

SAT NAV: E9 7JN

All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. Whilst every effort has been made to ensure that the information contained in this brochure is correct in terms of dimensions and specification, it is designed specifically as a guide and Regalmain reserves the right to amend the specification as necessary and without notice. This does not form any part of a contract of sale. October 2014.

reative and design by Endeavour London www.endeavourlondon.co.uk.



Victoria Park

COLLECTION

VICTORIA PARK ROAD
E9



Instruments such as the Stradivarius are renowned for their excellence

INTRODUCING **VICTORIA PARK** **COLLECTION**

Collection is an appropriate word – this is an ensemble, an array of the finest and most fashionable, timeless and chic residences that are destined to become home to a chosen few.

The Victoria Park Collection comprises five elegant townhouses and one classic mews-style maisonette situated in the heart of Victoria Park Village. The internal specification is exemplary with fabulous custom built kitchens and sleek bathrooms, luxurious bedrooms and perfectly practical living spaces.

The name Stradivarius has become a superlative associated with excellence; to be called ‘the Stradivari’ of any field is deemed to be the finest there is. We believe the Victoria Park Collection is the crème de la crème in the London residential property field.

Welcome to the preview of the Victoria Park Collection.

Chris O'Callaghan
Regalmain Ltd.

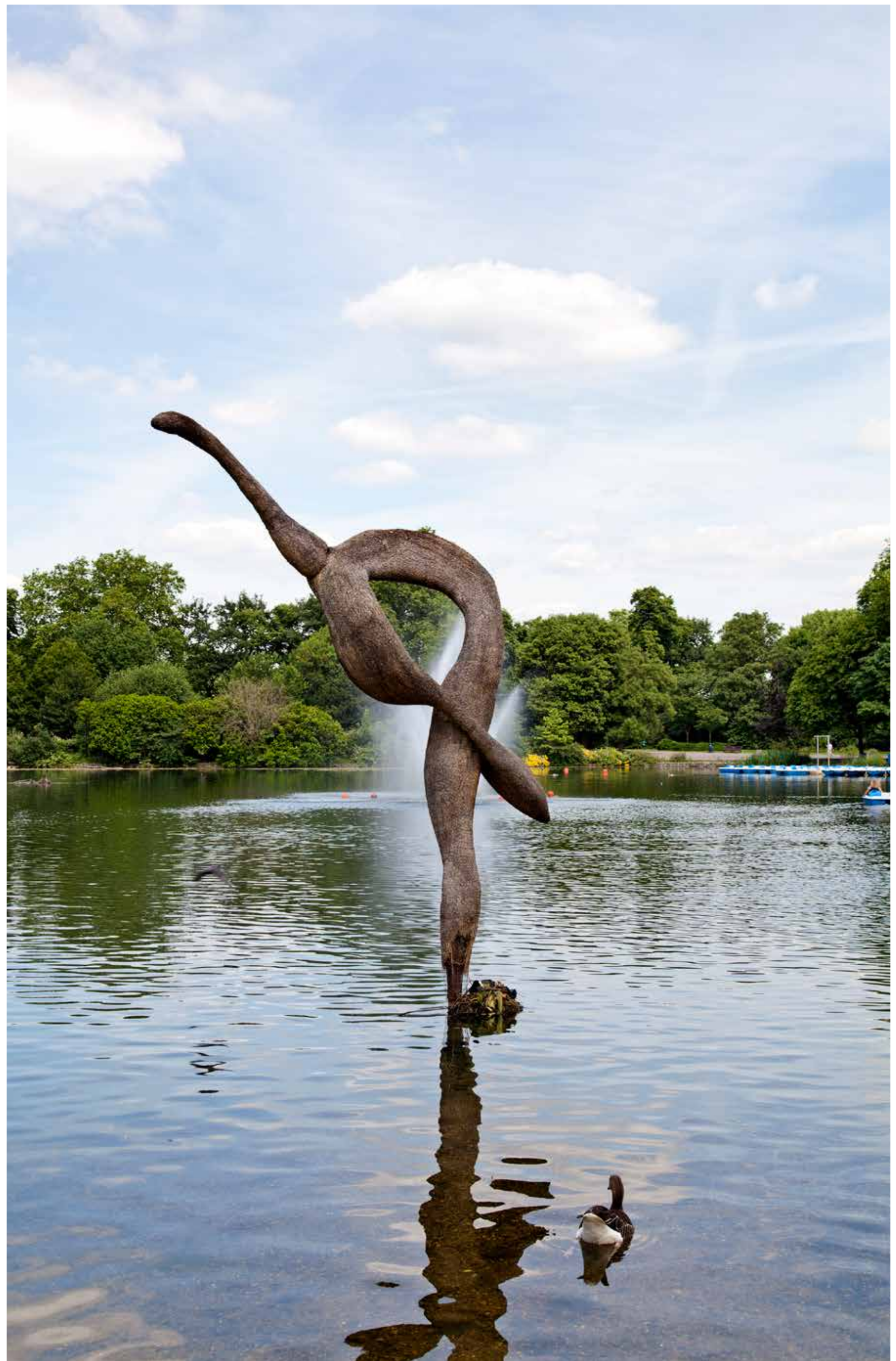
DISCOVER YOUR PARKLAND PLAYGROUND

Victoria Park is a true oasis in the city; opened in 1845, its 200 well-kept acres have long provided a verdant playground for winter walks and summer fun.

Appropriately named the People's Park and more affectionately Vicky Park, it forms a key link in a green corridor that stretches from the Thames along the Regents Canal through Mile End Park, along the Hertford Union Canal at the park's southern border and through to Queen Elizabeth Park.

With beautifully tended gardens, open spaces for informal sports, boating lakes, tennis courts, cafes, a skate park, children's playgrounds and the lovely Chinese Pagoda, Victoria Park is alive with opportunities for both activity and relaxation.

