

ANSELL LOFTS

UNIQUE AND STYLISH HOMES IN
A LANDMARK HISTORIC BUILDING

WANSTEAD E11

ANSELL LOFTS

A COLLECTION OF BRAND NEW
HOMES WITHIN A CHARMING RENOVATION,
IN A PRIME CENTRAL WANSTEAD LOCATION
WITH ITS MANY PARKS, GREEN SPACES AND
EPPING FOREST A SHORT WALK AWAY



COMPUTER GENERATED IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

ORIGINALLY OCCUPIED
BY W. ANSELL, THIS
ICONIC BUILDING
WAS USED AS A 'JOB
MASTER' UP UNTIL
THE EARLY 1900'S—
A LIVERY STABLE
WHICH RENTED
OUT HORSES
AND CARRIAGES TO
VARIOUS OPERATORS.



CELEBRATING A PIECE OF HISTORY

After the site was sold by W. Ansell, its original owner, the family who owned the adjoining houses, Malvernia and Forest Villas, also took ownership of the Job Master building. It was eventually sold in the 1980s to the Brown Brothers who ran the site as an MOT garage. Before they retired, the brothers applied for the demolition of the garage in order to build two new houses. But there was a great deal of objection to this idea from local residents, who wanted to maintain the integrity and history of the building.

When we at IPE Developments acquired the site, we wanted to make sure that the historic character of the building was retained during our re-imagining of the building. We worked hard alongside local architect Erich Wessels and local engineer Thierry Suc, reversing and transforming the Brown Brothers' plans, to create a new lease of life for this slice of local history. Our endeavours were rewarded by numerous supporting letters from local residents, and as we fast-forward to the present day, and the completed development, everyone involved in the site's transformation is very proud of what has been achieved.



AN OLD PLAQUE SALVAGED FROM THE BUILDING BEFORE WORK ON THE REDEVELOPMENT BEGAN, STATED: "PRIVATE OMNIBUSES, WEDDING CARRIAGES: TELEPHONE ADDRESS 561 WANSTEAD"



CHIC INTERIORS

We've used a palette of materials and finishes which fits hand in glove with the fabric of the original building. The interior sense of style and calm compliments the solidity of the original surrounding walls.



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A MODERN TWIST

We're delighted to be able to offer these wonderful new spaces, carved out of the historic footprint of the original Job Master livery stable, giving you the opportunity to write your very own chapter in the history of this local landmark.

