

Screen 4

[City] / [Developer]

(names changed throughout)

Page 1 - Front cover

[Headline]:

SCREEN 4

[text]:

Bow Street, Leightonbridge, London E17

[intro line]:

Exclusive new 1, 2 and 3 bedroom apartments, redefining quality city living.

[logo]

Page 2 - inside cover

[no copy required]

Page 3 - Welcome/intro

[Headline]:

Make your home in a stunning new development that transforms its surroundings

[text]:

If you like cutting-edge design and exceptional facilities, then you'll love Take 2. This is the latest phase of the impressive Screen 4 development - its progressive, modern design setting an ambitious new tone for Leightonbridge.

Positioned at the centre of the vibrant Bow Street area, with its diverse tapestry of shops, bars, cafes, galleries, parks, local amenities and travel connections, you'll find yourself at the heart of a buzzing city community, with everything you need for exercise, culture, retail therapy and socialising - as well as fast access to the City - right on your doorstep.

Named after Bow Street's rich heritage in silent cinema dating back to the early part of the 20th century, Take 2 comprises 98 stylish, contemporary apartments of 1, 2 and 3 bedrooms across

three distinctively designed blocks sited within carefully defined open shared spaces, play parks, public seating, and paved and planted areas.

With its own shops and further communal spaces planned, Screen 4 sets new standards in urban design, stimulates an authentic community experience, and is definitely a place you will love to call home.

Pages 4-5 - Street Take

[Headline]:

Get yourself in the picture

[text]:

Take 2's position in this dynamic, diverse and historic part of north-east London means you'll have all the area's many options for eating, drinking, shopping and travel close to hand, with the UK's incredible capital as the backdrop for a comfortable, creative, well-connected lifestyle.

Pages 6-7 - Location / lifestyle

[Headline 1]:

Modern city living, where people matter

[body text]:

You've love being part of a stand-out project. Take 2 and the whole Screen 4 development represents a bold, ambitious regeneration, not simply of local housing stock but also of the environment where individuals, professionals and young families lead their lives.

Stepping out onto your apartment balcony, or striding across the carefully designed squares and play areas, the buzz of a dynamic community is all around you, and you know that great shops, fresh coffee, interesting places, open parks and superb public transport are all close by.

Leightonbridge is home to an active arts community (a legacy from its status as London Borough of Culture 2019), and Take 2 stands you shoulder-to-shoulder with the creative industries as well as commercial centres, historic sights and the edge of ancient woodland. The area is known for its colourful variety of pubs, bars and coffee shops, as well as artisan food, quirky stores and independent boutiques.

With the creative vibe of Lord's Own Junkyard, the ancient village charm of Church End and the longest street market in Europe on your doorstep, you know that there will always be a place for you somewhere in town.

[Headline 2]:

Active, dynamic and well-connected

[body text]:

Ready to feel the burn? You'll find a host of small parks, open spaces and gyms locally, with plenty of opportunities for running, cycling, swimming, sports and working out. Leightonbridge Cricket, Tennis & Squash Club is just the other side of Bow Street station, and around a mile from Screen 4 you'll find Waltham Forest Feel Good Centre, with its gym, fitness pool, spa and running track, and Waltham Forest College's popular community pool.

Yearning for a break from concrete, glass and steel? The southernmost tip of Epping Forest is around a ten-minute walk away at Whipps Cross, where you'll see fields and Bowland criss-crossed by a network of tracks and paths that open up routes northwards into the whole Epping Forest region or loads of other activities along the Lee Valley. The area around Hollow Lake is particularly gorgeous, and great for stopping off at The Log Cabin or the Lakeside Diner for coffee and snacks after a ramble!

Tired of marching around on foot? Take 2 has plenty of local cycling routes nearby for you to get out and about on two wheels, while public transport into the city couldn't be easier. Trains from Bow Street overground station take 25 minutes to reach Liverpool Street, while the Victoria Line from Leightonbridge Central can get you to Oxford Circus in 22 minutes.

With its location in a solid regeneration area and sleek, distinctive design setting it apart from every development around it, Take 2 will be an exciting place to live and a great investment for your future.