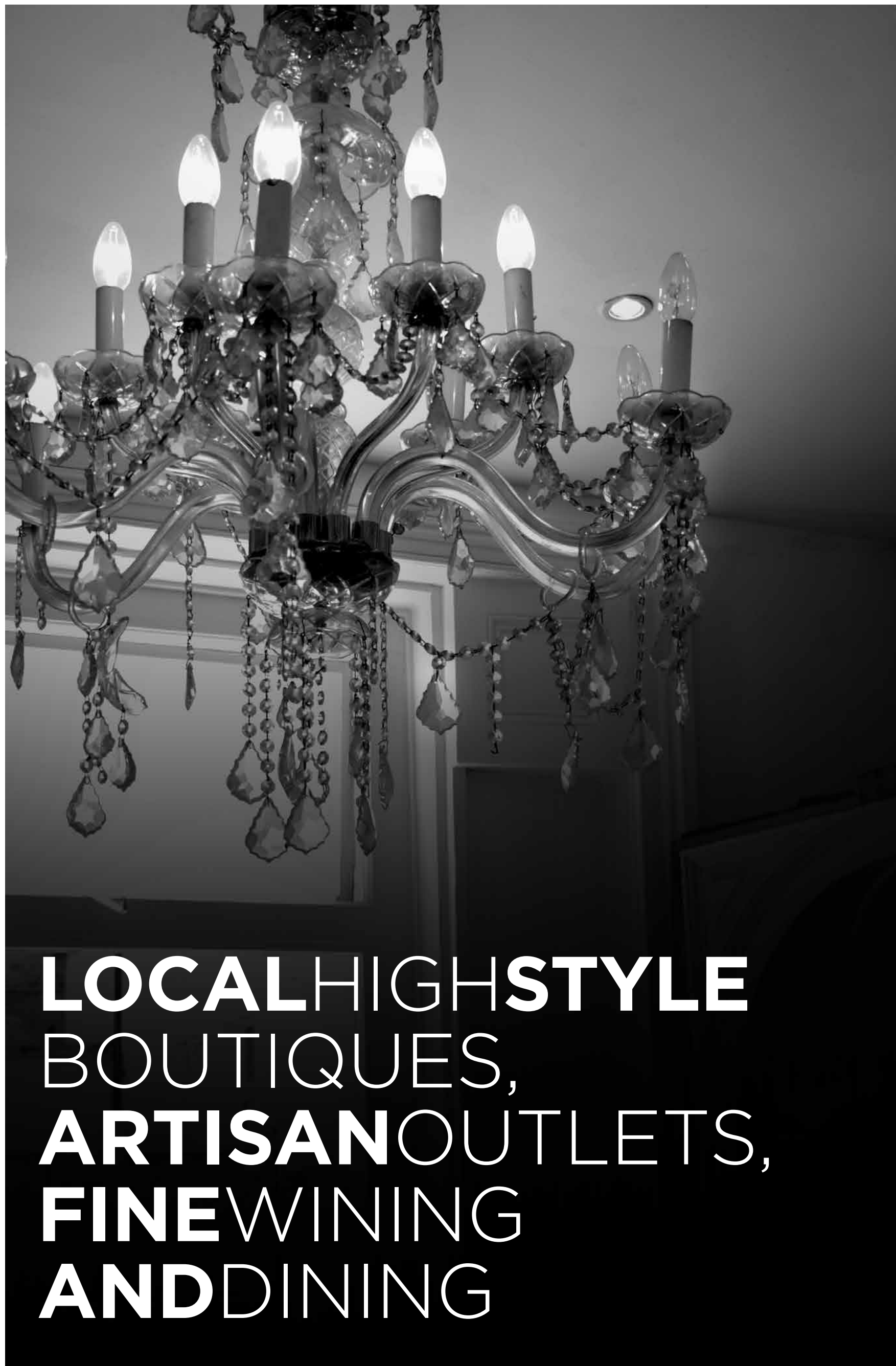
In the warmer months the park plays host to a number of music and family festivals, workshops, conservation and wildlife events and a summer bandstand season. Take a picnic, kick off your shoes, absorb the natural ambience and be at peace.





**VICTORIA PARK
VILLAGE IS EAST
LONDON'S LEAFY
LITTLE SECRET
CRAMMED WITH
INDEPENDENT
STORES AND JUST
A BLOCK FROM
VICTORIA PARK**





LOCALHIGHSTYLE BOUTIQUES, ARTISANOUTLETS, FINEWINING ANDDINING



Victoria Park Village is a close-knit yet diverse community with an enchanting local flavour; this little known gem is focused on the crossing between Lauriston Road and Victoria Park Road which are lined with independent outlets from interior design shops to delicatessens, coffee shops to gastropubs.

Chief among the latter is the Lauriston, renowned for their exceptional stonebaked pizzas, free use of their vintage jukebox, comfy sofas and a hugely relaxed vibe. The Hemingway offers board games and retro magazines, art deco mirrors and fantastic Sunday roasts, or opt for the chilled mood of the People's Park Tavern.

There's a proper fishmonger and an award-winning butcher, restaurants from Sardinian to Vietnamese, a handful of old-fashioned cafes and cake shops, a fantastic deli and a very convenient wine shop.

And perhaps best of all – this is your neighbourhood; Victoria Park Collection is right in the heart of this desirable village.

LOCAL DELIGHTS



TOP FORTIPPLE - BOTTLE APOSTLE

95 Lauriston Road,
London, E9 7HJ

Much more a proper wine retailer than your run of the mill off licence. With wine tastings, supper clubs and special events, Bottle Apostle is involved in the community and keen to share its knowledge with the novice as well as the seasoned connoisseur. Approachable and highly clued up, the staff are happy to elaborate on the colour-coded, food-matched wine descriptions.

www.bottleapostle.com



POSHNOSH - EMPRESS

130 Lauriston Road,
London, E9 7LH

The Empress is a beautifully updated former corner pub with high ceilings, huge windows, squishy sofas and leather banquettes. Its reputation for quality food with excellent service means it's very busy in the evenings yet is surprisingly serene during the day.

