







## JAMES LANE E10

One James Lane is a design-led development of five stunning, three-bedroom houses, conceived by award-winning architects for the ultimate in modern living.

Located in Leytonstone, East London – a busy and vibrant corner of the capital – this development is ideal for families and community-minded residents. One James Lane lends itself well to busy lifestyles, with public transport links within walking distance, a great mix of independent and high-street cafés and restaurants and plenty of nearby amenities.

One James Lane is a unique residential development, combining functional design with contemporary aesthetics, community life with an urban edge.





# ONE ADDRESS

ONE JAMES LANE E10

The visual design of One James Lane nods to the area's industrial past; incorporating bold exposed brickwork, dark slate roof tiles and floor to ceiling windows.

Each functional design element has been carefully considered to create a unique and impressive family home. Standout features include: the high specification kitchen, a wood burning stove, vaulted ceilings, walk-in wardrobes and an en suite complete with a freestanding bath.

This development is the ultimate blend of industrial living and designer style. Careful thought has been given to each material used internally and externally. The free flowing space of the open-plan layout and the merging of indoor comforts with outdoor space on each floor creates a fresh and modern home environment.

One James Lane has been designed to elegantly combine historic Leytonstone with modern East London. The address - Danvers Terrace - pays homage to one of the area's greatest icons: film director Alfred Hitchcock. Throughout Leytonstone, his legacy remains strong; from the same-name hotel to the striking mural of birds painted near his birthplace.

Incorporating outdoor space on each floor enhances the sense of space and open-plan layout of these stunning homes. One James Lane invites a lifestyle of calm and relaxed living in an area just minutes from the busy city.

# ONE WELCOME



Whether you're seeking the quiet suburban life or want to immerse yourself into the bustle of London, Leytonstone is an area full of choice, opportunity and convenience.

Part of the London Borough of Waltham Forest, Leytonstone is an appealing suburban area with a busy urban ambiance. With much of East London undergoing rapid transformation over the last 20 years, Leytonstone has managed to retain much of its original character with period homes, unspoilt green spaces and old East End charm.

This Zone 3 corner of East London boasts tree-lined residential streets, Victorian terraced homes, a rich industrial heritage and a growing community of creatives, commuters and young families. It is also just a short distance from Westfield Stratford City – one of London's biggest shopping centres – and has greatly benefitted from its proximity to the former Olympic Village (now known as East Village).

As part of the London Borough of Culture, Leytonstone's art scene is celebrated through an annual summer festival and a unique Arts Trail recognising local artists and encouraging community-run activities.

The real beauty of Leytonstone lies in its accessibility and convenience of living. Despite being just a 15-minute Tube journey from the city, Leytonstone offers suburban quiet, East End chic and a number of stunning green spaces. A short drive from Epping Forest, a brisk walk to the Queen Elizabeth Olympic Park or Victoria Park takes you from the busy surrounding streets to the serenity of beautifully landscaped, well-loved parklands.

Locally, the High Street and surrounding areas have undergone a huge makeover. As neighbouring locations such as Hackney and Shoreditch have seen a dramatic rise in commercial rents, more and more independent eateries and cafes are popping up in Leytonstone, making it a great destination for visitors and locals alike.

Once a forgotten, slightly unloved pocket of the city, East London has quickly positioned itself as the capital's creative hub, and a gentle flow of regeneration has brought new life into Leytonstone.





