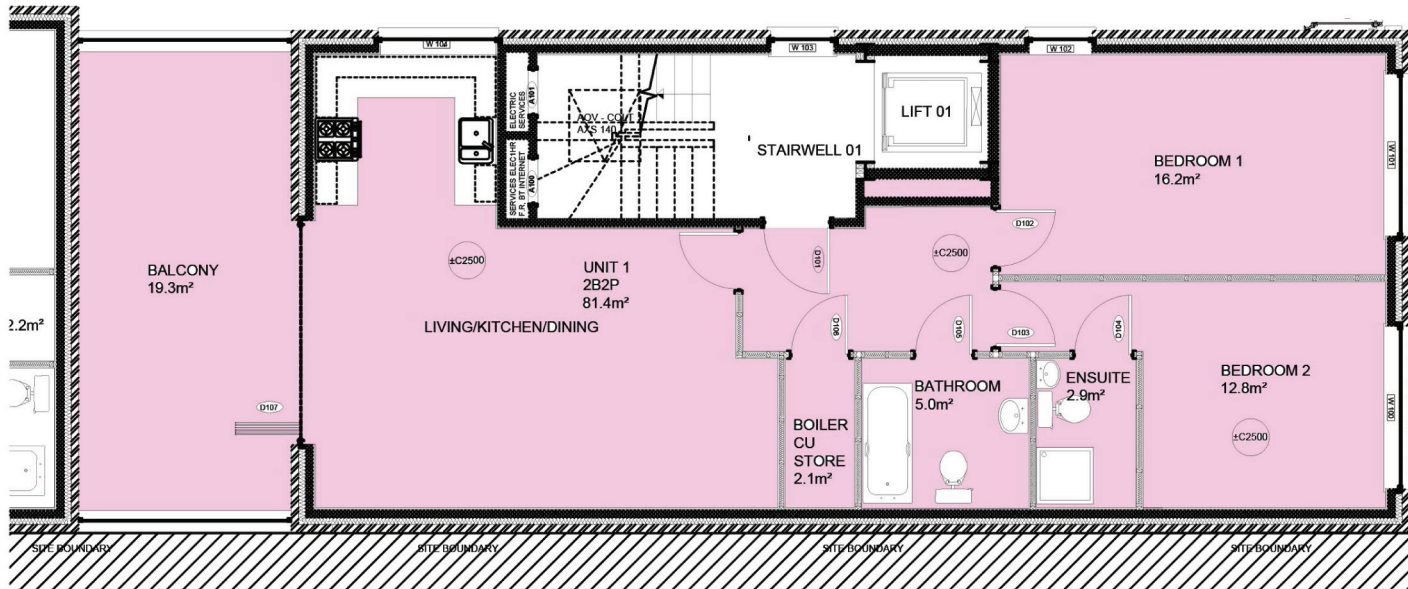
CONSTRUCTION

- Traditionally constructed and finished with face brickwork and cladding, timber floors with sound insulation
- Timber roofs with heavy duty rubber felt membrane.
- 10 year Build-Zone warranty to each home.



LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



1

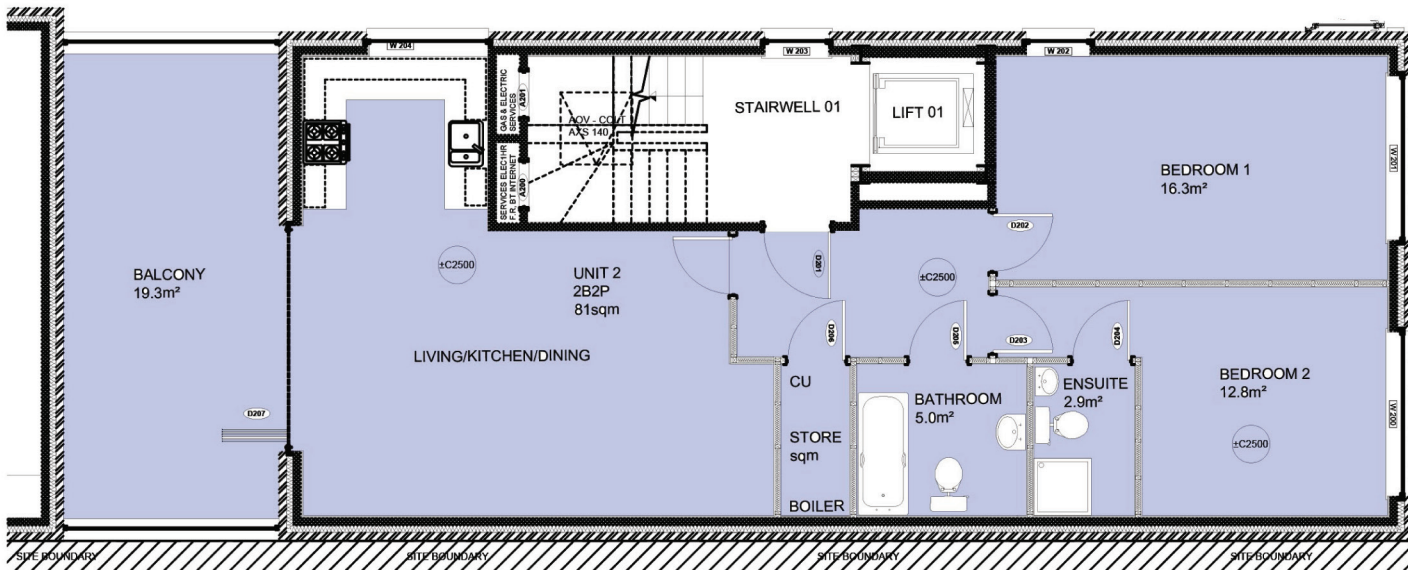
APARTMENT
FIRST FLOOR FRONT

ACCOMMODATION
2B4P

AREA
81.4 SQM/876 SQ.FT

AMENITY
19.3 SQM

2 BED FLAT



2

APARTMENT
SECOND FLOOR FRONT

ACCOMMODATION
2B4P

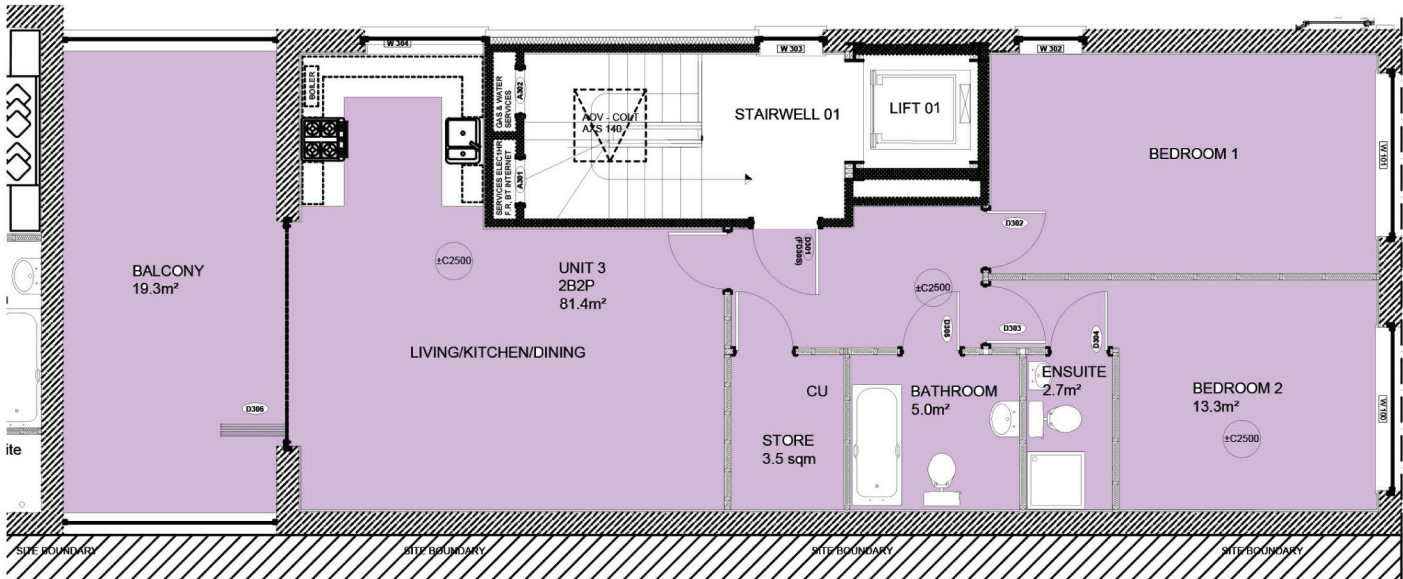
AREA
81.4 SQM/876 SQ.FT

AMENITY
19.3 SQM

2 BED FLAT

LAYOUTS

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3

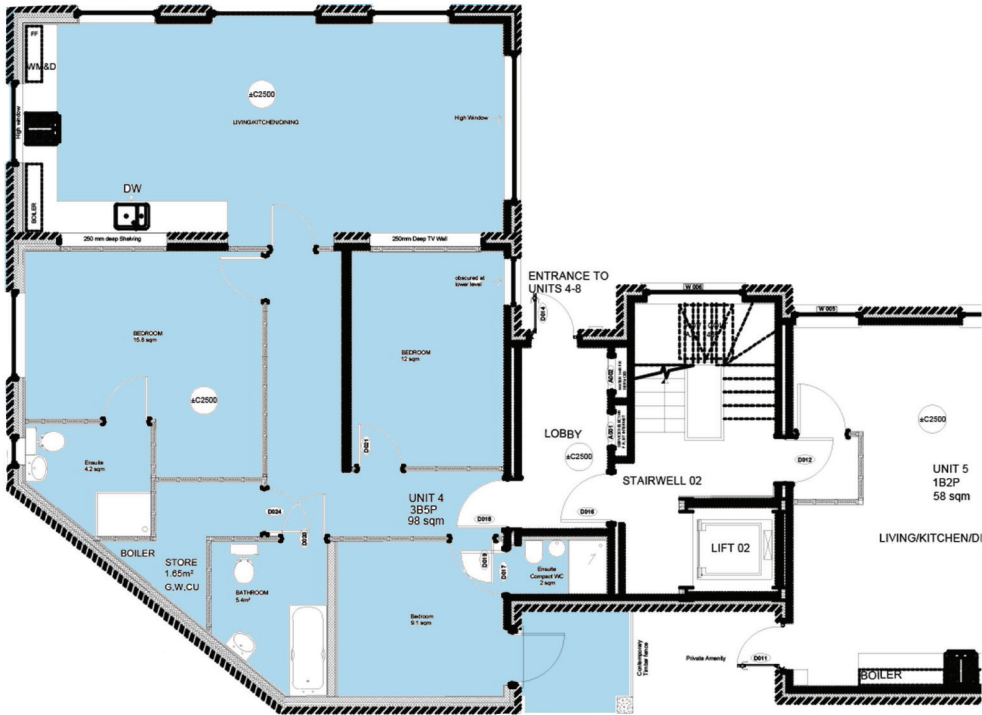
APARTMENT
THIRD FLOOR FRONT

ACCOMMODATION
2B4P

AREA
81.4 SQM/876 SQ.FT

AMENITY
19.3 SQM

2 BED FLAT



4

APARTMENT
