



**CHELMER
MEWS
E9**

**3 CHELMER ROAD
LONDON E9 6AY
FIVE LUXURIOUS
FREEHOLD MEWS HOUSES**

**A QUIET POCKET OF SOLITUDE
IN A VIBRANT PART OF EAST LONDON
MERGING THE TRADITIONAL MEWS HOUSE CONCEPT
WITH LUXURY MODERN DESIGN**

**FIVE PRIVATE HOUSES
ENCLOSED IN A GATED MEWS DEVELOPMENT
TWO STOREYS OF MODERN DESIGN
THREE AND FOUR BEDROOM HOMES
LUXURY SPECIFICATION**





CONTEMPORARY LIVING



SECURITY FUNCTIONALITY STYLE

Chelmer Mews is an iconic development of five modern two-storey houses, each with private gardens, in the heart of vibrant Hackney. The secure gated development reinvents the traditional mews house concept by introducing a fluid interior with airy open plan spaces and an abundance of glazing which floods each home with natural daylight.

Designed for 21st Century living, a home at Chelmer Mews offers an effortless blend of security, functionality and style, set in one of inner London's most exciting and rapidly gentrifying neighbourhoods. This is urban living at its best.



COMPUTER GENERATED IMAGE FOR INDICATIVE PURPOSES ONLY.

HIGH SPECIFICATION
ECO CREDENTIALS
PURITY OF PALETTE

Each home at Chelmer Mews has been carefully constructed using quality materials, and features luxury fixtures and fittings, including custom designed, hand crafted kitchens with stone worktops, top of the range Bosch appliances, quality sanitaryware and solid wood floors.

Generous open plan living spaces, which are ideal for entertaining, merge seamlessly with private outdoor spaces, courtesy of full width bi-fold doors, whilst upstairs a choice of spacious bedrooms and bathrooms make these stylish homes ideal for young professionals, downsizers and families alike. Skylights in the stairwells and master bathrooms serve to flood the interiors with light during the day, or reveal the night sky once the sun has set.

A state of the art solar panel installation feeds surplus electricity back into the grid and not only secures Chelmer Mews' green credentials, but provides an income source for owners.

URBAN STYLE



OPEN SPACES
PRIVACY
QUALITY OF LIFE

LIGHT AND SPACE



DESIGNED
FOR
LIVING



CONSIDERED DETAIL

**DESIGNED
FOR
UNWINDING**

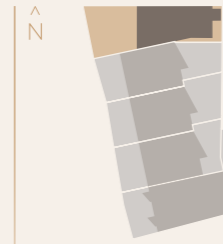
SITE PLAN

CHELMER MEWS
3 CHELMER ROAD, LONDON E9 6AY



HOUSE

1



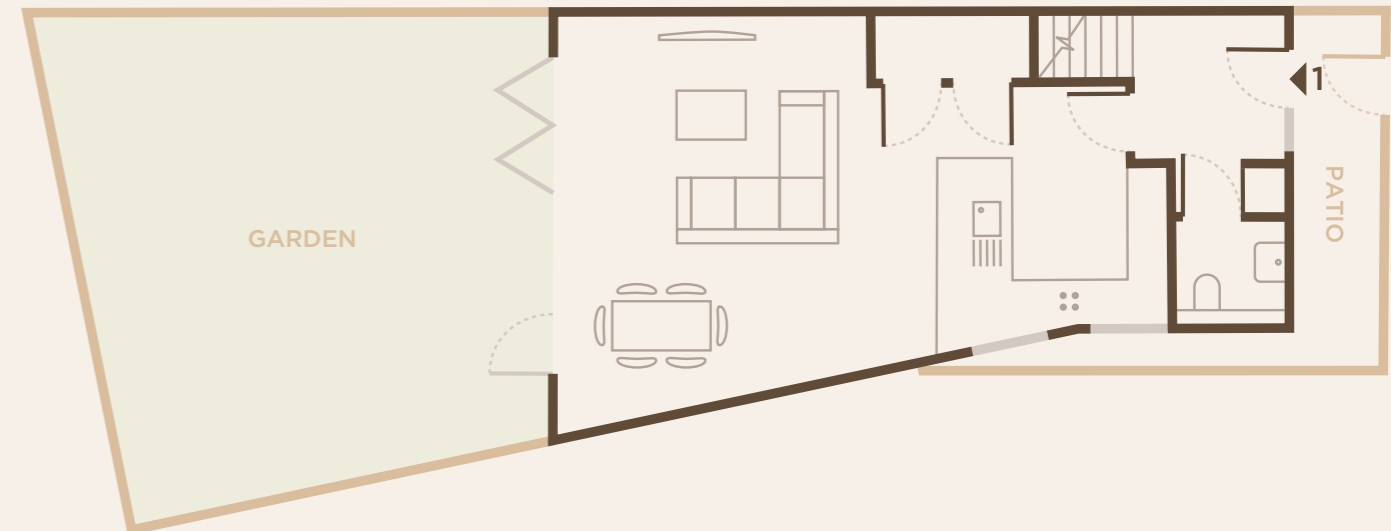
3 BED / 2 BATH
103.9 SQM (1118 SQFT)
GARDEN & PATIO

