



ONE AND TWO BEDROOM APARTMENTS AVAILABLE  
THROUGH THE SHARED OWNERSHIP SCHEME

EAST HAM E6  
ACT FAST



Computer generated artist impression



## BUY INTO THE HISTORY OF EAST HAM

Imagine living in a contemporary home designed by award-winning architects dRMM, next to East Ham's stunning Grade II listed Old Fire Station.

That's the very special opportunity we've created at Firemans Reach, a modern collection of eight 1 and 2-bedroom apartments being offered through the shared ownership scheme.

Just a short walk from East Ham Underground Station, these exceptional homes offer you the chance to make your home in one of London's most vibrant areas – while being within easy reach of the City.

HIGH STREET SOUTH, LONDON, E6 6EL





## A HOTSPOT FOR EAST LONDON LIVING

East Ham is on the up and up. Huge regeneration programmes, close proximity to the Olympic Park, an upcoming Crossrail connection at Forest Gate – these days there's a real buzz to living in E6.

The area still has an authentic East End vibe – with its traditional market stalls, pie shops, pubs and cafés – but that's just one part of the story. Highly cosmopolitan, you'll find dozens of restaurants serving cuisine from across the globe. Arts facilities like Red Door Studios add a splash of colour and curiosity to daily life. East Ham is also a genuinely attractive area, with lots of unspoilt streets and historic buildings to explore.

Perhaps the best kept secret in East Ham is the number and quality of its green spaces. When you live at Firemans Reach, you'll have eight excellent parks right on your doorstep – from the charming Central Park through to the Plashet Park, which has been revamped thanks to the Heritage Lottery Fund.

East Ham is a truly exciting place to make your home, and one that's full of possibilities. One thing's for certain – you'll never be short of things to do, see or explore!







## SPEED IS OF THE ESSENCE

MINUTES

11

EAST HAM UNDERGROUND ON FOOT

18

CANARY WHARF

19

STRATFORD INTERNATIONAL

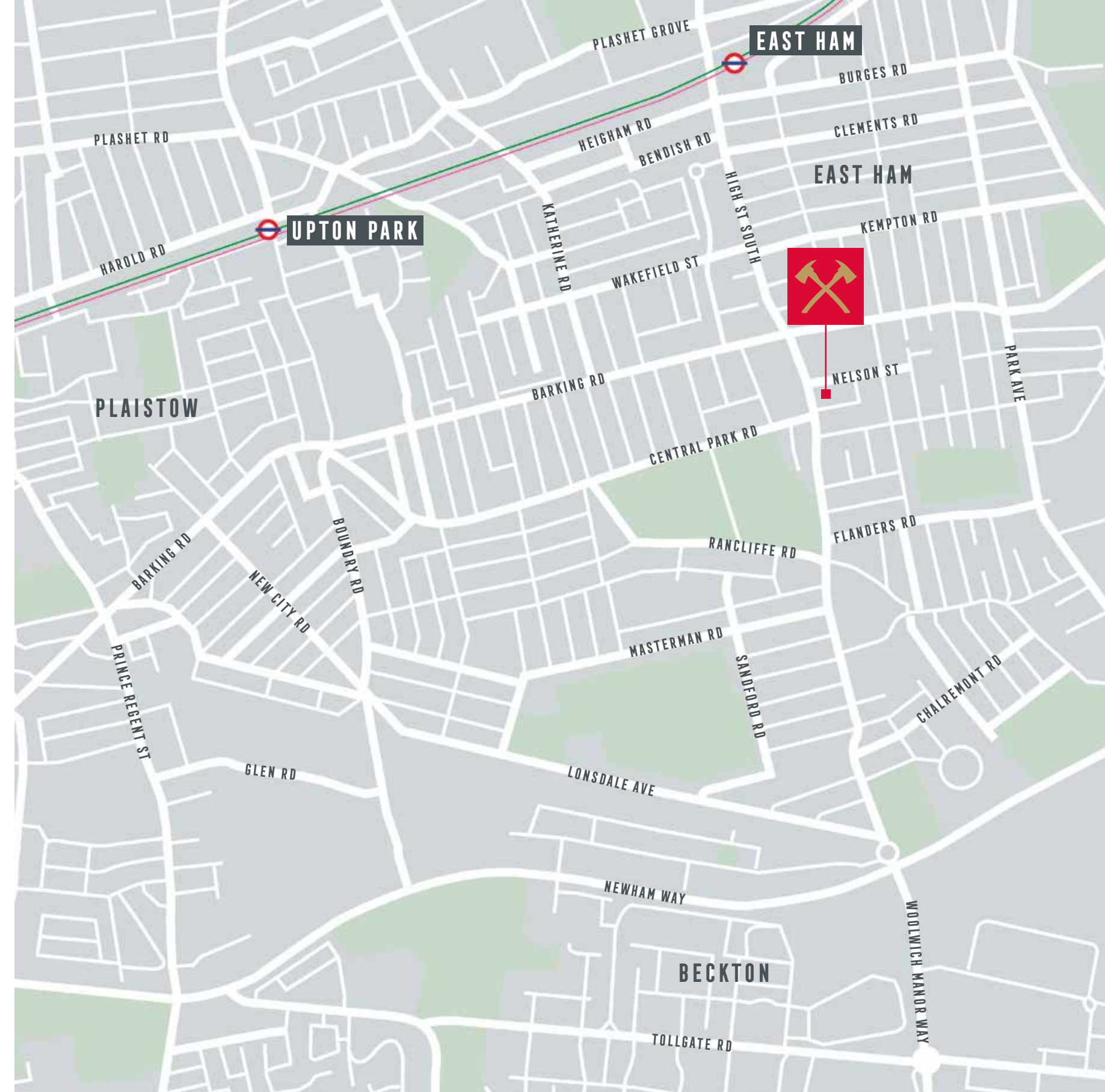
20

FENCHURCH STREET

28

OXFORD CIRCUS

Travel times are taken from East Ham Station. Source: tfl.gov.uk











# SPECIFICATION

## KITCHEN\*

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

- Induction hob with touch control
- Stainless steel oven
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel sink with contemporary Hansgrohe mixer tap
- Integrated cooker hood
- LED lighting to wall units
- Glass splashback behind hob
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facilities
- Washer/dryer

## BATHROOM

Contemporary sanitary ware is used to create stunning bathrooms and Hansgrohe taps and showers are used throughout. Vanity tops and bath panels add a touch of elegance to the rooms.

- Vitra sanitaryware
- Hansgrohe mixer taps and shower screen
- Vanity top and matching bath panel
- Large format porcelain wall and floor tiles
- Heated towel rail
- Mirrored vanity cabinet

## EN-SUITE (where applicable)

Our elegant and stunning en-suites, with sanitary ware by Vitra and complementing taps and showers by Hansgrohe, plus feature mirror cabinets and vanity tops, add a hotel style touch to create a stylish private space.