GROUND FLOOR REAR

ACCOMMODATION
2B3P

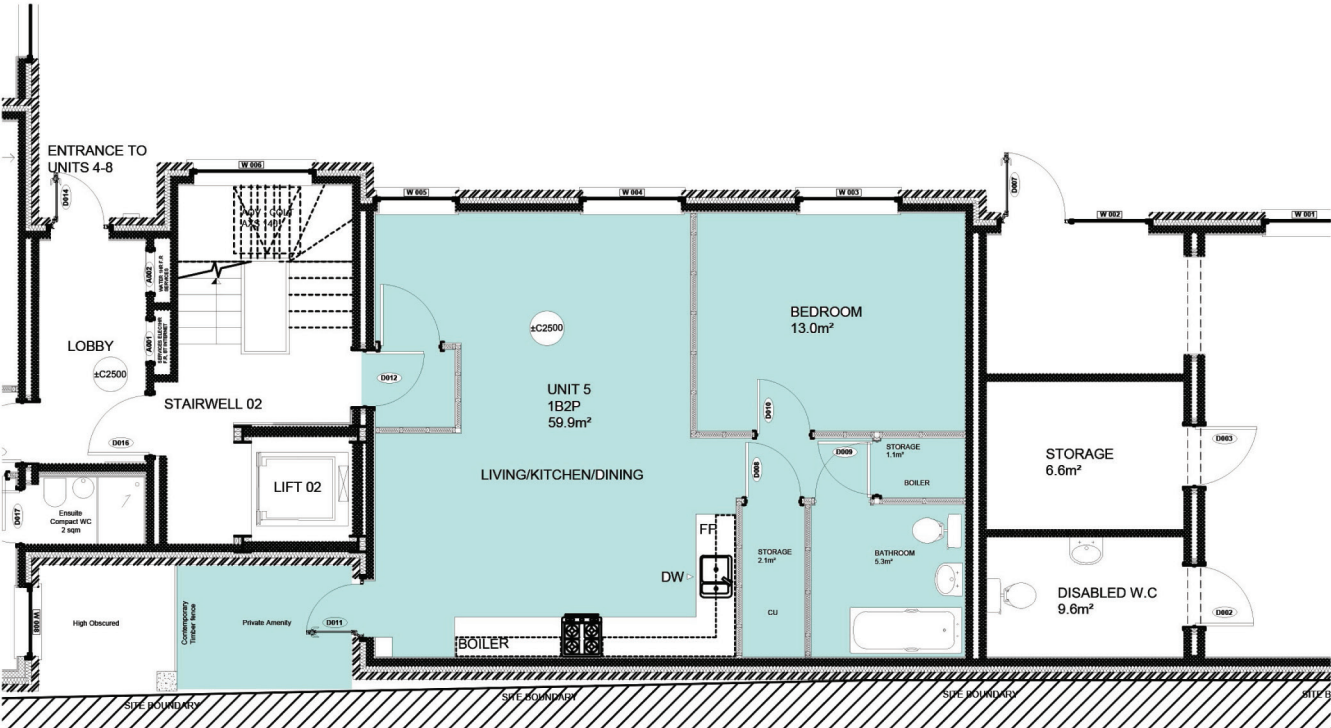
AREA
65 SQM/700 SQ.FT

AMENITY
30.5 SQM

1 BED FLAT

LAYOUTS

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5

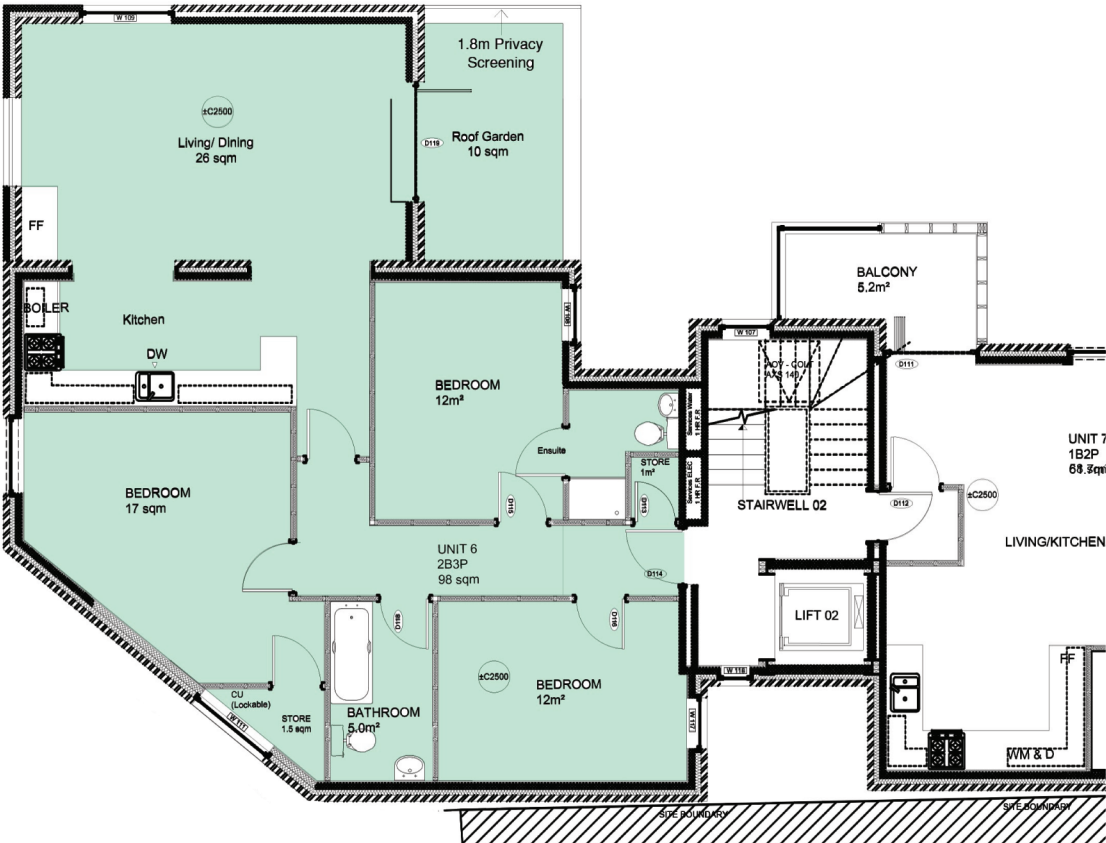
APARTMENT
GROUND FLOOR MIDDLE

ACCOMMODATION
1B2P

AREA
59.5 SQM/640 SQ.FT

AMENITY
5 SQM

1 BED FLAT



6

APARTMENT
FIRST FLOOR REAR

ACCOMMODATION
2B4P

AREA
75 SQM/807 SQ.FT

AMENITY
6 SQM

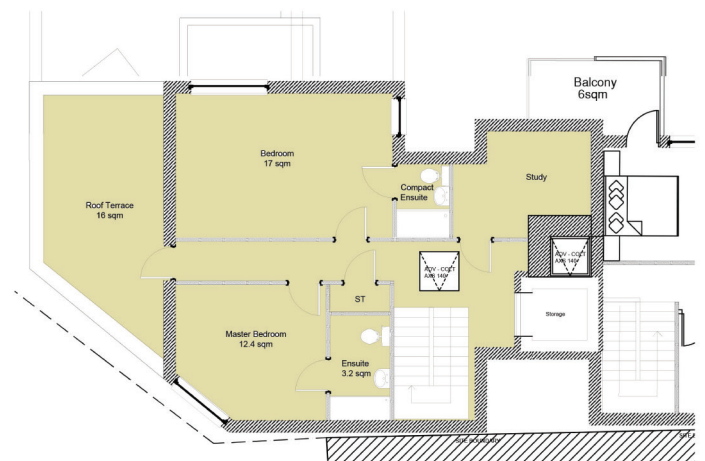
1 BED FLAT

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AMENITY
5.2 SQM

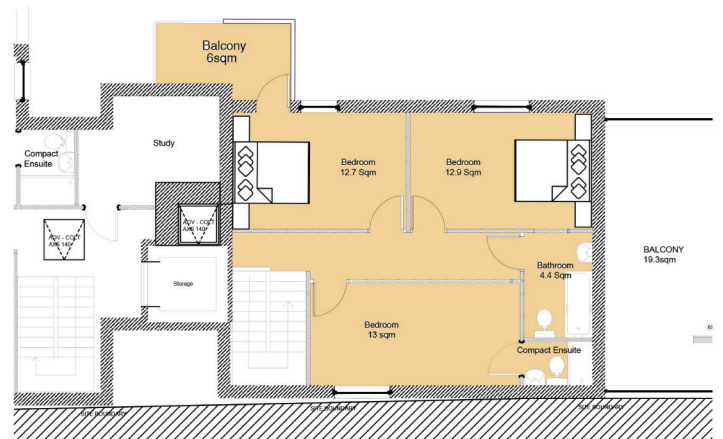