Living / Kitchen:	8.9m × 5.8m
Bed 1:	4.9m × 3.3m
Bed 2:	4.4m × 2.8m
Bed 3:	3.0m × 3.0m
Family Bathroom:	1.8m × 3.2m
En Suite:	2.8m × 0.9m
Rear Garden:	7.6m × 6.2m

First Floor



Ground Floor

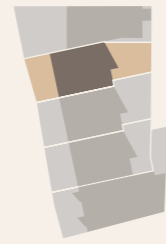


NB: SOME BEDROOMS COME WITH FITTED WARDROBES, PLEASE CHECK ON SITE.
ALL TOTAL AREA MEASUREMENTS ARE APPROXIMATE GROSS INTERNAL AREA (GIA) FIGURES. PLANS ARE DRAWN TO SCALE AT DESIGN PHASE AND MAY VARY DURING BUILD.

HOUSE

2

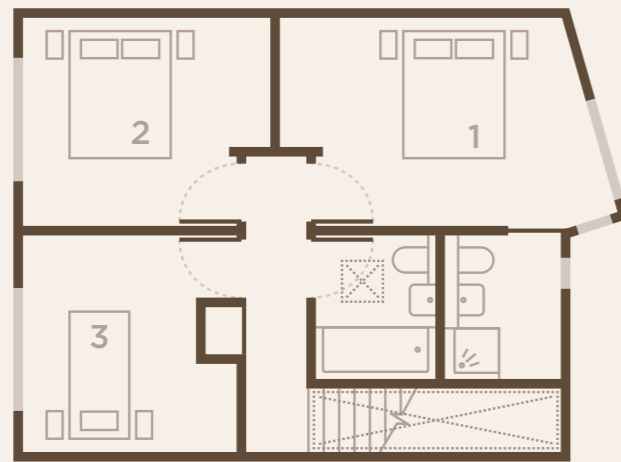
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3 BED / 2 BATH
96.4 SQM (1038 SQFT)
FRONT & REAR GARDENS

Living / Kitchen:	7.6m × 6.2m
Bed 1:	4.5m × 2.9m
Bed 2:	3.5m × 2.9m
Bed 3:	3.0m × 2.9m
Family Bathroom:	1.8m × 2.1m
En Suite:	1.4m × 2.0m
Rear Garden:	6.5m × 4.0m