Pages 8-9 - Public space & amenities

[Headline 1]:

Setting you up for a balanced lifestyle

[body text]:

You'll probably have noticed how outdoor shared spaces are a key element of Screen 4's design, providing a focus for play, interaction and social activity, and generally helping the community to thrive. Public feedback was vital in shaping the plaza and other open areas, ensuring they meet residents' needs and offer everyone a spot to enjoy within the paved spaces, seating areas, play zones and walkways.

The open plaza and tree-lined thoroughfares are designed to make life safe and easy for cyclists while also including a new multi-purpose games pitch and a cooling water feature for hot summer afternoons. Clever design has also ensured easy access for services and parking. On a personal level, every apartment features a balcony for residents to enjoy the outdoors, with views over the plaza or courtyard gardens.

While its design stands out, Screen 4 integrates seamlessly with its surrounding community, with streets marrying together perfectly, while within its blocks the emphasis is on the pedestrian - providing natural, safe routes through the development's attractive plaza, park areas and walkways. At Screen 4, you'll enjoy a relaxing and stimulating environment throughout all its outside spaces - be they shared streets, courtyards, mews, private gardens, paths, cycleways, balconies and roof terraces.

Pages 10-11 - Bow Street & Leightonbridge Village

[Headline 1]:

Take time to explore your neighbourhood

[body text]:

Screen 4's name is a nod to Bow Street's cinematic history - a hundred years ago, the area was home to several silent movie studios, like Broadwest, Cunard and Precision, who moved here to avoid the smog of inner London. Celebrated movie-maker Alfred Hitchcock was also born down the road in Leytonstone.

Walking along Bow Street today, you find a thriving, diverse neighbourhood filled with cafes, independent businesses, unique shops and foods from all over the world. You'd be forgiven for being tempted into Bow Street Indoor Market (once the site of the Penny Picture Theatre Company) where an incredible mix of stalls - from vintage fashion and retro furniture to collectable vinyl, jewellery, books and holistic therapies - is ready to grab your attention and hold it for hours. Perfect for an afternoon's browsing and surprise presents!

Leightonbridge has never lost its village identity. Walking up Church Lane, you find yourself entering a conservation area where time has almost stood still - an ancient Tudor house sits opposite a classic English churchyard with Georgian townhouses, almshouse cottages and a venerable parish building nearby. This is the Vestry House Museum, once a workhouse and police station, now packed with hundreds of items from the borough's history - including stills and publicity photos from the silent film era.

A short stroll round the corner, the air in old Leightonbridge village centre on Audford Road is filled with rich aromas and sweet smells emanating from the cafes, specialist restaurants, deli shops and artisan bakery, as well as the convenience stores and two characterful, popular pubs. From there, breakfast pastry in hand, it's a short walk downhill into central Leightonbridge - home of the longest outdoor market in Europe - where you'll find an abundance of household names, high street outlets, familiar eateries and supermarkets in its pedestrianised main strip and indoor shopping mall.

While celebrating the area's cinematic heritage, we mustn't forget Leightonbridge's other famous export: William Morris. The grand 18-century house that was his home for many years is now the William Morris Gallery, housing to an incredible collection of his work, and behind it, Lloyd Park gardens are a fantastic place for a quiet walk or a summer picnic.

Pages 12-13 - Site plan

[Headline]:

The site

[opening para]:

Take 2 is the latest addition to the Screen 4 development - a significant regeneration of the Shakespeare Road estate.

[text]:

The blocks have been thoughtfully planned to deliver a balance of residential property and high-quality open public space, providing areas for play and social activities while promoting an active community environment.

The development's carefully-designed dual aspect apartments range in size from 1 to 3 bedrooms, each with a balcony allowing views over the plaza or semi-private private courtyard gardens.

[pull quote]:

"Attractive, thoughtfully-designed public spaces help to create a more engaged, safe and sociable community."

Pages 14-15 - Interiors and specs

[Headline]:

Relax in style

[text]:

Take 2's apartments have been designed to meet the high standards in quality, sustainability and accessibility that [developer] have become synonymous with. Combining exceptional craftsmanship with contemporary styling, every home is carefully arranged to maximise daylight and deliver the most effective use of space, with attention paid to every detail.