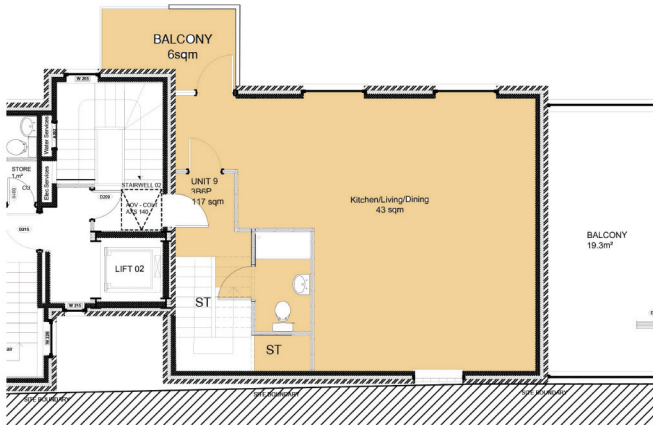
7



8

AMENITY
23 SQM

2 BED FLAT



9

3 BED FLAT

APARTMENT
SECOND & THIRD FLOOR
DUPLEX

ACCOMMODATION
3B6P

AREA
112 SQM/1205 SQ.FT

AMENITY
12 SQM

AH ASHBY
HOUSE

Developer



Built to last, building beautifully designed new homes for the past decade, in prime locations nationwide and internationally, Samson Homes is proud to be the one of the UK's inspirational house builders, committed to the highest standards of design, construction and service. Samson Homes take their environmental responsibilities very seriously and are passionate about designing homes that are sensitive to the environment in which they are built.

Agent



Our mantra is "people remember those who help them achieve impressive results" and we live by it. Samson Estates is part of a large dynamic group of businesses all ranging around the property and property investments sector.

Currently they are a leading expert in the estates sector, managing land transactions, several hundred properties and conducting JV structures with international property investors.

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