First Floor



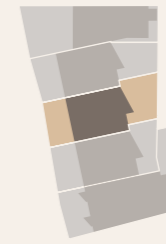
Ground Floor



HOUSE

3

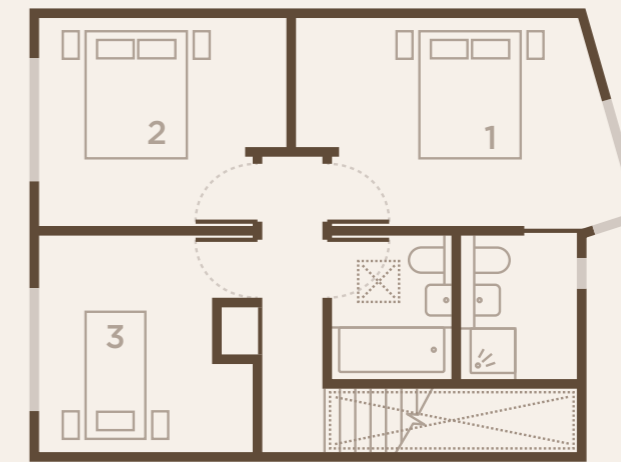
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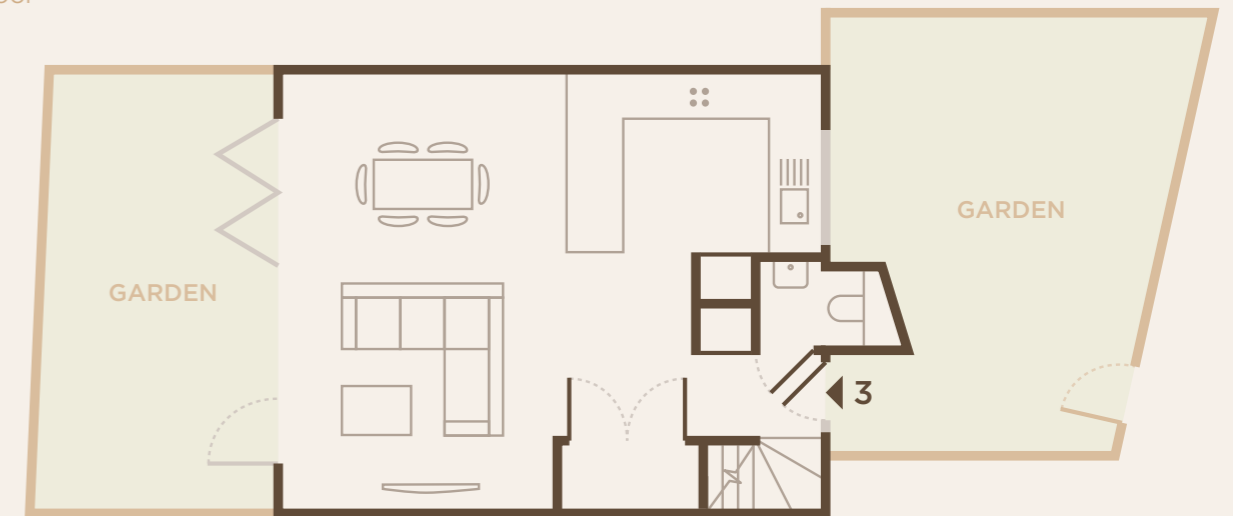
3 BED / 2 BATH
96.4 SQM (1038 SQFT)
FRONT & REAR GARDENS

Living / Kitchen:	7.6m × 6.1m
Bed 1:	4.5m × 2.9m
Bed 2:	3.5m × 2.9m
Bed 3:	3.0m × 2.9m
Family Bathroom:	1.8m × 2.1m
En Suite:	1.4m × 2.0m
Rear Garden:	6.5m × 4.1m