Try weekend brunch, Sunday lunch, delectable bar snacks or visit on a Monday evening and choose their dinner special for a tenner. Scrumptious stuff.

www.empresse9.co.uk



LOCATED ON THE EDGE OF VICTORIA PARK THE PACE OF LIFE IN THE VILLAGE IS MUCH MORE RELAXED THAN OTHER PARTS OF EAST LONDON BUT THERE IS STILL LOADS TO DO. THIS IS AN ACKNOWLEDGED CENTRE OF BOHEMIAN WINING AND DINING WITH LIVELY GASTRO PUBS AND RESTAURANTS THAT ARE FREQUENTED BY LOCALS AND THOSE IN THE KNOW

PIECE OF CAKE - ELBOWS

Lauriston Road,
London, E9 7HJ

The deceptively spacious Elbows Café is renowned for its generous breakfasts, scrummy wraps, tasty cakes and gorgeous coffee. Take a perch in the bright conservatory out back or by the front pavement to watch the world go by.

Child friendly, with super-attentive and efficient staff and a quaintly bohemian atmosphere, this is a very comfortable venue for morning coffee, afternoon tea and anything in between.

www.spottedbylocals.com/london/victoria-park-village



BOOKWORMSRULE - VICTORIA PARK BOOKS

174 Victoria Park Road,
London, E9 7HD

An independent book store with a real community feel that specialises in children's books though offers plenty for adults too.

Owners Jo and Chris make sure their stock reflects local tastes and interests and caters to the curriculum requirements of nearby schools. The shop holds pre-school story-reading sessions, book signings and other events - check their website for details.

www.victoriaparkbooks.co.uk



PLAYTIME - THE TOY BOX

223 Victoria Park Road,
London, E9 7HD

The Toy Box is a delightful emporium of bright colours and tactile trinkets, wooden toys and squidgy teddies, the cool and the quirky. Set up through investment from local people with the promise that this would be a shop run for the community and an asset to the village scene, it continues to thrive. If ever you're ever short of gift ideas for a niece or nephew, then this is the place to go.

www.thetoyboxshop.co.uk



PUBGRUB - THE ROYAL INN ON THE PARK

111 Lauriston Road,
London, E9 7HJ

With inside and outside space for dining and lovely views across to Victoria Park, Royal Inn on the Park serves fresh, seasonal food, has a good selection of wines and real ales and hosts a variety of weekly events from drawing classes to swing.

www.royalinnonthepark.com



INDEPENDENT, ARTISAN SHOPS DOMINATE THE VILLAGE, PARTICULARLY CHILDREN'S SHOPS THAT CATER TO THE YOUNG LOCAL FAMILIES. A SELECTION OF STORES SUPPLY HIGH QUALITY FOOD, LOCALLY SOURCED AND OFTEN ORGANIC

THE PRICE OF FISH - FISH HOUSE

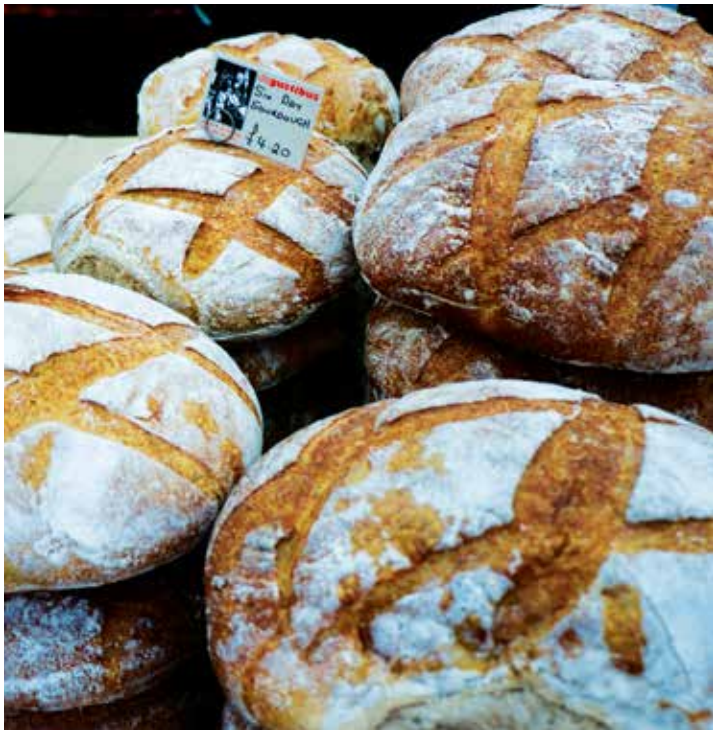
128 Lauriston Road,
London, E9 7LH

Victoria Park Village's favourite fish and chip shop is part takeout, part eat-in, and serves traditional battered cod and haddock as well as some less expected fare - juicy Colchester oysters, Maryland crab cakes and deep fried calamari.

www.fishhouse.co.uk



FURTHERAFIELD



ESSENTIALGOODNESS

Broadway Market is held every Saturday and is just a 15-minute amble to the west. Stalls, shops, pubs, restaurants and cafes vie for your attention offering quality food and original or vintage clothing against a backdrop of indie music. All of this action is crammed into a little East End street between the Regent's Canal and London Fields.

Come for organic meat, fruit and vegetables, fresh and smoked fish, delicious bread, pastries, scrummy cakes, preserves and a fine selection of cheeses.

www.broadwaymarket.co.uk



THOSE IN THE KNOW
VISIT BROADWAY
MARKET ON SATURDAY
MORNINGS TO SOAK UP
THE COOL CALM AND
RELAXED ATMOSPHERE



RETAIL THERAPY

Opened on 13 September 2011 well in time for the 2012 Olympics, Westfield Stratford City is one of the largest shopping centres in Europe. With a total retail floor area of 1,883,700 square feet and anchored by flagship stores John Lewis, Waitrose and M&S, shoppers will be in seventh heaven.