- Vitra sanitaryware
- Hansgrohe mixer taps and shower
- Low profile shower tray and glass shower enclosure
- Mirror cabinet
- Vanity top
- Large format porcelain wall and floor tiles
- Heated towel rail



## DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white and flush to create a calm and tranquil environment.

- Built-in wardrobe to all bedrooms
- White painted flush internal doors with contemporary stainless steel ironmongery
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## FLOOR FINISHES

- Timber effect vinyl plank flooring to entrance hall and kitchen/dining/living room
- Carpet to bedrooms
- Large format porcelain floor tiles to en-suite and bathroom

## HEATING AND WATER

- Heated towel rail to en-suite and bathroom
- Heating and hot water via domestic combination boilers in each home

## ELECTRICAL

- Downlights throughout kitchen/dining/living room, en-suite, bathroom and bedroom
- TV points to living/dining room and bedrooms
- Phone points to kitchen/dining/living room
- Pre-wired for customers own Sky+ and SkyQ connection via subscription
- External lighting to balcony
- Hard-wired smoke and heat detectors

## WARRANTY

- 12 year Premier Warranty

\*Kitchen designs and layouts vary, please speak to our Sales Executive for further information.

Please note that we are unable to accommodate any changes, additions or amendments to the specification, layout or plans to any individual home.

# APARTMENT 1

TWO BEDROOM APARTMENT  
75m<sup>2</sup> / 807ft<sup>2</sup>

KITCHEN / DINING  
6m x 3.1m 19'8" x 10'2"

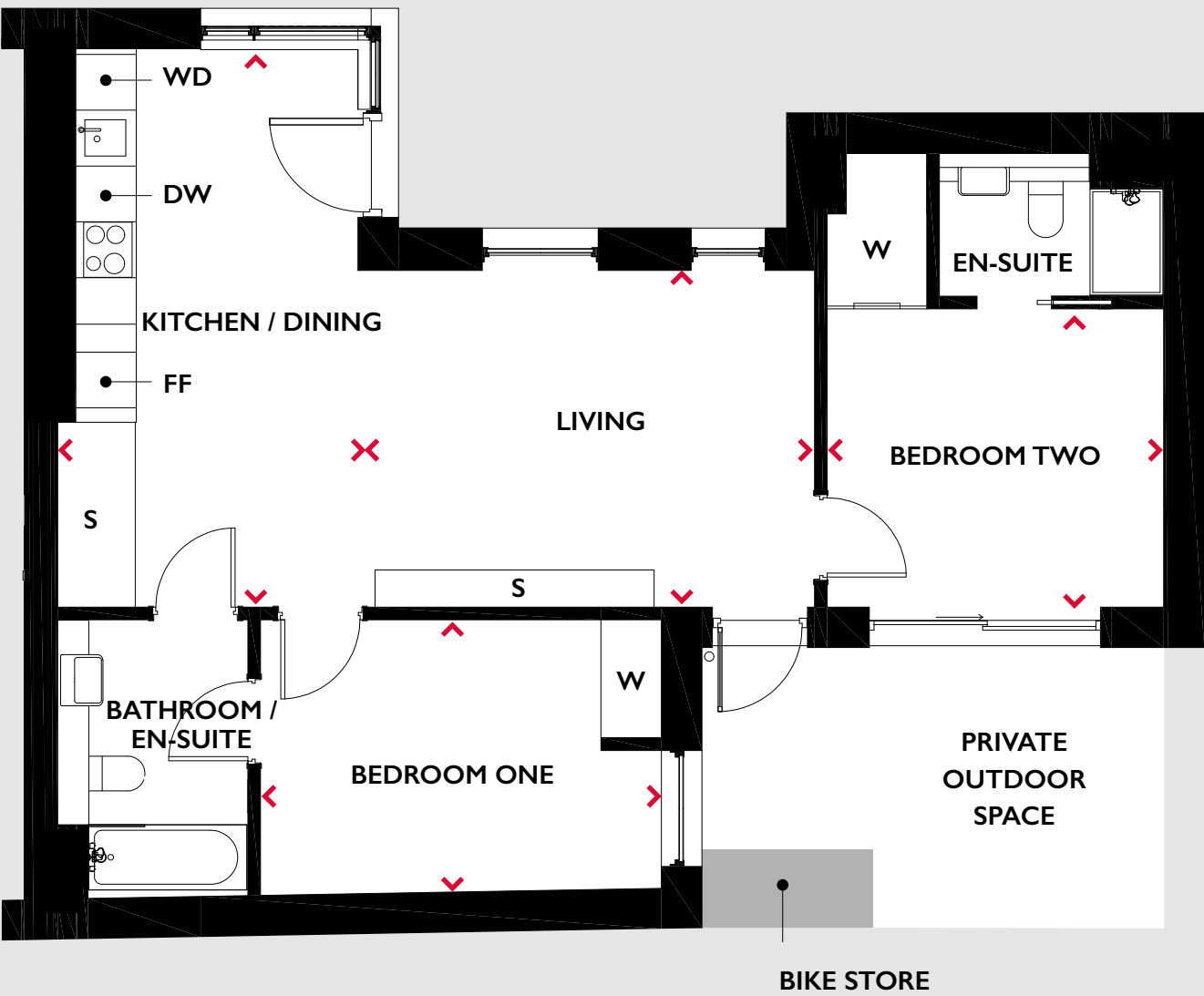
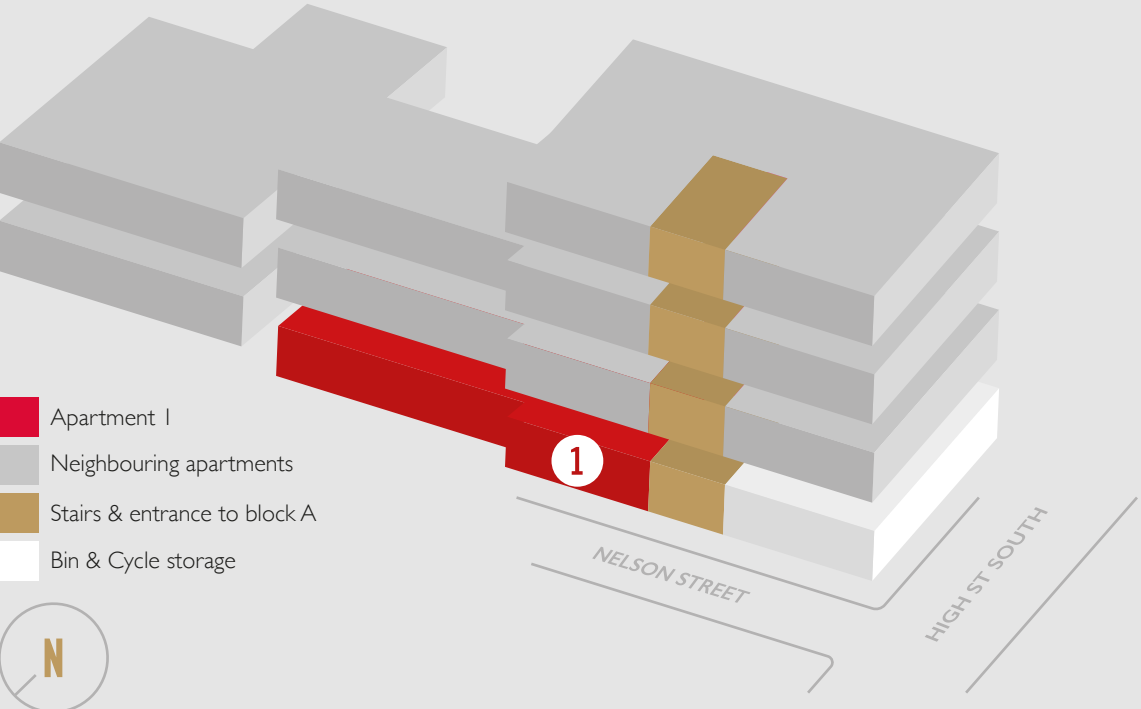
LIVING  
4.9m x 3.7m 16'1" x 12'2"