WHERE OLD MEETS NEW



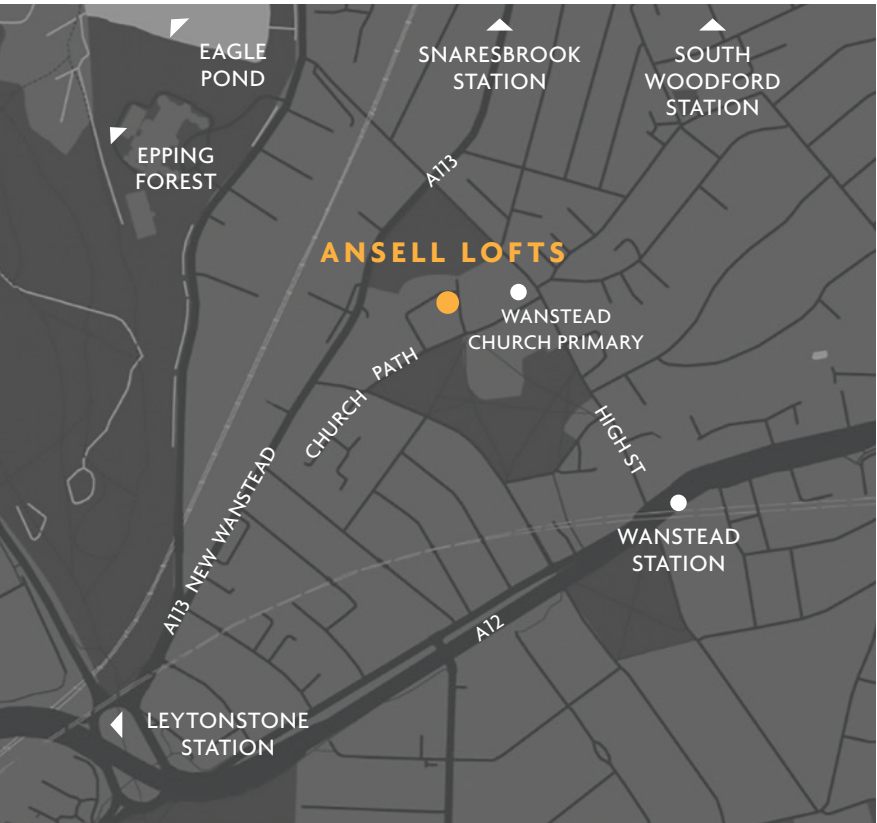


A FANTASTIC LOCATION

Once a royal hunting ground, Wanstead has been a favourite of the great and the good for centuries. Wanstead Park was once home to Wanstead House, known at the time as the 'English Versailles,' and the other nearby green spaces of Wanstead Flats and Epping Forest provide endless outdoor pursuits, right on your doorstep.



PERFECTLY SITUATED FOR THE LAID-BACK LIFESTYLE



ANSELL LOFTS, CHURCH PATH
WANSTEAD, E11 2SS

ON FOOT

- Wanstead Station
7 mins
- Snaresbrook Station
10 mins
- Eagle Pond
14 mins

BY CAR

- North Circular Road
7 mins
- Epping Forest (High Beach)
17 mins
- Stansted Airport
34 mins

BY BICYCLE

- Wanstead Flats
12 mins
- Olympic Park
20 mins
- Epping Forest (High Beach)
29 mins

BY TRAIN

- FROM WANSTEAD STATION
- Stratford Station
10 mins
- Liverpool Street Station
21 mins
- St. Pancras International
36 mins

WITH LOTS GOING ON

Whether you decide on a light lunch or drink at The Larder, posh nosh at Provender or an indulgent cake at Time for Tea, it's certain that foodies are in for a treat along Wanstead High Street. If the outdoors is more your thing, you'll find plenty of activities available nearby including a regular Parkrun in Wanstead Flats. And all this, less than 10 miles from the centre of the capital!



LOCAL EDUCATION

Wanstead Primary Church School, recently given an 'Outstanding' by Ofsted, is a 2 minute walk away.

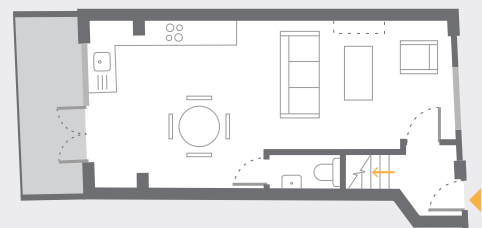
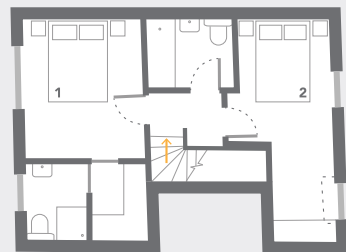
LOCAL LEISURE

Wanstead Leisure Centre is a scenic 5 minute bicycle ride away through two parks.



SITE PLAN

DUPLEX 01

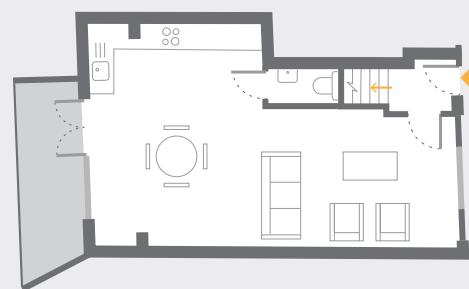
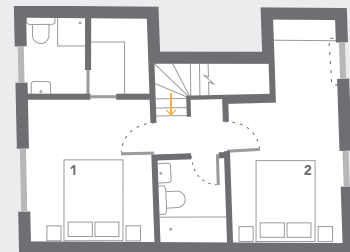