First Floor



Ground Floor

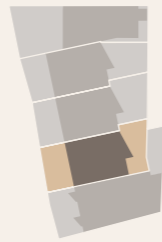


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HOUSE

4

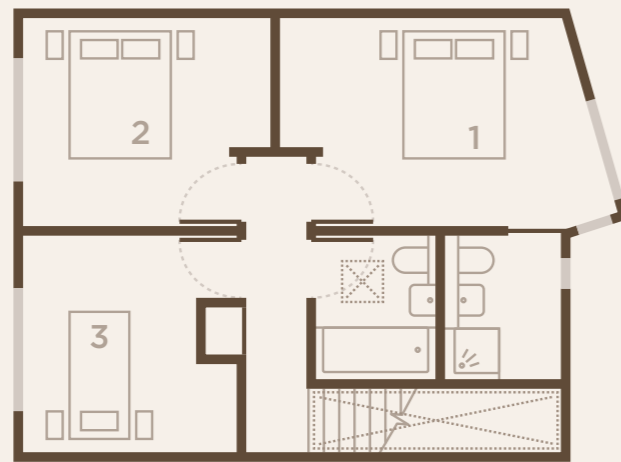
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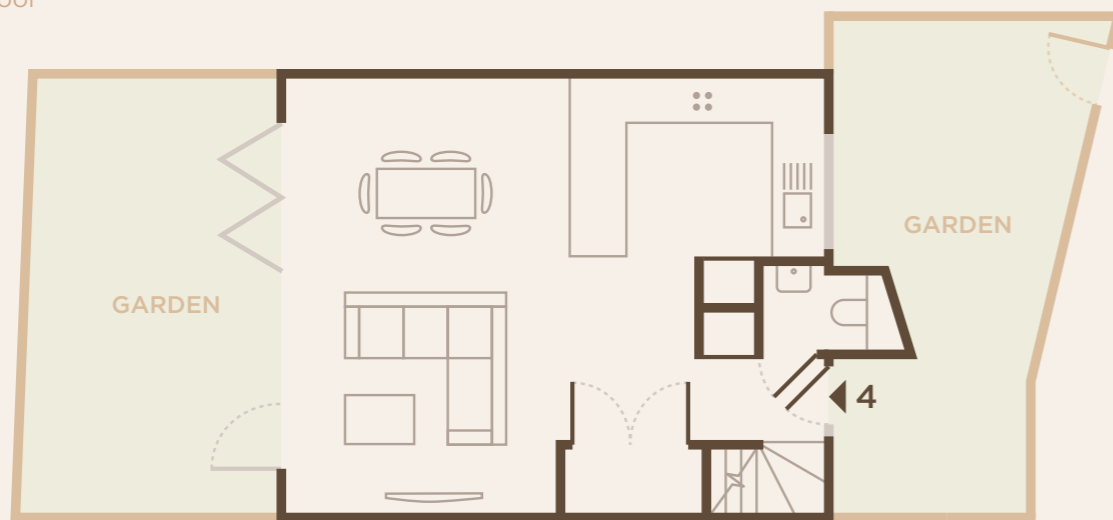
3 BED / 2 BATH
96.4 SQM (1038 SQFT)
FRONT & REAR GARDENS

Living / Kitchen:	7.6m × 6.2m
Bed 1:	4.5m × 2.9m
Bed 2:	3.5m × 2.9m
Bed 3:	3.0m × 3.0m
Family Bathroom:	1.8m × 2.1m
En Suite:	1.4m × 2.0m
Rear Garden:	6.5m × 4.1m

First Floor



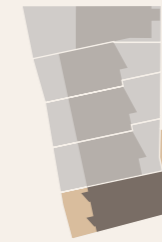
Ground Floor



HOUSE

5

N



4 BED / 3 BATH
115.3 SQM (1241 SQFT)
GARDEN & PATIO

Living / Kitchen:	6.7m × 6.3m
Bed 1:	3.9m × 2.8m
Bed 2:	3.7m × 3.1m
Bed 3:	3.1m × 3.0m
Bed 4:	3.7m × 3.3m
Family Bathroom:	1.8m × 2.1m
En Suite:	1.4m × 2.0m
WC:	2.6m × 1.2m
Rear Garden:	6.6m × 4.0m

First Floor



Ground Floor



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SURROUNDINGS

Chelmer Mews is in the heart of East London's cutting edge fashion scene. Minutes from Homerton Overground Station and close to the open spaces of Victoria Park, London Fields and Hackney Marshes, the development is also within easy reach of the restaurants, bars and speciality shops of Victoria Park Village, a hidden gem in this part of fashionable Hackney.



WWW.CHELMERMEWS.CO.UK

LEISURE LONDON FIELDS

A desirable green expanse just six minutes' bus ride from Chelmer Mews, offers a multitude of year-round leisure activities including an Olympic-sized lido, cycle paths, children's play areas, tennis courts, a cricket pitch, basketball courts, and grassy areas perfect for picnicking.

VICTORIA PARK & VILLAGE

Victoria Park, otherwise known as 'the People's Park,' is the largest park in Tower Hamlets and the oldest public park in London. Within easy reach of Chelmer Mews, the park pays homage to the past by sporting various historic artefacts and features dating from when it originally opened, as well as offering two large playgrounds, sporting facilities and a skate park. Victoria Park also has some wilder, natural areas, along with plenty of open grassland. In the summer months, the park is regularly used as a concert venue and hosts many festivals each year, including Lovebox and Field Day. Voted London's best local park by Time Out magazine, it's not hard to see why it's celebrated by so many.