With a 17-screen cinema, bowling and even a casino, it's easy to spend the whole day here, fuel up at the World Food Court or one of the many restaurants, bars and cafes.

uk.westfield.com/stratfordcity



ONSHOW



A lovely theatre and a beautiful part of Hackney's history, the Hackney Empire has been lovingly refurbished and is wonderfully warm and inviting. Staging drama, opera, ballet as well as concerts, this is one of the capital's major independent venues and is dedicated to providing the widest range of entertainment to a local and global audience.

www.hackneyempire.co.uk



KNOW HOW

PRIMARY SCHOOLS:

- | | |
|--------------------------------|---------|
| Lauriston Primary | 1 min |
| Orchard Primary | 6 mins |
| Chisenhale Primary | 14 mins |
| St. Dominic's Catholic Primary | 17 mins |
| Old Ford Primary | 18 mins |

SECONDARY SCHOOLS:

- | | |
|------------------------------|---------|
| Al-Ashraaf Secondary | 11 mins |
| Cardinal Pole Roman Catholic | 14 mins |
| The Urswick | 14 mins |
| The City Academy, Hackney | 20 mins |
| Central Foundation Girls | 27 mins |

SIXTH FORMS:

- | | |
|------------------------------|---------|
| Raine's Foundation | 12 mins |
| Cardinal Pole Roman Catholic | 14 mins |
| The Urswick | 14 mins |
| The Bridge Academy | 25 mins |
| Central Foundation Girls | 28 mins |

UNDERGROUND / OVERGROUND STATIONS

Homerton	
Zone 2 - Overground line	17mins
Hackney Central	
Zone 2 - Overground line	18mins
Bethnal Green	
Zone 2 - Central line	21mins
Mile End	
Zone 2 - Central, District, Hammersmith & City	22mins
Hackney Wick	
Zone 2 - Overground line	26mins
Bow Road	
Zone 2 - District, Hammersmith & City line	29mins
Bow Church	
Zone 2 - Docklands Light Railway	33mins

RAILWAY STATIONS

- | | |
|-----------------|--------|
| London Fields | 13mins |
| Cambridge Heath | 14mins |
| Hackney Downs | 25mins |

BUS ROUTES

- 388 - Stratford - Victoria Park - Bethnal Green - Shoreditch - Liverpool Street - Bank - Blackfriars
- 277 - Billingsgate Market - Canary Wharf - Mile End - Victoria Park - Mare Street - Dalston - Highbury Corner
- 425 - Stratford - Bow Road - Mile End - Victoria Park - Homerton - Clapton - Lea Bridge

Based on average walking speed - www.walkit.com

ENCOUNTER THE WIDER NEIGHBOURHOOD

To the east of the Victoria Park Collection lies Queen Elizabeth Park, the verdant Lee Valley and the extensive shopping and entertainment choices at Westfield Stratford City; to the south sits Canary Wharf, Whitechapel and Wapping. Your northern neighbour is Hackney and to the west are the edgy, finger-on-the-pulse districts of Dalston, Hoxton and Shoreditch.

All of it is so accessible, so close and so convenient. The City of London is less than three road miles away; Covent Garden, the West End and London's South Bank are less than five. Hop on the tube or DLR, flag down a cab, walk or cycle – the very best of this cosmopolitan and exciting city is enticingly at your fingertips, waiting to be explored





Victoria Park

COLLECTION

VICTORIA PARK

30 ST MARY AXE

(The Gherkin)

THE SHARD

TOWER 42

20 FENCHURCH
STREET

(Walkie Talkie Building)