BEDROOM ONE  
4.3m x 2.9m 14'1" x 9'6"

BEDROOM TWO  
3.7m x 3.2m 12'2" x 10'6"

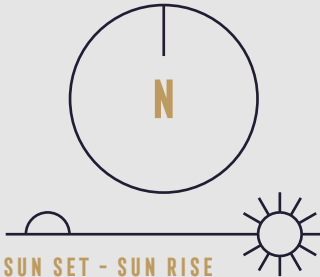
PRIVATE OUTDOOR SPACE  
5.4m x 3.1m 17'8" x 10'2"  
(16.74M<sup>2</sup> / 180FT<sup>2</sup>)

## BLOCK PLAN



FF Fridge Freezer DW Dishwasher WD Washer Dryer S Storage W Wardrobe

Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# APARTMENT 2 & 5

## ONE BEDROOM APARTMENT

51.4m2 / 554ft2

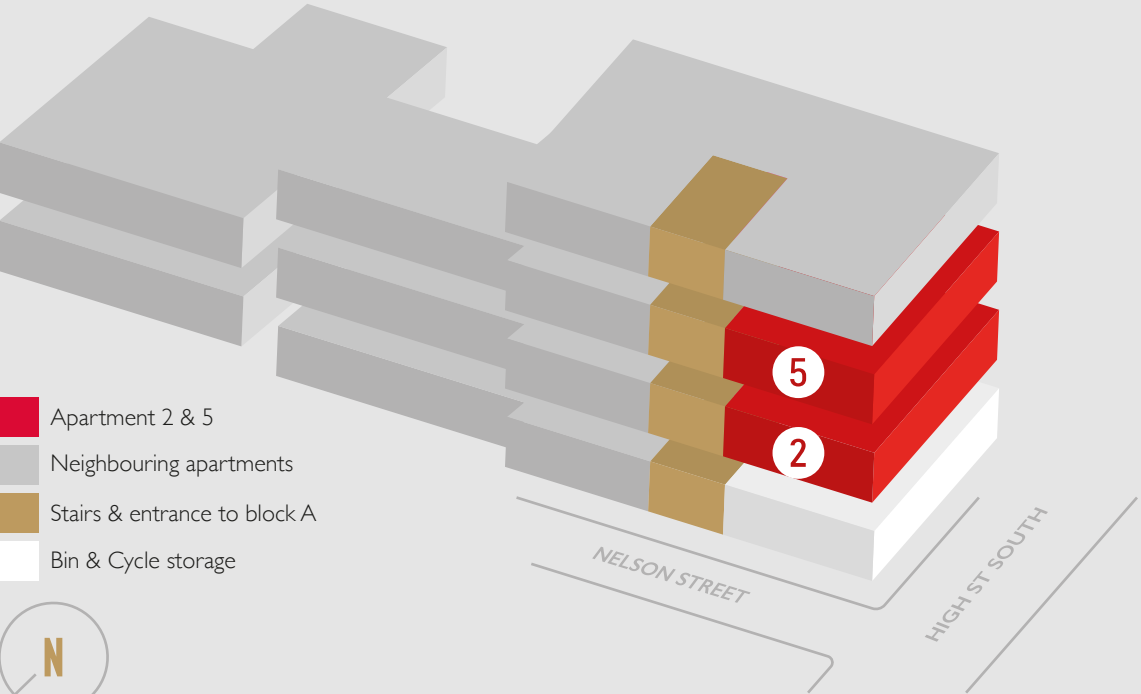
### KITCHEN / DINING / LIVING

6.1m x 4.2m 20'0" x 13'9"

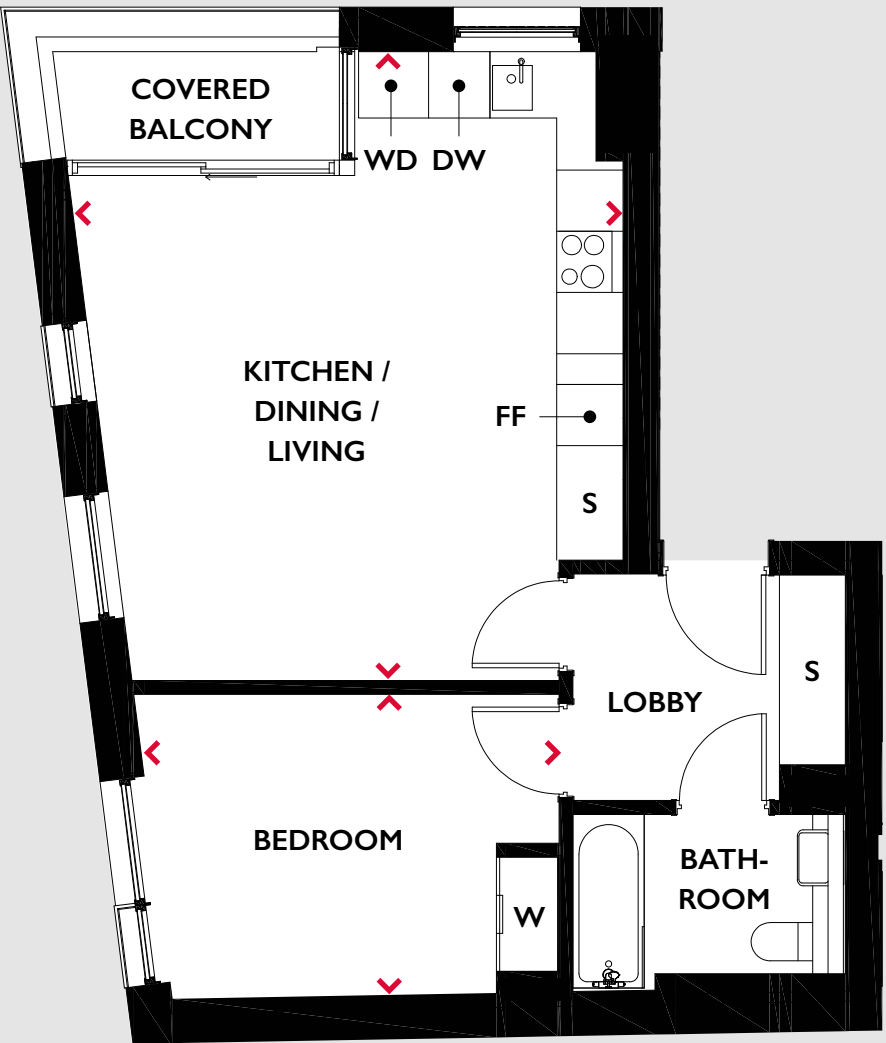
### BEDROOM

3.8m x 2.9m 12'6" x 9'6"

## BLOCK PLAN

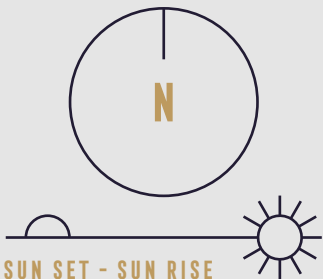


- Apartment 2 & 5
- Neighbouring apartments
- Stairs & entrance to block A
- Bin & Cycle storage