HACKNEY MARSHES

Within walking distance of Chelmer Mews is the open space of Hackney Marshes, known internationally as the spiritual home of Sunday league football, with 82 football, rugby and cricket pitches on North and South Marsh and Mabley Green.

MILLFIELDS PARK

The open character of the park is framed by stunning avenues of mature plane and elm trees which trace the paths across the park. The Lea Navigation borders the park and links it to Springfield Park to the north and Hackney Marshes to the south.

RIVER LEA

A great way to explore and get around is to take to the waterways, by bike or by foot. The River Lea flows through the Lea Valley providing lots of great scenery and connects to the Hertford Union canal at nearby Hackney Wick.

FASHION ART FOOD

VILLAGE LIFE IN THE CAPITAL'S CREATIVE HUB



ENTERTAINMENT, ARTS AND CULTURE HOMERTON

A short seven minute walk from Chelmer Mews is Chat's Palace, which has been an important local arts centre and music venue for over 35 years. It is housed in the former Carnegie Library building (Homerton's new library is close by) and encourages a wide variety of music, comedy, theatre, dance and other art and social initiatives.

LONDON FIELDS

Close to London Fields, Netil House, a once-derelict warehouse, is now a hub for independent creative businesses, featuring a rooftop café and regular events. The second floor Platform Bar and Terrace is a must-visit, not only offering its visitors free WiFi, but serving mouth-watering food from 8:30am until 10pm, ranging from delicious pumpkin pancakes to succulent pan-fried duck.

One floor higher, Netil360 offers impressive panoramic views of London, especially at sunset. This members-only rooftop co-working and social space features hot desks, an organic café and an annual programme of events which non-members can attend, including film evenings, cocktail weekends, creative workshops, acoustic performances, World Cup games, fashion launches and more.

HACKNEY

A short 14 minute bus ride from Chelmer Mews and you're in the heart of Hackney, where the historic Hackney Empire is situated. First built in 1901, in recent years the venue has benefited from a multi-million pound refurbishment and regularly hosts a range of theatre, cultural events and stand-up comedy. It is particularly well-known for its extravagant Christmas pantomimes, perfect for kids. Further along Mare Street are numerous dining options including world-class coffee houses, restaurants, pubs and bars.



TRAVEL INFORMATION SOURCE TFL AND GOOGLE.

RESTAURANTS & SHOPPING

HOMERTON

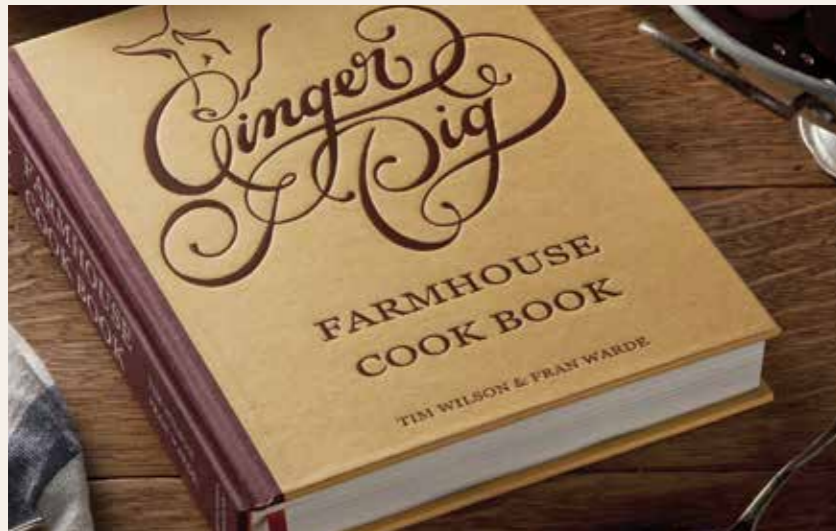
Homerton has many exciting bars and eateries and one in particular, the Kuzu Shish Grill, near the market end of Well Street, is revered for serving the best shish kebabs in London. If you're a fan of grilled meat, you can't go wrong here. The Railroad café/restaurant, just a short walk from Chelmer Mews, is a great place for a coffee or for breakfast, lunch or dinner. The constantly changing menu is produce-led and attracts numerous visitors from far and wide. Homerton has also become a shoppers paradise for those looking for high end brands at a more affordable price. The planned arrival of more outlets to add to the already well established Burberry, Pringle and Aquascutum outlet stores is drawing in shoppers from all over the world – but only a seven minute walk from Chelmer Mews!