HERON
TOWER

LONDON
EYE





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Victoria Park
COLLECTION

THE DEVELOPMENT





CONTEMPORARY, MODERN INTERIORS



Photography from development

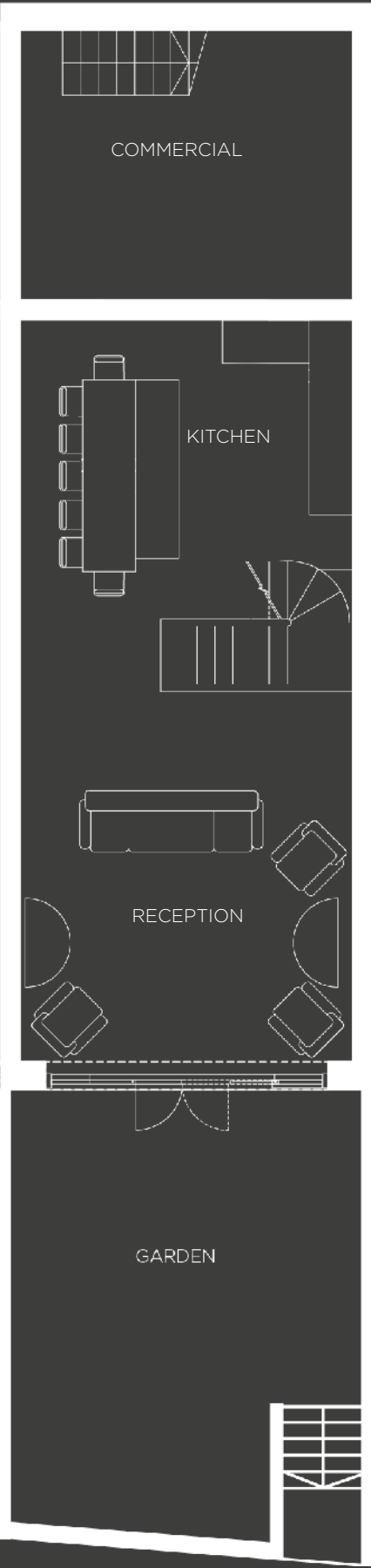
TOWNHOUSE

ONE, TWO & FOUR

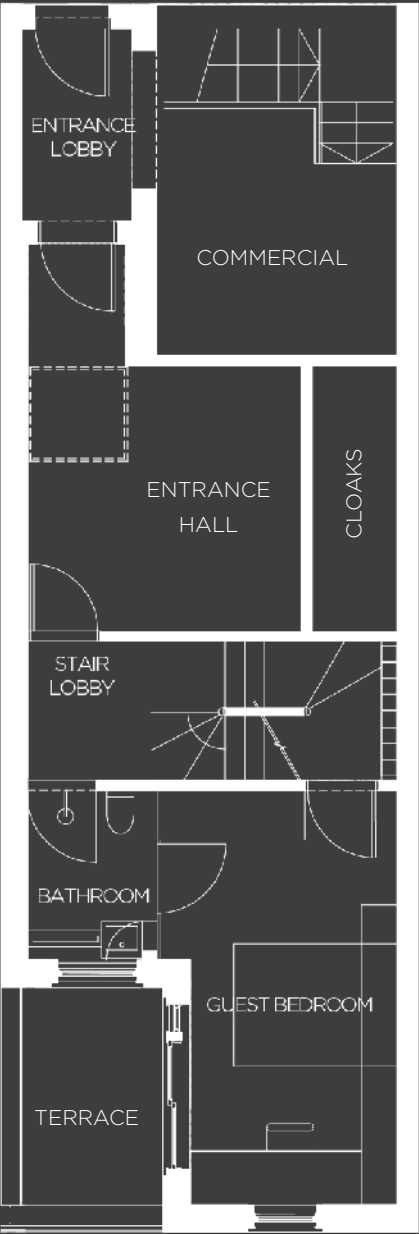
TOTAL INTERNAL AREA: 194.5sqm / 2,093.58sqft

Total Residential Area: 159.50sqm / 1,716.84sqft

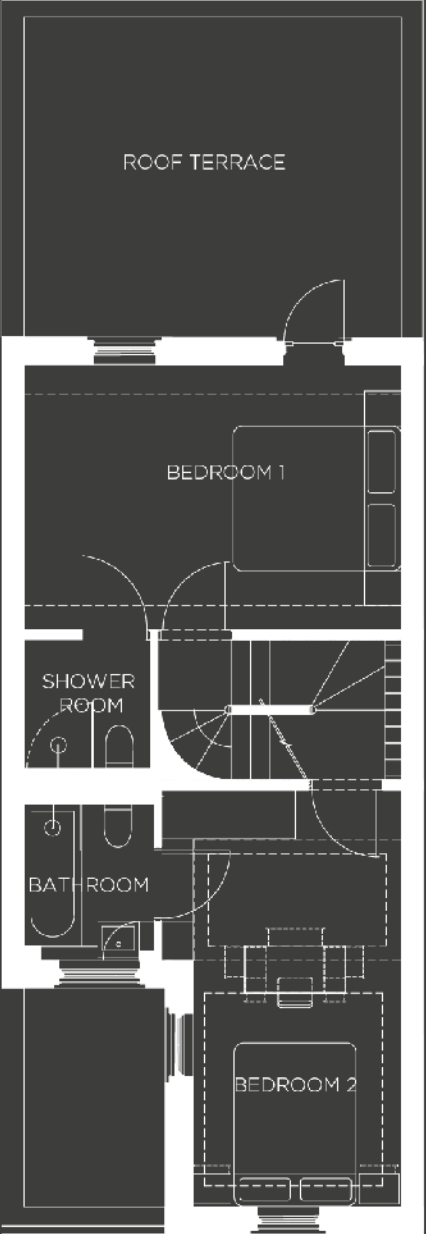
Total Commercial Area: 35sqm / 376.74sqft



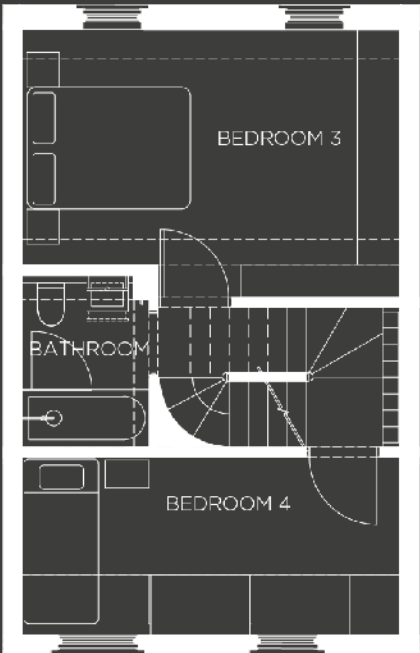
LOWER GROUND FLOOR



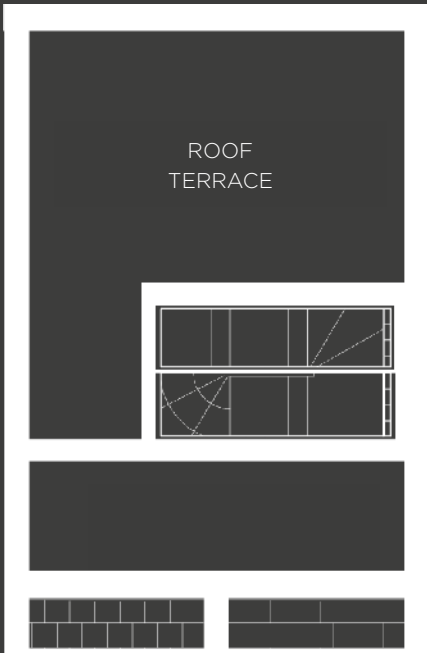
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LOWER GROUND FLOOR