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# APARTMENT 3

TWO BEDROOM APARTMENT  
77.3m2 / 832ft2

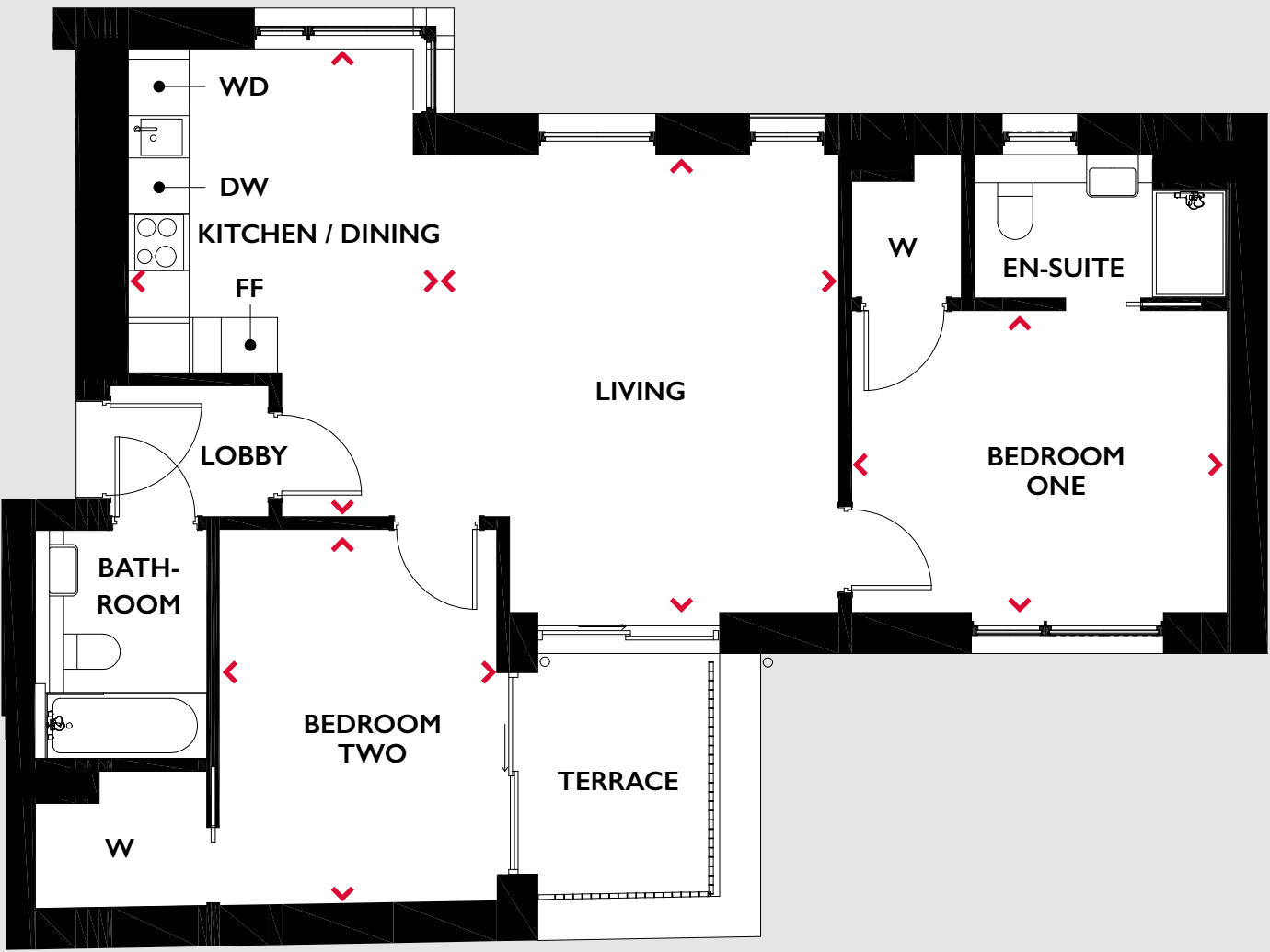
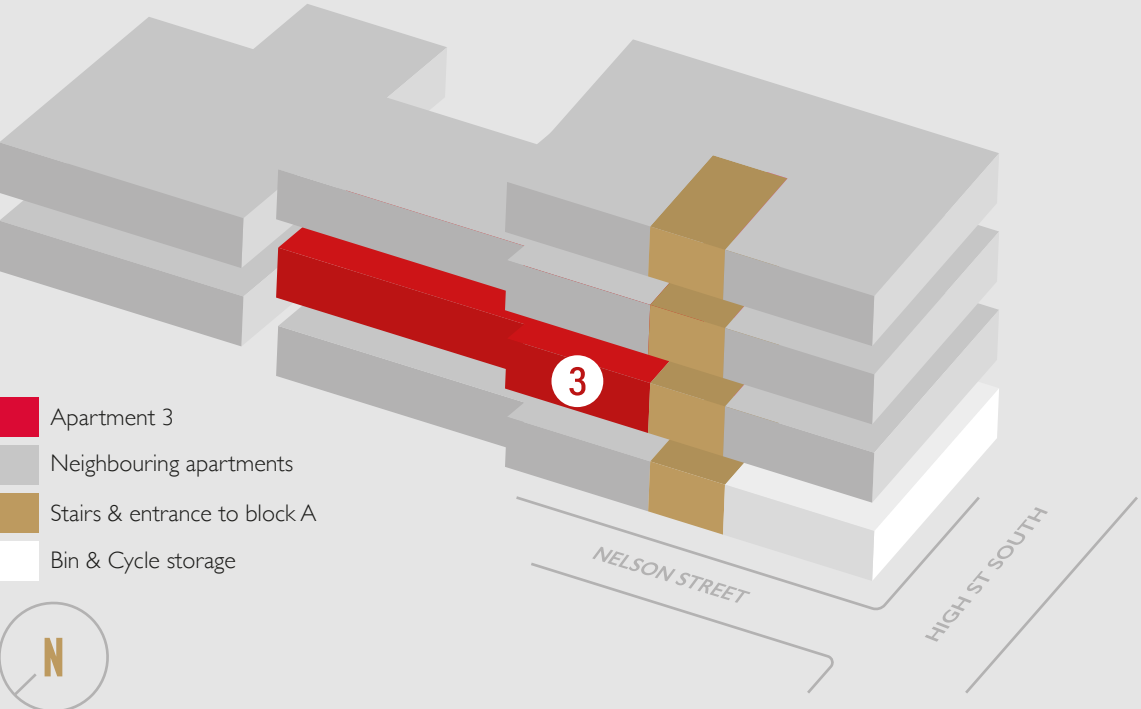
KITCHEN / DINING  
3.4m x 3.1m 11'2" x 10'2"

LIVING  
4.8m x 4.5m 15'9" x 14'9"

BEDROOM ONE  
4m x 3.7m 13'1" x 12'2"

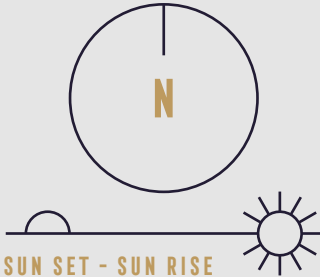
BEDROOM TWO  
3.9m x 2.9m 12'10" x 9'6"

## BLOCK PLAN



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# APARTMENT 4

TWO BEDROOM APARTMENT  
73.3m2 / 789ft2

KITCHEN / LIVING

6m x 5.4m 19'8" x 17'9"

DINING

4.2m x 2.6m 13'9" x 8'6"