73.6 SQM / 792 SQFT
TWO BED / TWO BATH
TERRACE



KITCHEN / LIVING
8.6 × 3.9 m
BEDROOM 1
2.8 × 3.5 m
BEDROOM 2
2.4 × 5.5 m
TERRACE
6.9 sqm

DUPLEX 02



83.4 SQM / 898 SQFT
TWO BED / TWO BATH
TERRACE



KITCHEN / LIVING
8.7 × 7.2 m
BEDROOM 1
2.9 × 3.5 m
BEDROOM 2
2.6 × 5.6 m
TERRACE
11.5 sqm

THE FREEHOLD HOUSES

- Detached houses
- Private terrace and shared garden

THE DUPLEXES

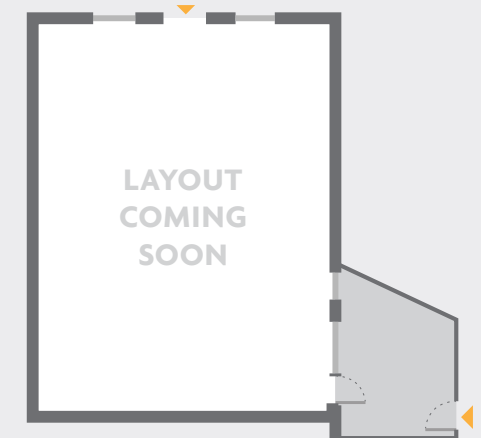
- Spacious living over two floors
- Private terrace and shared garden

FREEHOLD HOUSE 06

- Internal layout coming soon
- Three bedroom house with mezzanine
- Please contact the agent for the latest floor plan for this unit.

APARTMENT 03 UNAVAILABLE FOR PURCHASE.
PLANS ARE DRAWN TO SCALE AT A DESIGN
PHASE, DIMENSIONS AND LAYOUT AND MAY
VARY DURING BUILD.

FREEHOLD HOUSE 06



90 SQM / 969 SQFT

THREE BED / TWO BATH

MEZZANINE

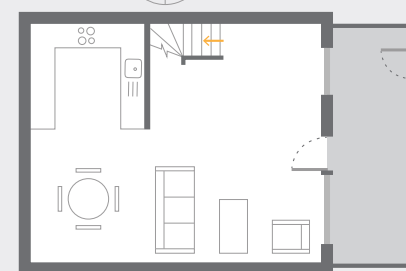
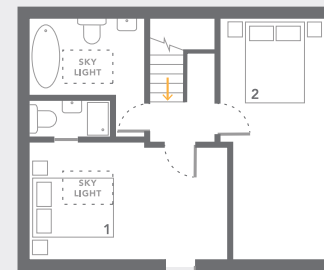
TERRACE



INTERNAL DIMENSIONS
To be confirmed

TERRACE
13.5 sqm

FREEHOLD HOUSE 04

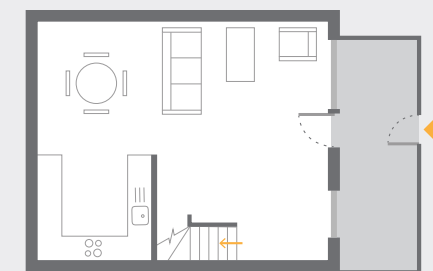
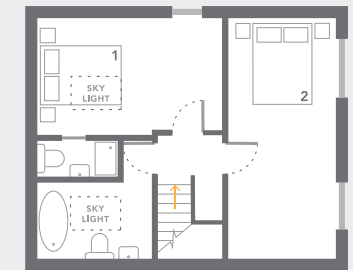


81.2 SQM / 874 SQFT
TWO BED / TWO BATH
TERRACE



KITCHEN / LIVING
6.9 × 5.7 m
BEDROOM 1
4.8 × 2.8 m
BEDROOM 2
2.7 × 5.7 m
TERRACE
15.2 sqm

FREEHOLD HOUSE 05



85.5 SQM / 920 SQFT
TWO BED / TWO BATH
TERRACE



KITCHEN / LIVING
6.9 × 5.8 m
BEDROOM 1
4.5 × 2.8 m
BEDROOM 2
2.6 × 5.8 m
TERRACE
15.1 sqm

SPECIFICATIONS

KITCHEN

- Handleless white gloss cabinets
- Soft-close drawers and doors
- Under cabinet lighting
- Splashback in satin light grey tiles
- Absolute white quartz worktop