CHATSWORTH ROAD

Chatsworth Road, situated right behind Chelmer Mews, is an eclectic and vibrant streetscape, increasingly popular with the bohemian locals, full of chi-chi coffee bars, vintage shops, delis, restaurants, bars, and also hosts a weekly market with up to 200 stalls. The market has been voted as among the top five places to shop in London by Time Out magazine, so is well worth a weekly visit.

www.chatsworthroade5.co.uk



WWW.CHELMERMIEWS.CO.UK

HACKNEY CENTRAL

Among the wide range of eateries that have been springing up across Hackney in recent years is Oslo, deemed to be Hackney's freshest venue. Situated next door to Hackney Central Station on Amhurst Road, Oslo features a vast bar and restaurant on the ground floor with a Nordic vibe and a separate bar and live music venue upstairs. The Kenton is an award-winning Norwegian-run friendly neighbourhood pub serving great wines, beers and cocktails, as well as a good selection of food by hamburger legends, Northern Soul Food and a delicious roast on Sundays.

VICTORIA PARK VILLAGE

A short stroll from Victoria Park is the leafy enclave of Victoria Park Village, one of East London's hidden gems. The village offers a plethora of independent shops like the Bottle Apostle, a quality wine retailer that hosts monthly food and wine tastings. A hotspot among the fashion crowd for laid back lunches, 'the village' also offers a selection of great places to eat, including the family-run Fish House and The Empress, with its frequently changing seasonal menu featuring produce from local suppliers.

Those in search of quality meats flock to the award-winning Ginger Pig, a traditional butchers that has been trading for over 20 years. The business originated from a small derelict farmhouse with only three pigs, and at its heart is good animal husbandry. The shop is a meat lover's paradise selling a wide selection of healthy cuts of meat raised in a respectful and caring manner.

LONDON FIELDS

A short walk from London Fields is vibrant Broadway Market. Established in 1980, the renowned market is stocked with local organic fresh food, hand-made jewellery, vintage bargains and art. It's a great place for a Saturday stroll, with a warm welcome guaranteed.

HACKNEY WICK

A quick bus ride from Chelmer Mews takes you to Hackney Wick, one of East London's best-kept secrets. Set along the canal, with a striking urban backdrop, this thriving and emerging area is home to the highest concentration of artists in London.

To tickle your taste buds whilst exploring the Wick, Crate Brewery is definitely worth a visit. Hackney Wick's first craft brewery, Crate is situated on the canalside in a former print factory and serves a range of lagers and bitters lovingly brewed on site, as well as delicious stone-baked pizzas, with a unique combination of toppings.

LOCAL EDUCATION

PRIMARY

- Berger Primary School E9 6HB
- Daubeny Primary School E5 0EG
- Kingsmead Primary School E9 5PP
- Mandeville Primary School E5 0BT
- Millfields Community School, E5 0SH
- Rushmore Primary School E5 0LE

SECONDARY

- Cardinal Pole Catholic School, E9 6LG
- Clapton Girls' Academy E5 0RB
- The City Academy E9 6EA
- The Petchey Academy E8 2EY
- Mossbourne Community Academy, E5 8JY