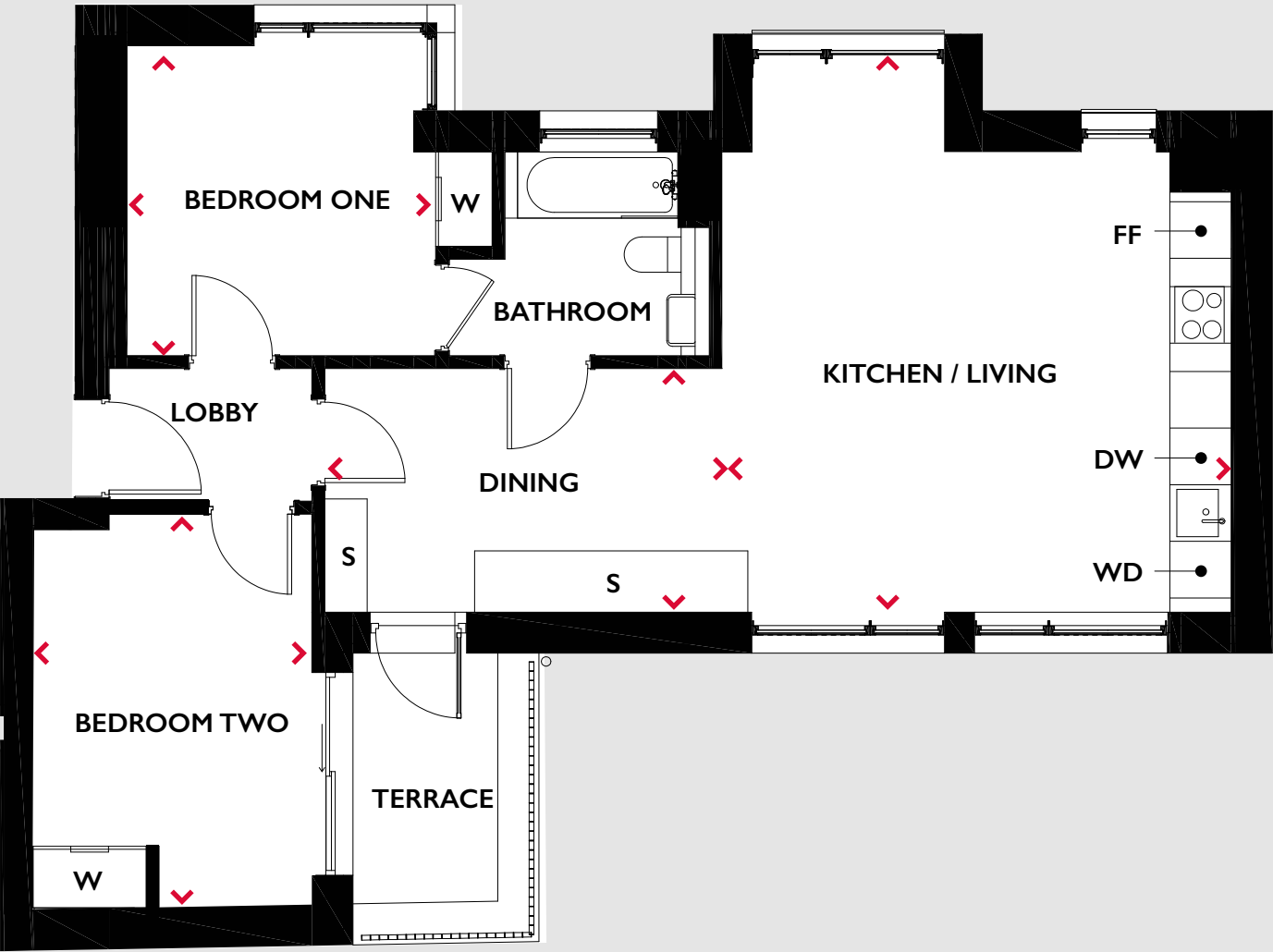
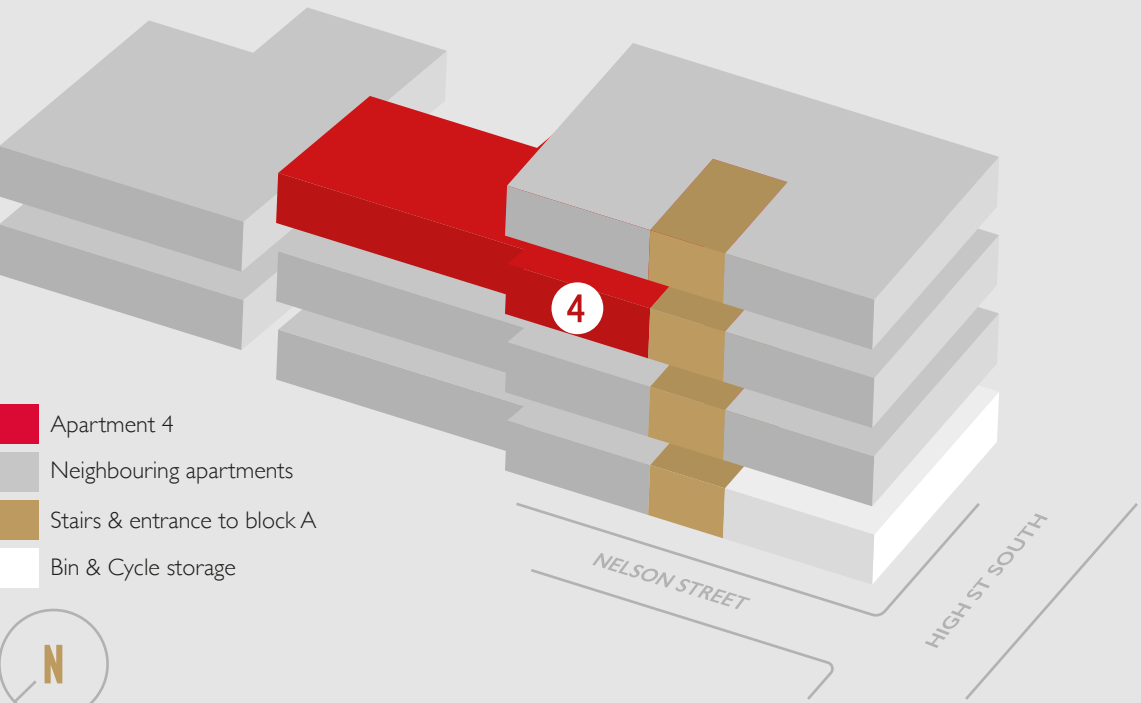
BEDROOM ONE

3.4m x 3.1m 11'2" x 10'2"

BEDROOM TWO

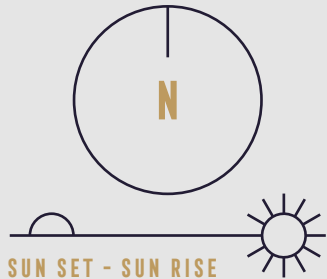
3.9m x 2.6m 12'9" x 8'6"