APPLIANCES

- Bosch gas hob
- Bosch built-in oven in stainless steel
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Bosch free-standing washer/dryer in houses 04 and 05.
- Bosch built-in 50/50 fridge/freezer
- Built-in extractor fan

BATHROOMS

- Bathroom suites with chrome taps
- Bath glazed screen and contemporary shower
- Free-standing baths in houses 04 and 05
- Shower enclosure to en suites with glazed screen
- Towel radiator

FLOOR FINISHES

- Living rooms, hallways, kitchens and bedrooms: Engineered wood floor
- Bathrooms and en suites: Cement Grigio porcelain tiles

INTERNAL GENERAL

- Power sockets: brushed stainless steel plaque
- Light switches: brushed stainless steel
- Ceiling pendant outlets in living area
- Ceiling pendant outlets in bedroom area
- Gas central heating with individual boiler
- Radiators in living and bedroom areas

PAINT FINISHES

- Walls: white matt
- Ceilings: white matt
- Skirting and architraves: white satin

COMMUNAL AREAS

- Lobby: floor finish TBC
- Metal communal staircase and balustrades
- Secure cycle storage and bin storage on ground floor

EXTERNAL

- Outside spaces to apartments: natural stone
- Wall mounted lighting to outside spaces

SECURITY

- Fire doors
- Main entry system: key pad call point system
- Fully integrated smoke detectors and fire alarm system to all units

WARRANTY

- CRL 10 year Home Warranty

SPECIFICATIONS MAY VARY DURING BUILD AND ACCORDING TO AVAILABILITY

ABOUT THE DEVELOPER



For further information on IPE Developments, please visit ipe-developments.com

IPE DEVELOPMENTS
4th floor
73 New Bond Street
Mayfair
London W1S 1RS

IPE Developments is a dynamic residential development arm of the IPE Group that extends from a boutique private equity firm, based in central London. Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 150 apartments per year.

Our main focus is on new build homes, converted or refurbished properties with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in-depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first-time buyers and buy-to-let investors from the UK and overseas. The IPE Developments team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us. Together we have created an exceptional end product.

JOINT AGENT



Established in 1908, Petty Son & Prestwich has been helping people achieve their property dreams for well over 100 years. Our conscientious and courteous team prides itself on both its professionalism and the personal touch it offers all of our clients. Our company began life in Leytonstone when locally renowned builder, C Petty, founded the firm in 1908. Run by his son, Charles, a chartered surveyor, the then named Petty and Son earned itself a glowing reputation within the local area, and it quickly grew into a flourishing business.

It was in 1912 that Petty Son and Prestwich opened its Wanstead office, and we've been part of the fabric of this beautiful East London town ever since. Current directors, John and Jenny Wagstaff, took over Pettys during its centenary year, 2008. From then on, Petty Son and Prestwich has gone from strength to strength, and 2014 saw our company move into new territory with the opening of the Buckhurst Hill branch in West Essex. This expansion hasn't affected our commitment to offering a personal service to all of our clients, whether they come to us for sales, lettings, surveys, property management, financial services, or refurbishment and development. In fact, it has cemented our belief that operating with traditional values such as reliability, trustworthiness, and honesty is the formula for continued success.

We have helped thousands of local people realise their property dreams over the years, and we look forward to helping you achieve yours. Come in and say hello!

PETTYSON & PRESTWICH
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anselllofts@pettyson.co.uk

JOINT AGENT



Bridge New Homes are experts in new homes sales and marketing and have been selling across London for 25 years. We have our head office in Shoreditch, on the fringe of the City, and through our multiple new home developments across a wide area attract an applicant base whose expectations are for high quality. As development consultants we work closely with our clients to provide a complete service for developers, housing associations and private individuals alike.

With our extensive experience in residential-led and mixed use developments, we can take projects from planning right through to handover and beyond. We are delighted to be able to market and help create stylish new homes on behalf of our trusted developers and are able to guide our purchasers smoothly through exchange and completion with a high repeat buy record. Bridge Lettings and Property Management department offers the highest level of service and constantly achieves top tier rental income and high calibre tenants. Our commercial and land teams work hard to find the next project for our clients and sell or acquire multiple sites across London every week.

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