# ONE LIVING

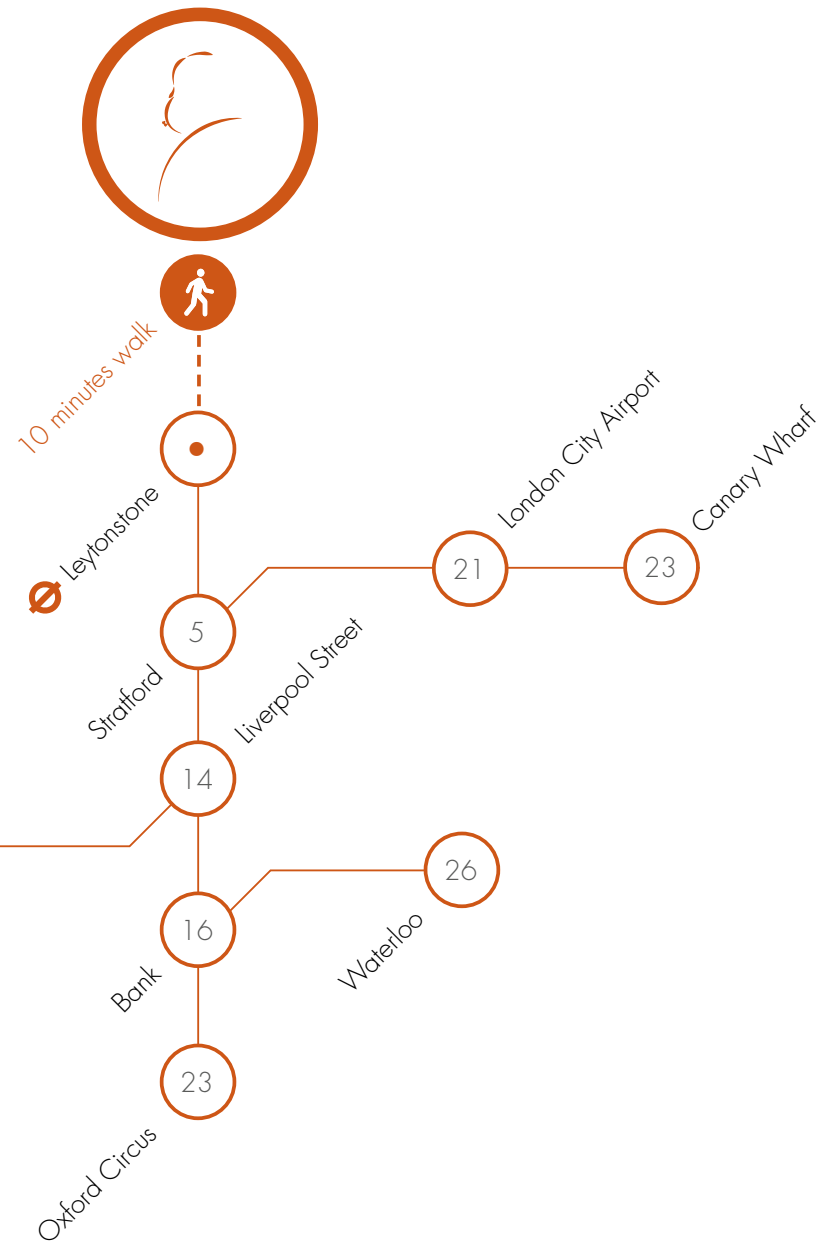
Settling into a new area is made easier with One James Lane's proximity to excellent local amenities, shopping areas and transport links.

## Transport

For city workers and commuters, One James Lane is just a 10-minute walk to Leytonstone Underground Station (on the Central Line) and ten minutes from Leyton Midland Road Station, part of the London Overground network. So travelling into the city and central London is extremely convenient. There are numerous well-connected bus routes and Santander cycle stands throughout the area with the option of parking permits for car owners alongside the development.

## Family life

One James Lane is walking distance from a primary school rated Outstanding by Ofsted, a popular nursery for under-fives and at least two secondary schools – one of which has an Ofsted rating of Good. With excellent healthcare facilities accessible by public transport and on foot, this development is in a prime location for families.



## TRANSPORT INFORMATION

### Rail

Leytonstone Tube Station  
City – 15 minutes to Liverpool Street  
Central London – 23 minutes to Oxford Circus  
Bank - Leyton Midland Road Overground  
Trains to Gospel Oak or Barking every 15 to 20 minutes