## BLOCK PLAN



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# APARTMENT 6

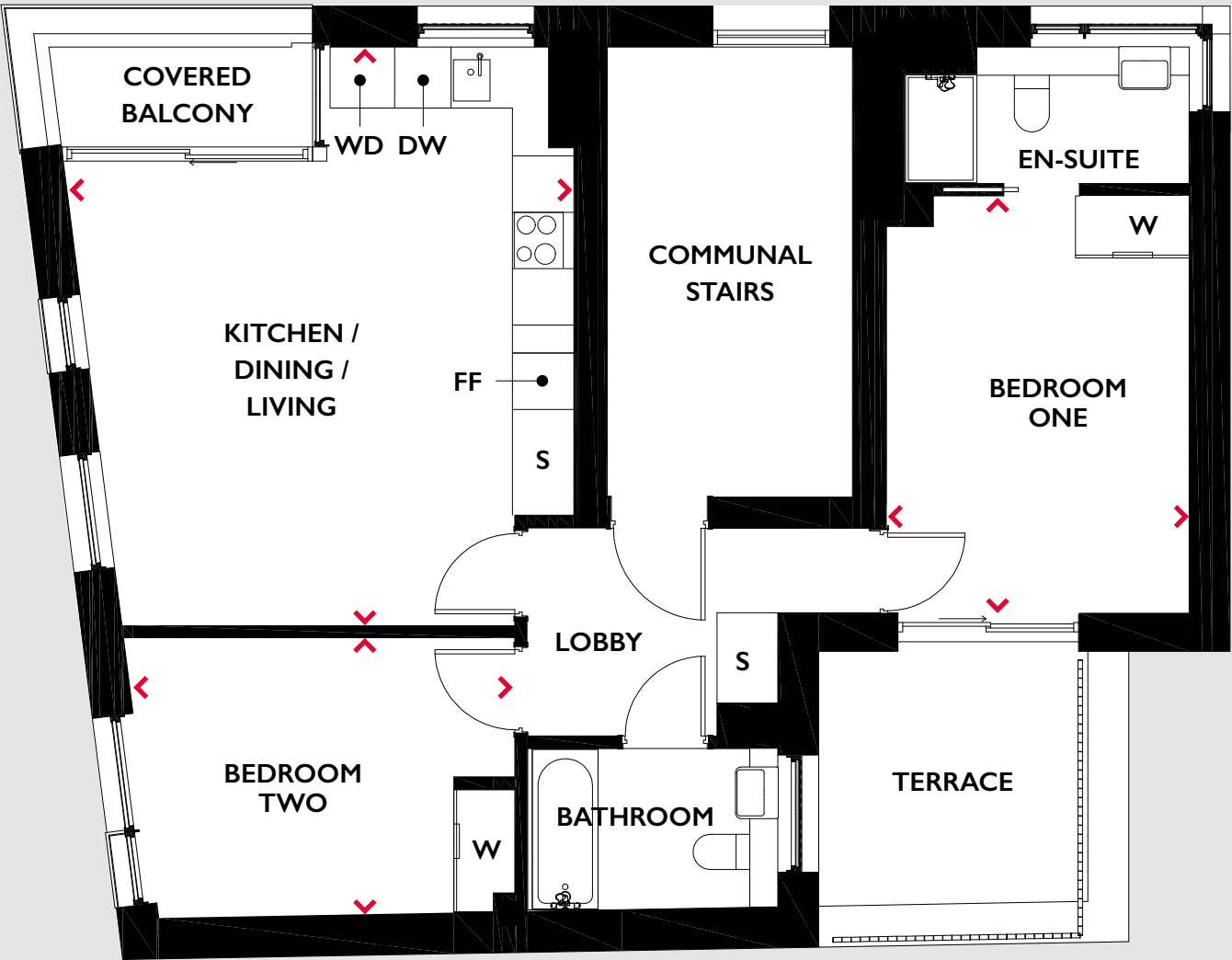
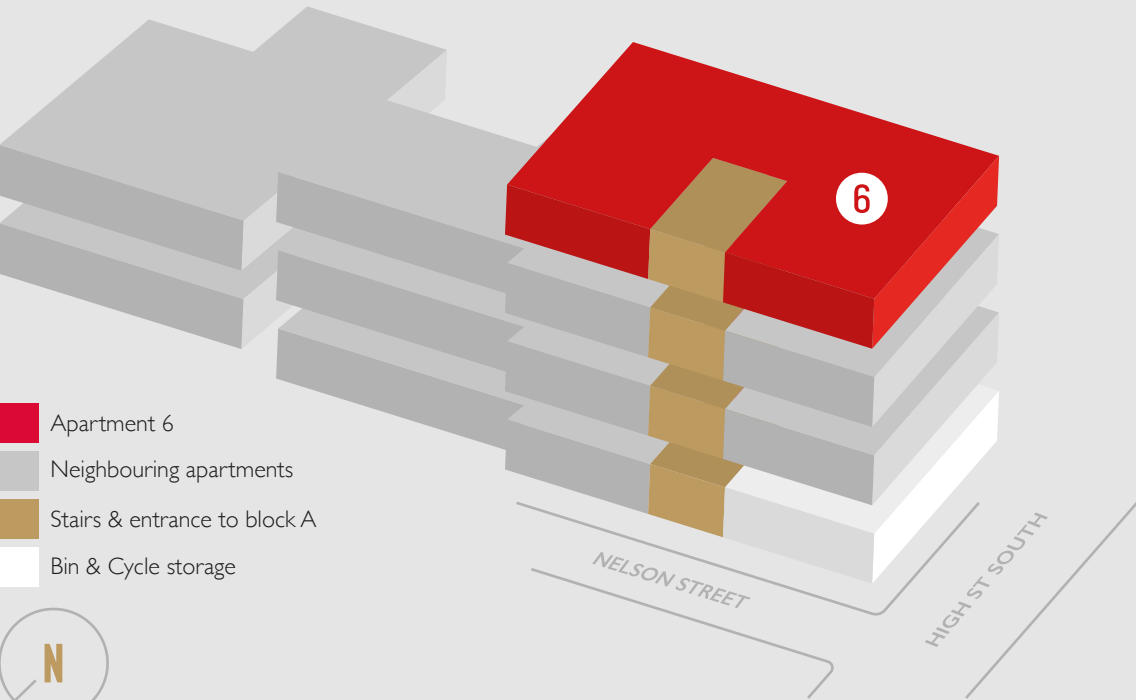
TWO BEDROOM APARTMENT  
71.6m2 / 771ft2

KITCHEN / DINING / LIVING  
6.1m x 4.2m 20'0" x 13'9"

BEDROOM ONE  
4.5m x 3.3m 14'9" x 10'10"

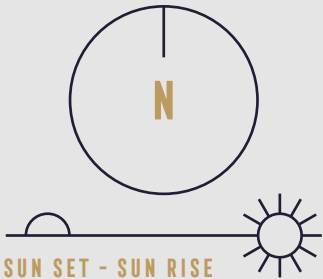
BEDROOM TWO  
3.8m x 2.9m 12'6" X 9'6"