Reception/ Kitchen	10.20m x 4.57m 33'6" x 15'0"
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Garden (width)	4.57m / 15'0"
Length varies between plots	

GROUND FLOOR

Entrance Room	3.80m x 3.20m 12'6" x 10'6"
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Guest Bedroom	5.40m x 2.40m 17'9" x 7'10"
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Terrace	2.50m x 2.20m 8'2" x 7'3"
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FIRST FLOOR

Bedroom 1	4.57m x 3.40m 15'0" x 11'2"
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Bedroom 2	5.40m x 2.40m 17'9" x 7'10"
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Roof Terrace	4.57m x 3.80m 15'0" x 12'6"
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SECOND FLOOR

Bedroom 3	4.57m x 3.10m 15'0" x 12'2"
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Bedroom 4	4.57m x 2.20m 15'0" x 7'3"
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THIRD FLOOR

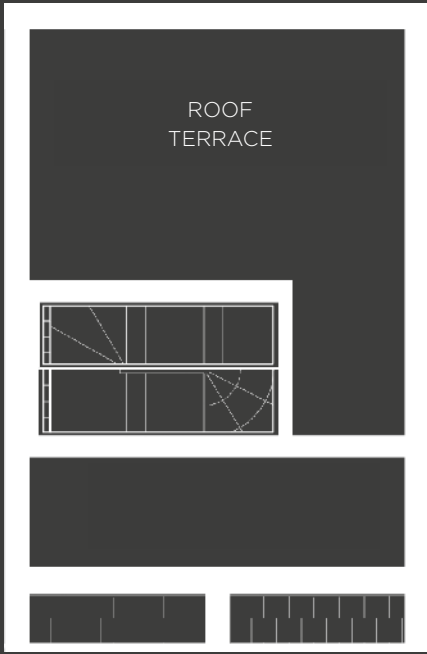
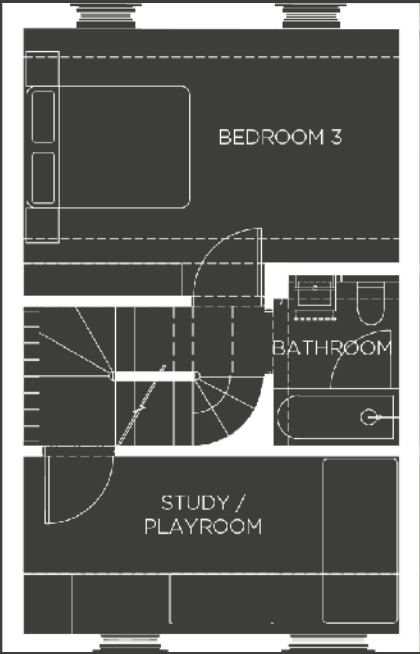
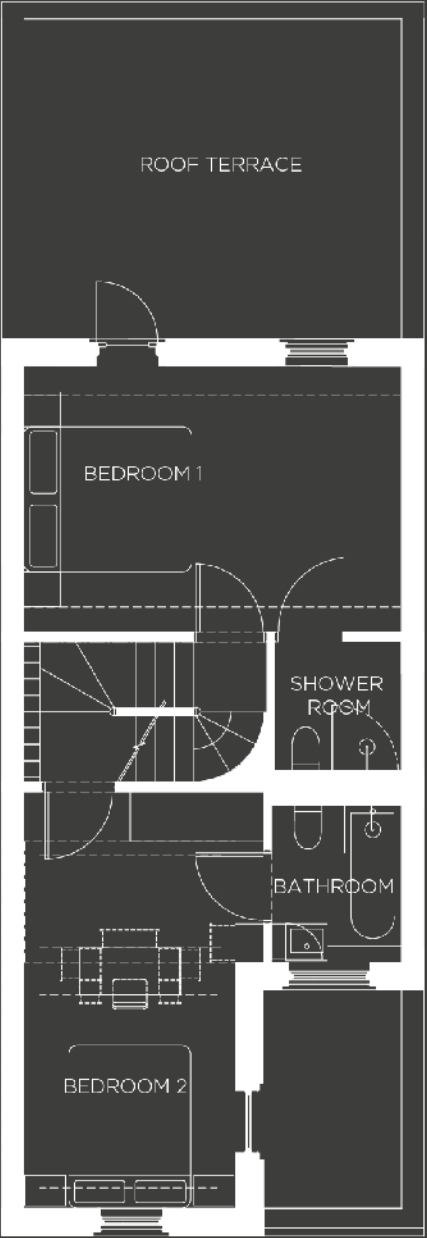
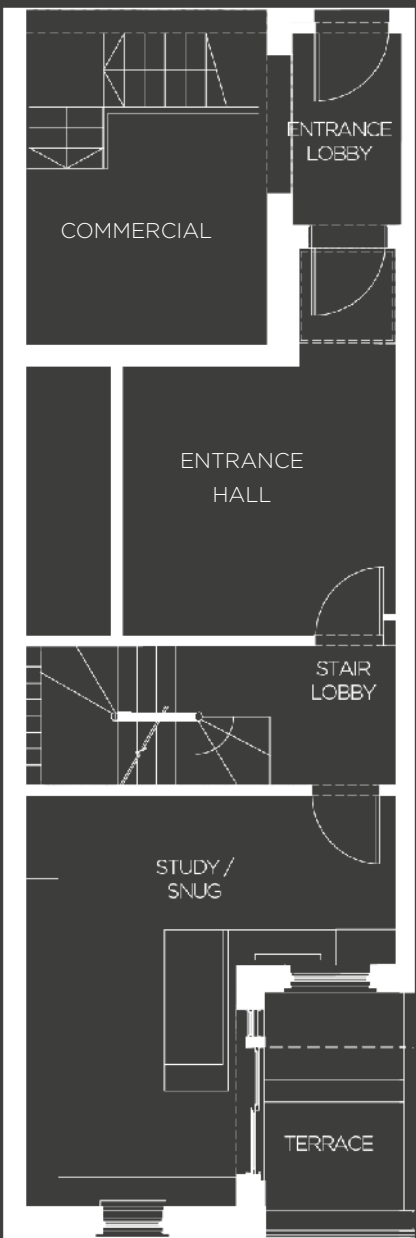
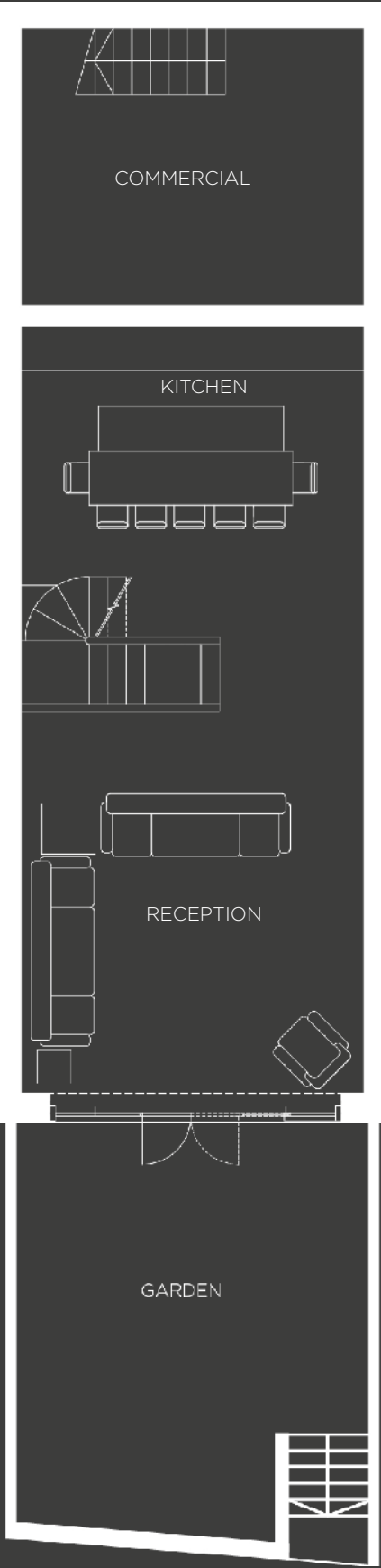
Roof Terrace	5.00m x 4.57m 16'5" x 15'0"
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The room sizes shown in this brochure may be taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Agent. The total area is calculated from the combined area of the commercial and house areas - which may be subject to change.