### Air

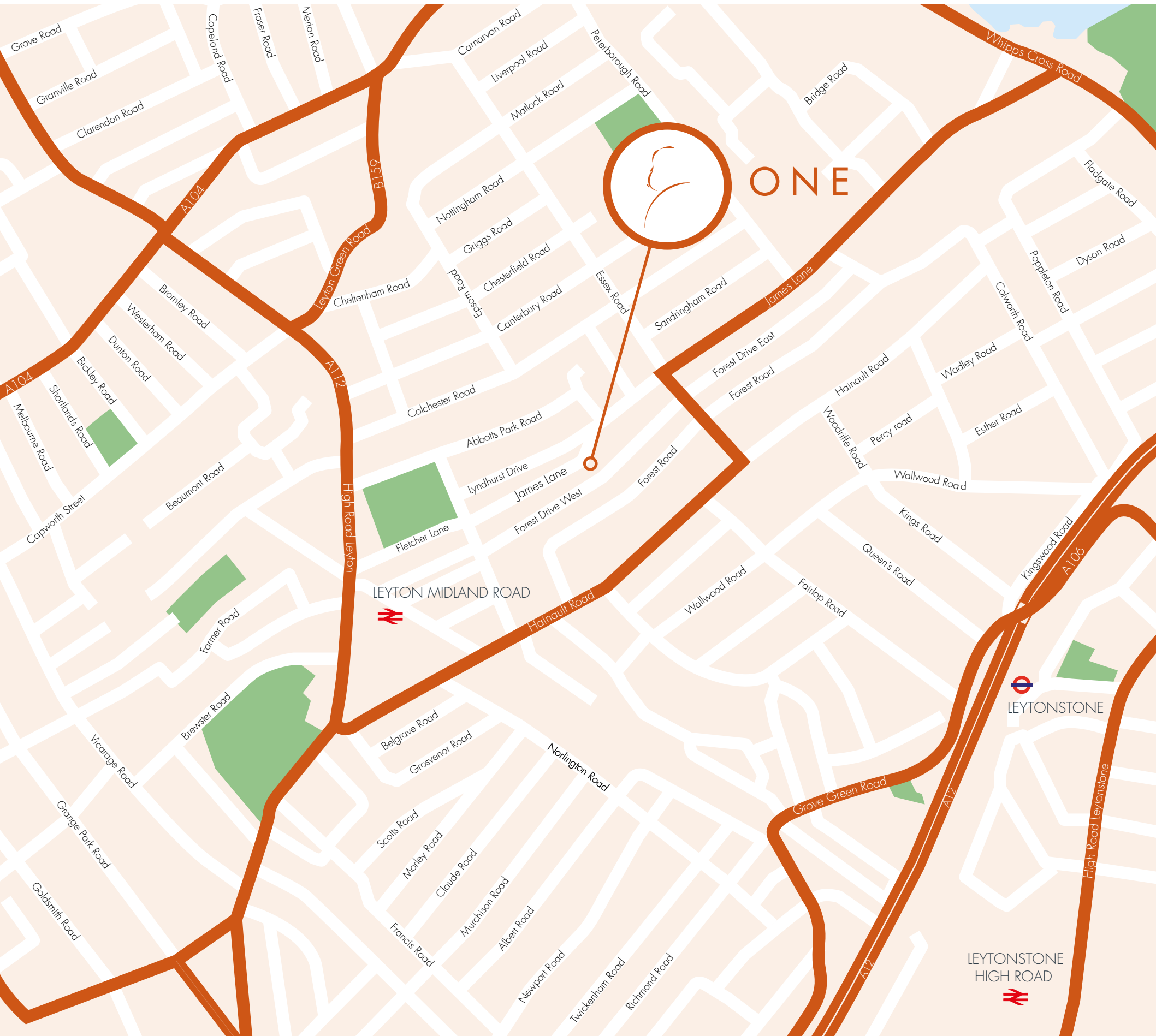
Heathrow Airport - 1hr 10 minutes drive  
Stanstead Airport - 40 minutes drive

### Road

Just 20 minutes' drive to Canary Wharf  
Great connections to main London carriageways







# ONE SPECIFICATION

## GENERAL

- Engineered oak flooring
- White matt emulsion finish to walls and ceilings
- Bespoke double glazed windows
- Concealed frame internal door sets complete with contemporary handles
- All houses with 2 terraces, private front and rear gardens
- Metal switch and socket plates
- Low energy LED down lights throughout
- Column radiators throughout

## KITCHEN

- Bespoke kitchens from London based PLUCK Kitchen, with birch plywood, Corian worktops and recessed handles
- Exposed brickwork
- Engineered oak flooring
- Appliances to include:
  - AEG stainless steel, electric, double oven
  - AEG 6 ring stainless steel gas hob
  - AEG integrated washing machine /dryer
  - AEG integrated dishwasher
  - AEG integrated canopy cooker hood
  - AEG integrated American style fridge freezer
- Schock Typos 1.5 bowl kitchen sink
- Monobloc tap
- LED strip under lighting to wall units and shelves
- Birch plywood floor to ceiling, balustrade
- Ceramic tiled wall splash back
- Hanging pendant lamps

## LIVING

- Dik Guerts Instyle wood-burning stove with in-built storage below for logs
- Engineered oak flooring
- Exposed brickwork
- Dimmer lighting control
- Birch plywood storage unit
- TV socket set cabled to enable Sky+ (subject to subscription), terrestrial digital TV and FM radio