## BLOCK PLAN



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# APARTMENT 7

TWO BEDROOM APARTMENT  
79.58m2 / 856ft2

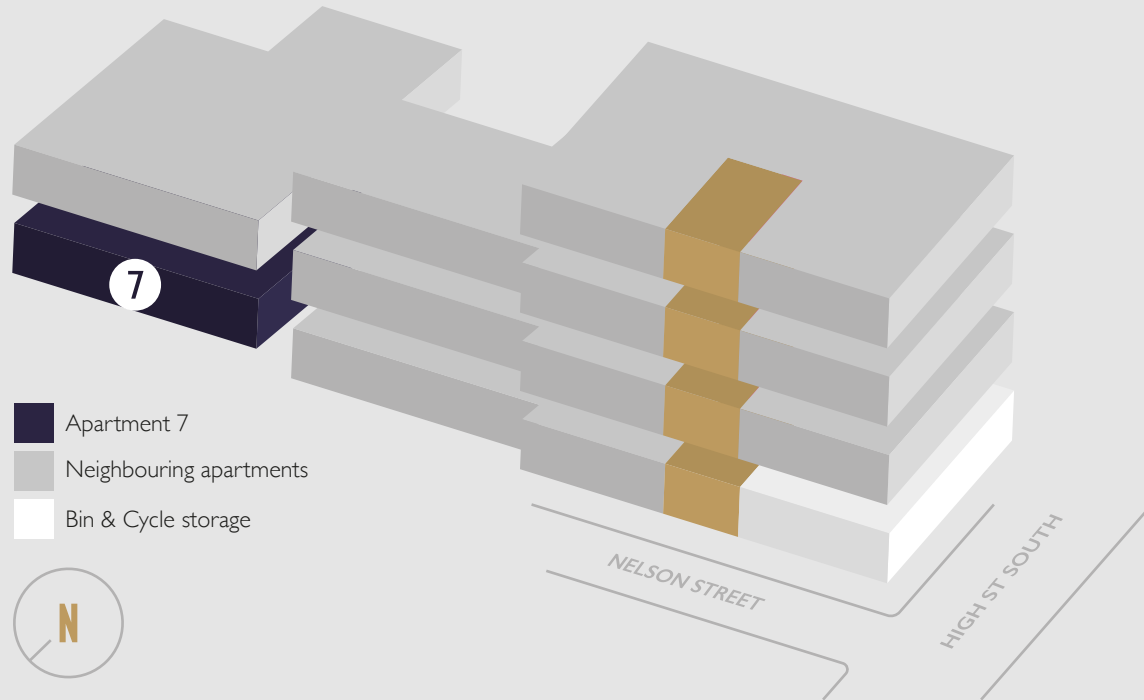
KITCHEN / LIVING / DINING  
7.7m x 4.1m 25'3" x 13'5"

BEDROOM ONE  
3.9m x 3.1m 12'9" x 10'2"

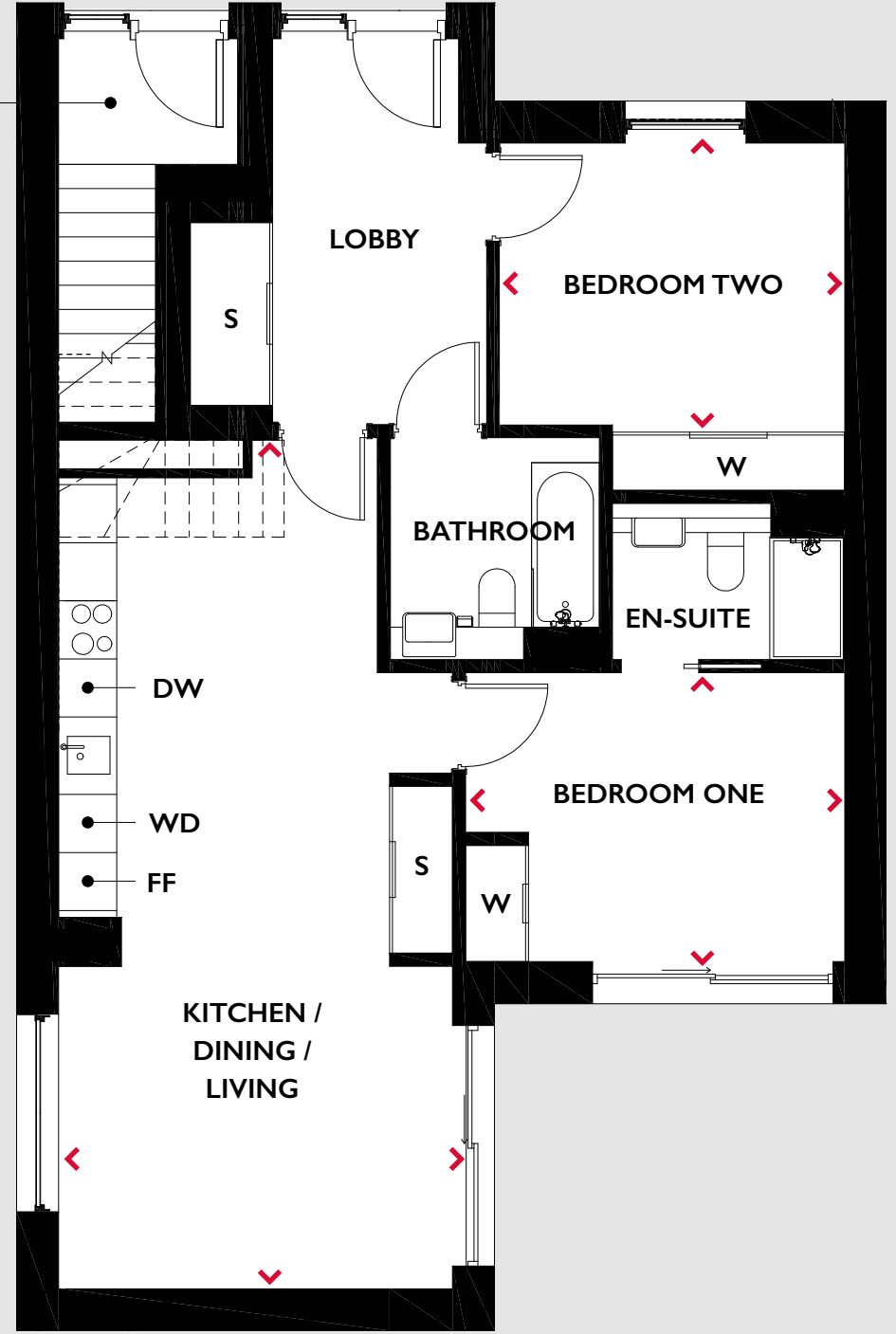
BEDROOM TWO  
2.9m x 2.6m 9'6" x 8'6"

PRIVATE OUTDOOR SPACE  
4.05m x 15.7m 13'3" x 51'6"  
(63.6M<sup>2</sup> / 684FT<sup>2</sup>)