TOWNHOUSE

THREE & FIVE

TOTAL INTERNAL AREA: 194.5sqm / 2,093.58sqft
Total Residential Area: 159.50sqm / 1,716.84sqft
Total Commercial Area: 35sqm / 376.74sqft



LOWER GROUND FLOOR

Reception/
Kitchen 10.20m x 4.57m
33'6" x 15'0"

Garden (width) 4.57m / 15'0"
Length varies between plots

GROUND FLOOR

Entrance Room 3.80m x 3.20m
12'6" x 10'6"

Guest Bedroom 5.40m x 2.40m
17'9" x 7'10"

Terrace 2.50m x 2.20m
8'2" x 7'3"

FIRST FLOOR

Bedroom 1 4.57m x 3.40m
15'0" x 11'2"

Bedroom 2 5.40m x 2.40m
17'9" x 7'10"

Roof Terrace 4.57m x 3.80m
15'0" x 12'6"

SECOND FLOOR

Bedroom 3 4.57m x 3.10m
15'0" x 12'2"

Bedroom 4 4.57m x 2.20m
15'0" x 7'3"

THIRD FLOOR

Roof Terrace 5.00m x 4.57m
16'5" x 15'0"

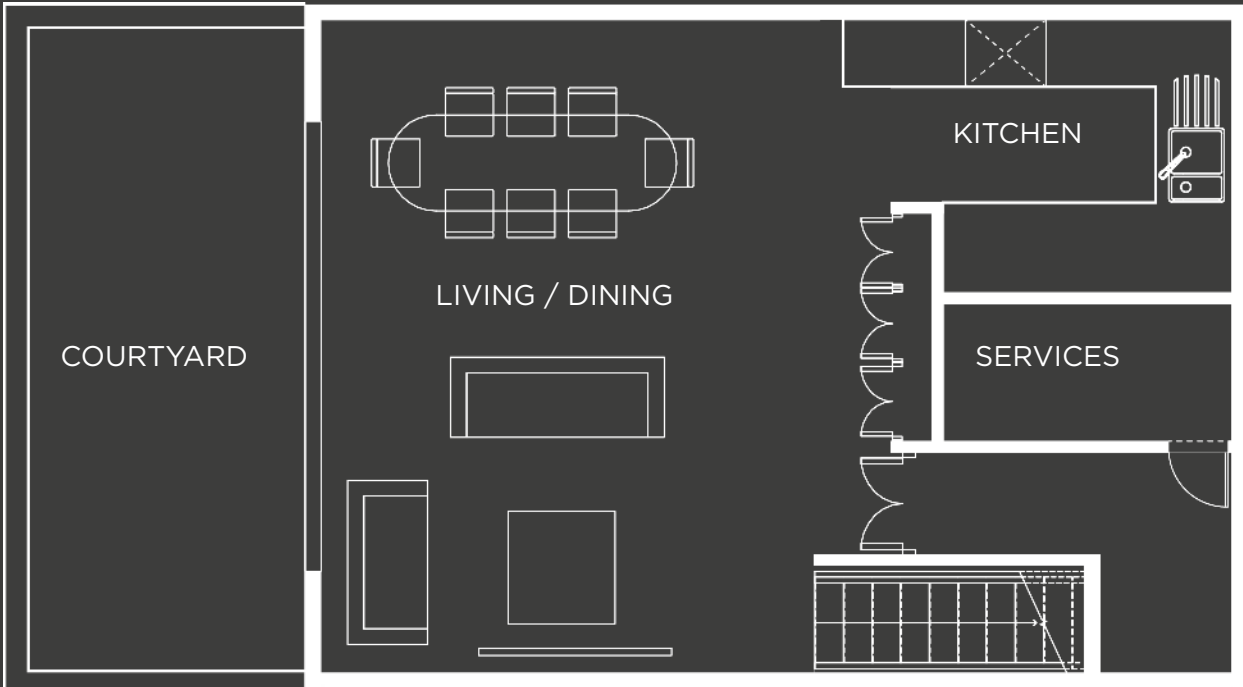
LOWER GROUND FLOOR

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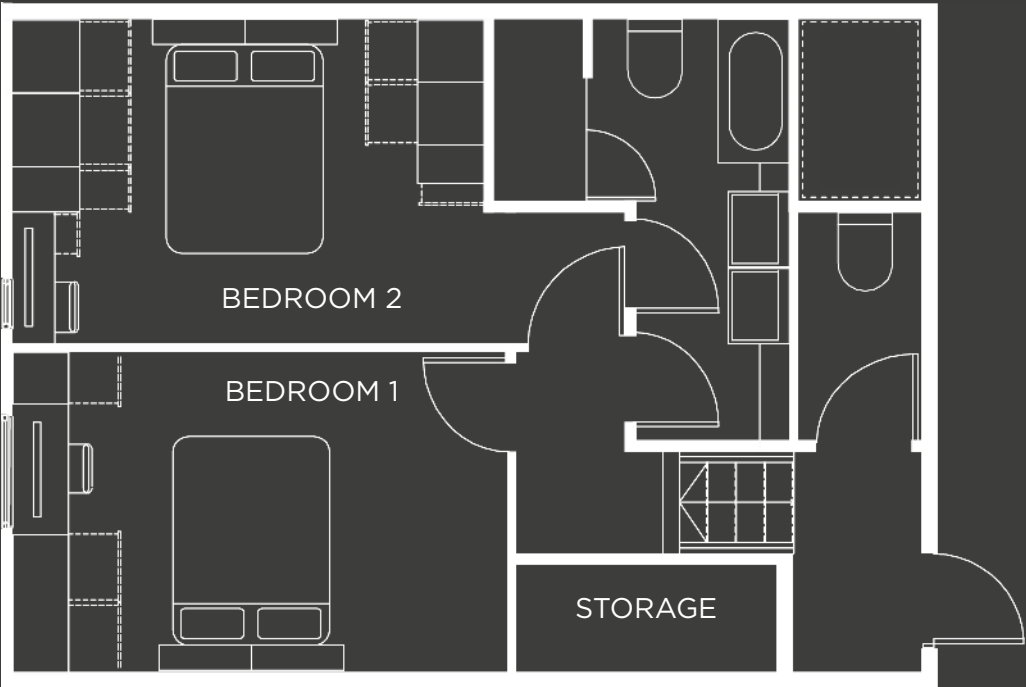
THE MEWS

TOTAL INTERNAL AREA: 92.53 SQM / 996 SQFT



LOWER GROUND FLOOR

Kitchen	3.70m x 2.33m 12'2" x 7'8"
<hr/>	
Living/Dining	5.64m x 4.60m 18'6" x 15'1"
<hr/>	
Courtyard	5.92m x 2.45m 19'5" x 8'0"



GROUND FLOOR

Bedroom 1	4.40m x 2.74m 14'5" x 9'0"
<hr/>	
Bedroom 2	4.06m x 2.74m 13'4" x 9'0"

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SPECIFICATION

KITCHEN

- Quality German kitchen high gloss finish with soft close draws and doors
- Wall cupboards with intergrated LED lighting
- Composite stone worktop
- Glass splashback
- Blanco undermounted sink
- Siemens stainless steel multi function oven
- Fully intergrated extractor fan
- Liebherr intergrated fridge freezer
- Siemens intergrated washer dryer
- Siemens intergrated dishwasher
- Siemens ceramic hob

BATHROOM

- Stonekast freestanding bath
- Cascade wall mounted tap and shower set
- Glazed frameless walk in shower fixed head and handheld shower set