## WC

- Engineered oak flooring
- Wall hung toilet
- White sanitary ware
- Concealed flushing cistern
- Chrome basin mixer, flush plate and toilet roll holder

## BATHROOM

- Large format porcelain floor and wall tiling
- White sanitary ware
- Grohe concealed flushing cistern
- Grohe chrome basin mixer, shower mixer
- Grohe fixed and hand held shower attachment
- Grohe flush plate and Grohe toilet roll holder
- Round heated towel rail
- Clear glass frameless shower partition

## MASTER BATHROOM

- Large format porcelain floor and wall tiling
- White sanitary ware
- Grohe concealed flushing cistern
- His & hers double vanity
- Grohe flush plate and Grohe toilet roll holder
- Round heated towel rail
- Clear glass frameless shower partition
- Free standing bath
- Double shower: double shower mixer and hand held shower attachments

## BEDROOMS 1, & 2

- Fully fitted carpet
- TV socket set cabled to enable Sky+ (subject to subscription), terrestrial digital TV and FM radio

## MASTER BEDROOM

- Fully fitted carpet
- TV socket set cabled to enable Sky+ (subject to subscription), terrestrial digital TV and FM radio
- Birch plywood TV unit

## WALK-IN-WARDROBE

- Floor to ceiling wardrobes
- LED strip under lighting to shelves
- Fully fitted carpet

## STAIRCASE

- Exposed brickwork
- Engineered oak flooring
- Wall-mounted handrail

## OUTDOOR AMENITY SPACE

- All houses with private outdoor amenity spaces on every floor
- The gardens will be landscaped to include:
  - A bespoke planting scheme
  - Lawned area
  - Composite hardwood decking space for outdoor dining
  - All secure refuse and recycling storage is located at the front of the houses