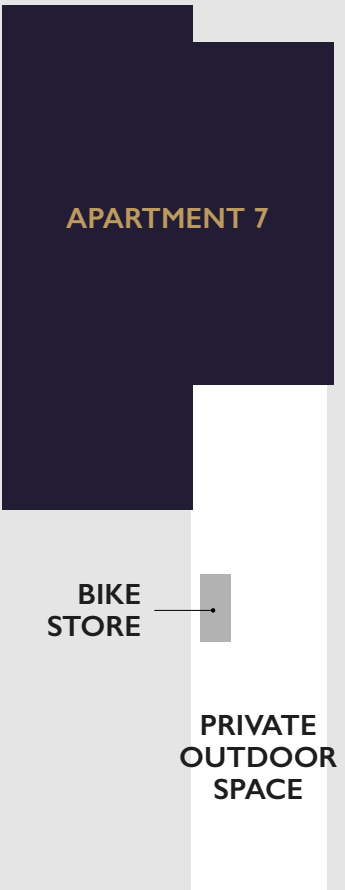
## BLOCK PLAN



LOBBY TO  
APARTMENT 8

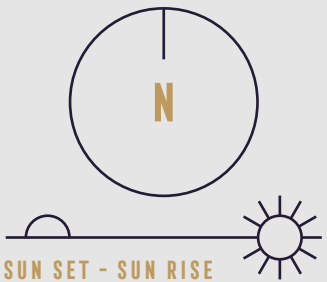


## OUTSIDE SPACE



FF Fridge Freezer DW Dishwasher WD Washer Dryer S Storage W Wardrobe

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# APARTMENT 8

TWO BEDROOM APARTMENT  
82.39m2 / 886ft2

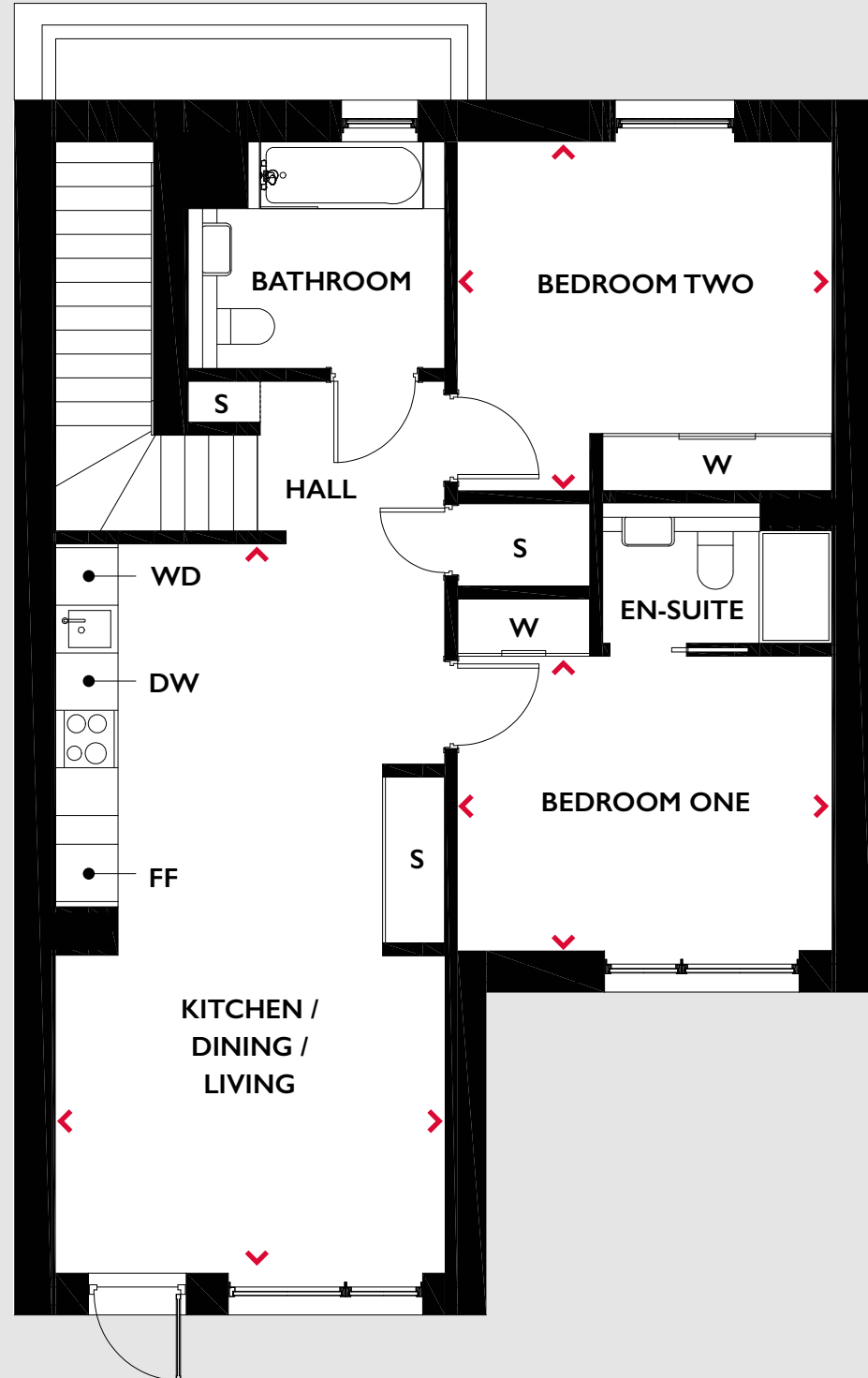
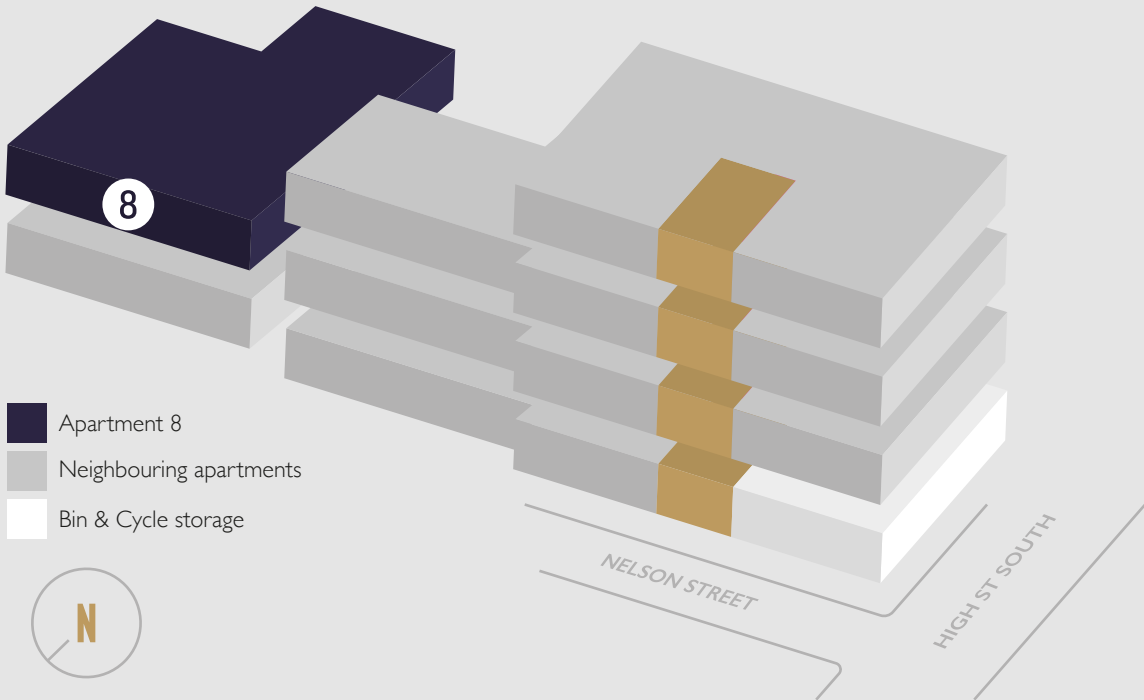
KITCHEN / LIVING / DINING  
7.7m x 4.1m 25'3" x 13'5"

BEDROOM ONE  
3.9m x 3.1m 12'9" x 11'9"

BEDROOM TWO  
3.9m x 3.6m 12'9" x 11'9"

PRIVATE OUTDOOR SPACE  
4.73m x 11.2m 15'6" x 36'8"  
(53M<sup>2</sup> / 570FT<sup>2</sup>)

## BLOCK PLAN

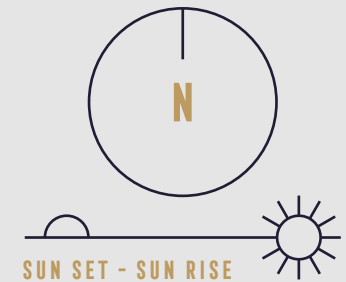


FF Fridge Freezer DW Dishwasher WD Washer Dryer S Storage W Wardrobe

## OUTSIDE SPACE



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