- Back to wall toilet with concealed cistern with dual flush plate and soft close lid
- Faeber basin unit with double silstone basin and dual wall mounted cascade taps
- Porcelain tiles
- Heated chrome towel rail
- Backlit mist free mirror
- 19inch Aquatech television

INTERIOR FINISHES

- Wall and ceiling finishes from the paint library
- Shadow gap ceiling detail
- Bespoke oak engineered flooring
- Solid oak staircases with LED lighting
- Stainless steel handrails
- Bespoke floor to ceiling storage and media cupboard

IRONMONGERY AND JOINERY

- Satin chrome door furniture
- Solid door construction with soft close door seals
- Eggshell finish to joinery

EXTERIOR

- Courtyard garden
- Natural sandstone paving
- Bloomwall planters
- Outside tap
- Power point
- LED uplighters
- Wall lighting

HEATING AND HOT WATER

- Viessman air source heat pump up to 4.5 times more efficient than conventional boilers
- Instantaneous water and heating function
- Under floor heating throughout
- Digital control system with wifi for remote iPhone operation

FENESTRATION

- Velux integra remote control roof lights with auto close rain sensors
- Huber & Son triple glazed aluminum faced windows
- Aluminum designer front door with remote lock release
- Sliding folding doors to courtyard garden

ELECTRICAL

- Video entry system
- Auto mist fire suppression system
- Sky+ system to bedrooms and living area to media cupboard
- Speakers in living area to media cupboard
- Rako ditgital lighting controls with wifi remote programming from iPhone/android
- Multi circuit LED lighting to living area and bedrooms
- Screwless brushed stainless steel sockets and switched plates

The Mews specification is indicative to the main houses



Computer generated image