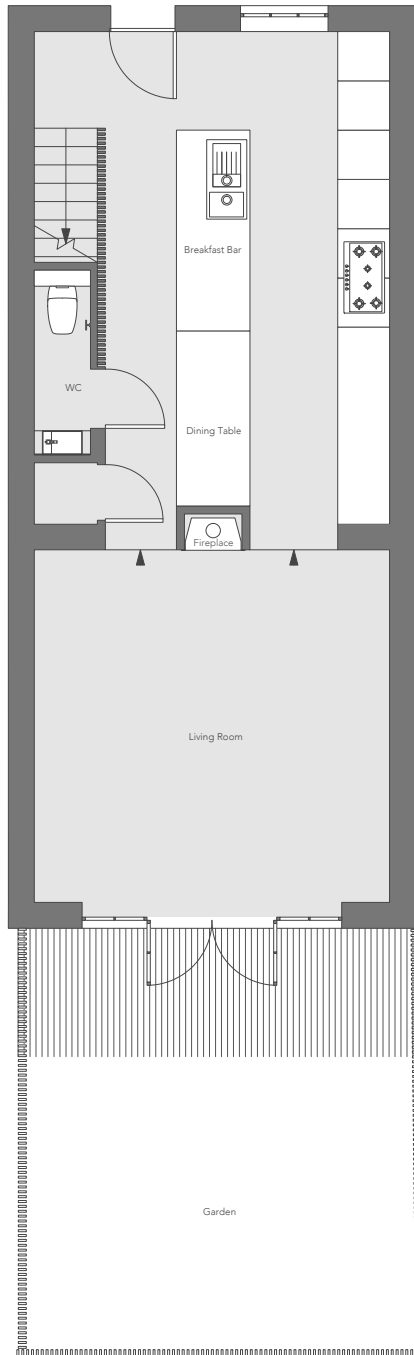




# FIVE HOMES

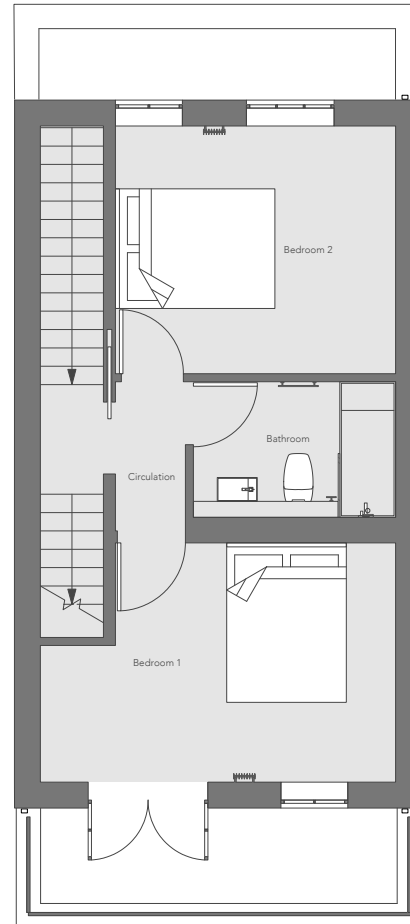
Plot No. 4 & 5 Danvers Terrace

GROUND FLOOR



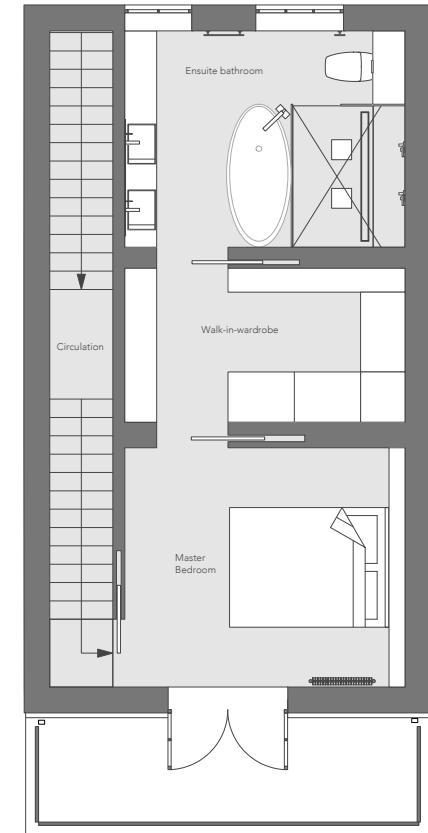
Room	Size sq. m.
Kitchen / Dining	24
WC	1.6
Cloakroom	0.6
Living room	19.7
Total	45.9

FIRST FLOOR

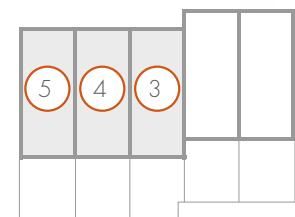


Room	Size sq. m.
Circulation	2
Bedroom 1	12.2
Bathroom	4.3
Bedroom 2	11
Total	29.5

SECOND FLOOR



Room	Size sq. m.
Master bedroom	10.8
Walk-in-wardrobe	7
Ensuite bathroom	9.5
Total	27.3