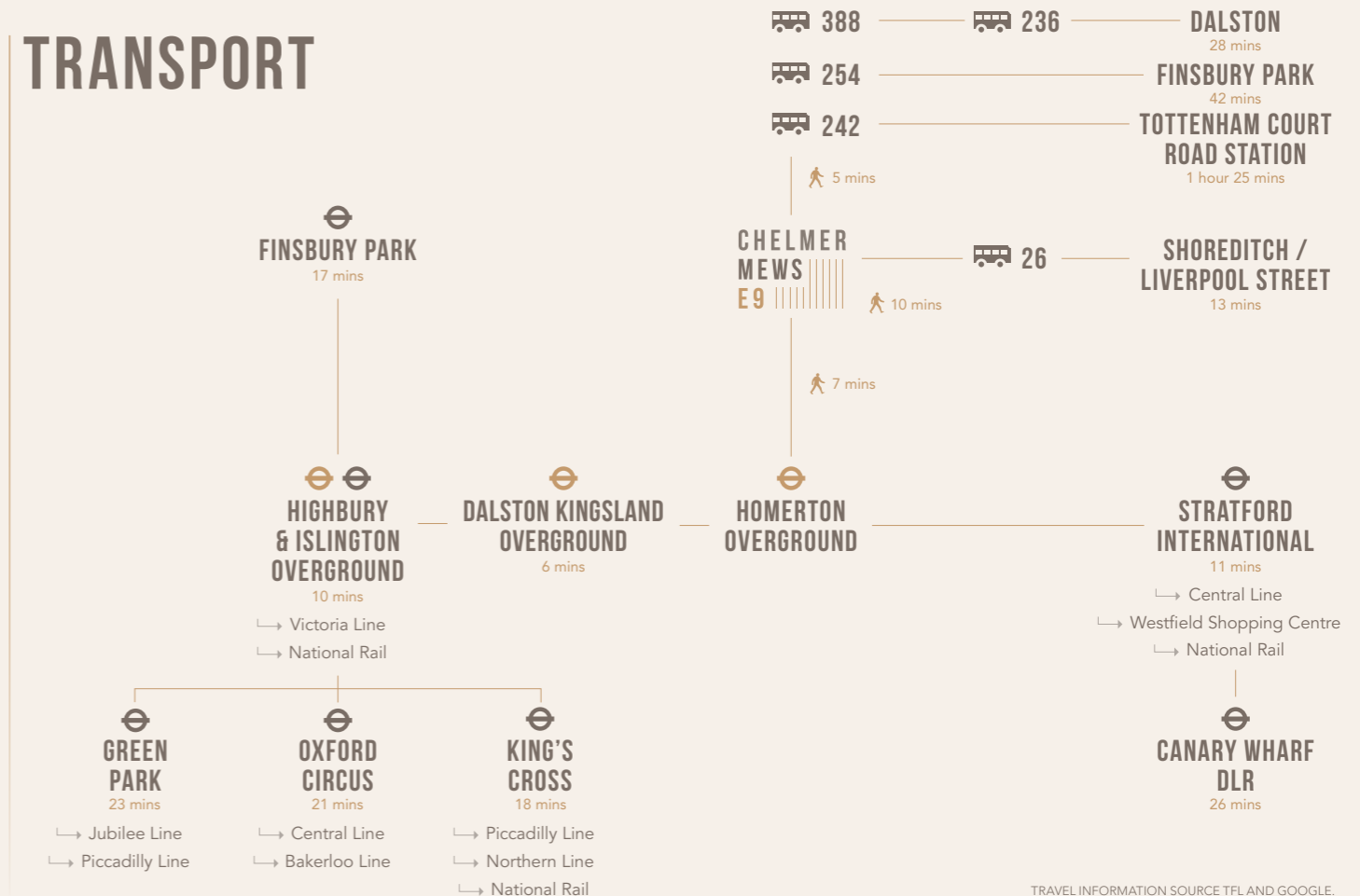
UNIVERSITY

- Homerton University Hospital, E9 6SR
- Queen Mary University of London, E1 4NS
- University of East London Stratford Campus, E15 4LZ

CHELMER MEWS, 3 CHELMER ROAD, LONDON E9 6AY



TRANSPORT



TRAVEL INFORMATION SOURCE TFL AND GOOGLE.

SPECIFICATION

INTERNAL GENERAL

- Under floor heating system at ground floor and thermostatically controlled radiators at first floor
- Gas boiler
- Low energy modern light fittings with a mix of pendants, downlights and LED strip lighting
- Dimmers in living room, kitchen and master bedroom
- Telephone, data and TV sockets in living room and master bedroom
- Pre-wired for Sky+ and Freeview TV
- Brushed chrome plug sockets and light switches
- Anthracite grey custom designed radiators
- Ground floor ceiling heights to all houses measure circa 3m