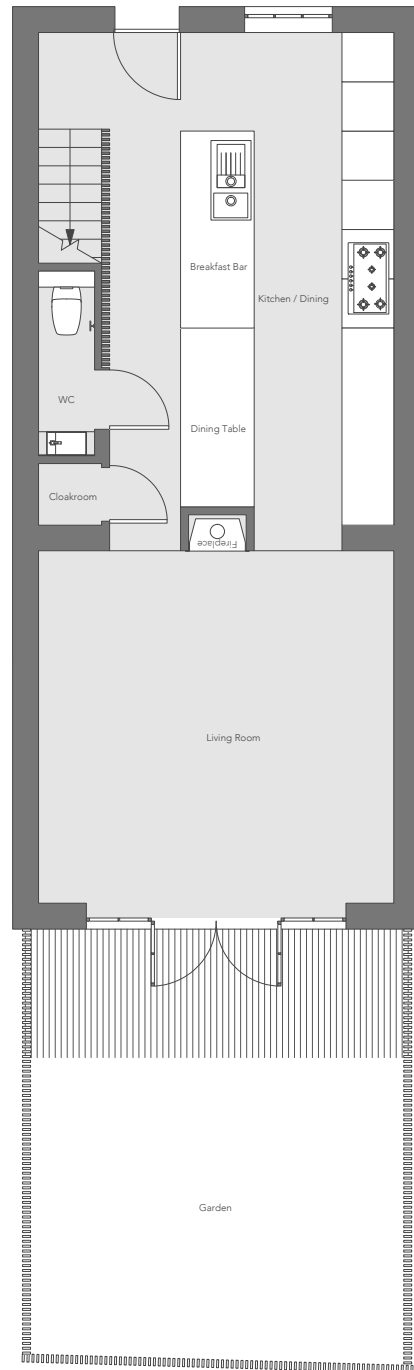


Plans not to scale

# THREE FLOORS

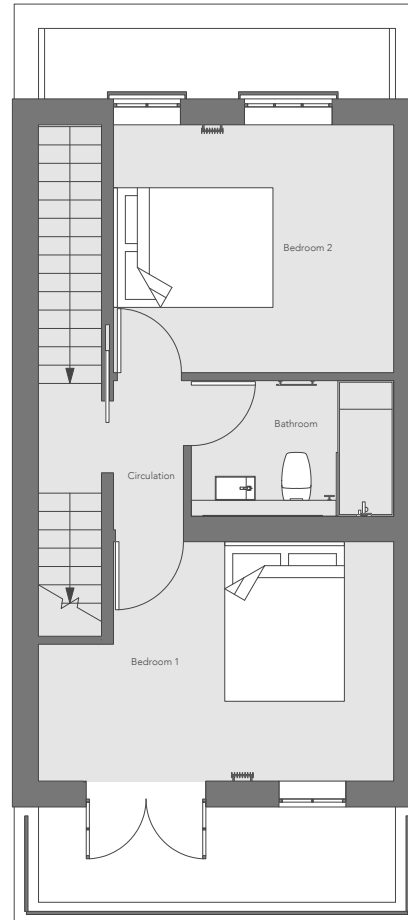
Plot No. 1, 2 & 3 Danvers Terrace

GROUND FLOOR



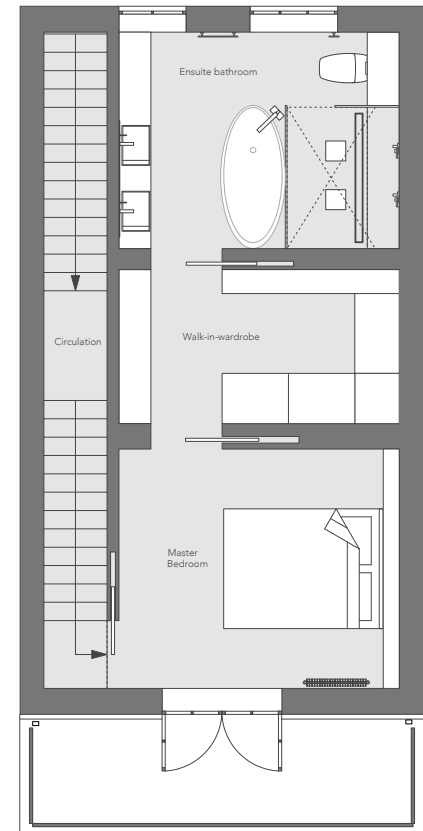
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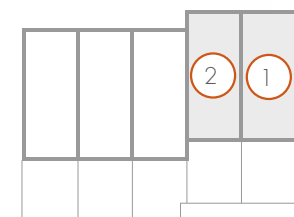


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SECOND FLOOR



Room	Size sq. m.
Master bedroom	10.8
Walk-in-wardrobe	7
Ensuite bathroom	9.5
Total	27.3



Plans not to scale

# ONE TEAM

## DEVELOPER OVERVIEW

SN Developments is a leading residential developer working in London and the Home Counties. The company specialises in developing land and creating luxury new build homes.

The founders of SN Developments have a combined experience of 35 years in the property market. Their team is passionate about building stunning homes for families, individuals and investors. SN Developments has chosen highly qualified architects and construction specialists to advance their vision and create communities.

As well as One James Lane, SN Developments is currently building houses and flats in Aylesbury in Buckinghamshire, Haywards Heath in West Sussex and Godalming in Surrey.

Trusted and reliable, SN Developments focus their designs on homes of high quality, comfort and longevity.



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## ENQUIRES :

**EASTHAUS**

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### DISCLAIMER:

We wish to advise prospective purchasers that these sales particulars and specifications are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. Some images are computer generated and their accuracy may differ from the finished homes. Please note: windows are floor to ceiling but not Crittall-style as shown in CGIs. (02/19)

Designed and produced by Oracle Creative: [www.oraclecreative.co.uk](http://www.oraclecreative.co.uk)

## RECENT DEVELOPMENTS





DANVERS TERRACE  
JAMES LANE E10



[www.sndevelopments.co.uk](http://www.sndevelopments.co.uk)