DOORS & WINDOWS

- External doors finished in cedar to match the existing wood wall cladding
- Dark grey powder coated aluminium double glazed bi-fold doors at rear leading onto garden terraces
- Internal ground floor doors finished in American walnut 2.3m high (standard door 2.1m). First floor internal doors American walnut
- Triple glazed windows framed with powder coating in dark grey aluminium
- Satin stainless steel ironmongery

BEDROOM

- Selected bedrooms will be complete with fitted sliding wardrobes. Hinged doors in walnut veneer finishes with shelving and hanging space

QUALITY CRAFTSMANSHIP STYLE

WALL & FLOOR FINISHES

- Walls in Dulux Brilliant White matt emulsion; woodwork in Dulux Jasmine White eggshell matt finish
- Bathrooms / en suite; porcelain tiles
- Ground floor WC finished with black porcelain tiles (600 x 600mm) on the floor and part tiling to walls (600 x 600mm)
- First floor bathrooms finished with dark grey (600 x 600mm) porcelain tiles on the floor and light beige tiles (600 x 300mm) on the walls
- Floor finishes to ground floor; stained oak engineered hardwood flooring except kitchen
- Kitchens; dark grey porcelain tiles (600 x 600mm)
- Floor finishes to first floor; light grey 80% wool carpet throughout

EXTERNAL GENERAL

- Elevations; combination of dark grey brick with cedar wall cladding
- Private rear garden space with decking and cedar fencing
- Front gardens; lawn and planting
- Secure entrance gate to the mews with entry phone system
- Solar Photovoltaic (PV) system with eight 250WP solar panels to each house for energy efficiency and reduced energy costs (see agents for full details)

KITCHEN

- Architect designed custom made units with Amazonas hardwood veneer base units, corian worktops, white lacquer finished wall units, powder coated handles
- Corian worktop; dark brown colour 'Lava Rock'
- Bosch single oven in polished steel
- Bosch built-in microwave in polished steel
- Bosch gas hob in polished steel
- Stainless steel extractor fan
- Fully integrated fridge/freezer
- Integrated dishwasher
- Integrated waste bin
- Kitchen tap in chrome finish
- Undermount 1½ bowl sink in stainless steel

BATHROOM / EN SUITE

- Contemporary white sanitaryware with chrome taps
- Anthracite flat heated towel rail
- White dual flush WC with concealed cistern
- Walk-in shower with shower screen to en suites
- Built-in double ended baths to family bathrooms
- Mirrored vanity cupboards
- Low profile shower trays
- Shaver sockets

BUILDING AND WARRANTY

- Ten year warranty provided by BLP



CREDENTIALS



A PROJECT BY: LONDON DEVELOPMENT GROUP

The London Development Group is a residential-led, mixed use developer dedicated to building a better London. We are driven by the pursuit of perfection and our desire to use the latest design techniques to conceive quality developments in key London locations. We carefully consider every development opportunity using our entrepreneurial approach and are committed to sustainable developments of the highest possible standard. To achieve this we ensure our developments meet, or exceed, all industry regulations and all our developments come with a certified guarantee for peace of mind.

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JOINT SOLE AGENT: BRIDGE NEW HOMES T: 020 7749 1380

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 that next project for our clients and sell or acquire multiple sites across London every week.

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sales@bridge.co.uk
www.bridge.co.uk

EXPERT PROFESSIONAL PERSONABLE

Currell

JOINT SOLE AGENT: CURRELL NEW HOMES T: 020 7226 6611

Currell New Homes is part of Currell, a family-owned firm of estate agents. We offer a dedicated new homes service to developers drawing on the experience gained from selling units in over 300 new developments. The senior management and sales staff have a combined 50 years' experience of the new homes market and selling off plan. Our Affordable Homes department works alongside our New Homes department dealing with all aspects of affordable home ownership including shared ownership, shared equity and intermediate market rent. We also have a specialist international sales desk that sells new developments to overseas buyers, in particular those based in South East Asia. As well as selling new homes, Currell has residential sales and lettings offices in Islington, Clerkenwell, Hackney, Victoria Park and Battersea, as well as a management department, Currell Management, and a commercial arm, Currell Commercial and Chartered Surveyors. Currell New Homes believes in building 'critical friend' partnerships with our clients and offers a flexible 'can do' approach plus incisive advice.

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JOINT SOLE AGENTS:



Currell

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