Kitchens are fitted with a range of quality branded integrated appliances and sleek kitchenware, while bathrooms feature elegant contemporary sanitaryware, all housed within superior cabinets, worktops, surfaces and cupboards. Full-length windows and glazed doors open out onto balconies with pleasant views over courtyards, tree-lined walkways or the plaza.

These 1, 2 and 3 bedroom apartments have been devised to provide the perfect balance of style, practicality, energy-efficiency and durability, with refined fittings, clean lines and uncluttered layouts, all finished in fine white to present a blank canvas for your own personal touches.

[listings of specifications as per brief]

Pages 32-33 - Connections and location

[Headline]:

Making travel easy

[spread with map]

[opening para]:

Screen 4 is well-placed to take advantage of Leightonbridge's exceptional travel connections, with great options for rail, road and bike on your doorstep.

[body text]:

Overground

It's just a two-minute walk to Bow Street Overground station, from where you can take services running every 15 minutes in either direction for stations to Chingford in the north, or via Hackney Downs to London Liverpool Street Station, which is just 25 minutes away. Leightonbridge Central and Bethnal Green stops also offer opportunities to change for the London Underground.

Underground

Nearest station is Leightonbridge Central, where the Victoria Line takes you directly into the centre of London in 30 minutes and onwards to Brixton. Several convenient stations on the line offer changes for Overground services to numerous popular destinations, enabling travellers to reach Kings Cross in 25 mins, Stratford in around 35 mins, Canary Wharf in 55 mins and the O2 in just under an hour. Changing at Tottenham Hale also gives access to services to Stansted Airport.

Bus

Buses L3 and W16 pass in both directions on Bow Street, with the 230 stopping close by at Bow Street station. Service 212 passes near Leightonbridge Village on Prospect Hill, but Leightonbridge Bus Station is the area's main terminus and exchange for a comprehensive list of services to and from central, east and north-east London.

Bicycle

Numerous routes are suitable for cycling in the area, and you can reach central London in around 40-50 minutes. For more relaxed bike rides, it's worth following the Wetlands to Wetlands cycle route from Leightonbridge Wetlands to Bowberry Wetlands in Hackney, or joining Quietway 2, which runs between Leightonbridge and Bloomsbury via Lee Bridge, London Fields, Hoxton and Angel.

Car

A number of main arteries pass close to Screen 4, with interchanges with the A12 and A406 (North Circular) nearby, providing fast, easy connections to the whole of north London, the Lee Valley, Epping Forest, and Essex. Driving into central London takes around 40 minutes, while in the other direction, the M11 is just 2.5 miles away, connecting you with the M25 and onwards to Stansted and Cambridge.

Pages 34-35 - Education

[headline]:

Giving your kids a great start in life

[body text]:

The local area around Screen 4 leaves you spoilt for choice when it comes to education, with a wide range of well-regarded schools and colleges nearby.

[body text]:

Closest to the development is the much-loved Woodside Primary Academy which received an 'Outstanding' rating from Ofsted, with St. Mary's Church of England Primary (also rated 'Outstanding'), Our Lady & St George's Catholic Primary and Henry Maynard Primary schools less than a mile away, and four more schools also within easy travel distance.

Secondary school provision nearby is also very good. Leightonbridge School For Girls and Whitefield Academy Trust are both rated 'Outstanding' are within easy walking distance; the prestigious Forest School offering independent education for pupils aged 4-18 is a little further into the picturesque Epping Forest area, and there are six more to choose from within a 3-4 mile radius.

Further and higher education is well catered for, with Waltham Forest College, Leyton Sixth Form College and Sir George Monoux Sixth Form College all proving a valuable stepping-stone to personal progress within a mile and a half of Screen 4. Of course, university opportunities in London are exceptional, with University College London, Goldsmiths University and three other highly-respected establishments offering degree-level courses across all disciplines within reasonable commuting distance.

Parents of younger children will also be pleased to note the Alpha Steps Nursery and Village Playgroup nearby.

Page 36 - About [developer]

[copy as per brief]

Page 39 - Directions

[Headline]:

How to find us

[text]:

SCREEN 4

Address: Bow Street, Leightonbridge, London, E17 3HX

[body text]:

Travelling to Screen 4 by public transport, take the 230 bus or London Overground to Bow Street station and simply head north on Bow Street for 100 metres, where the development will be on your left.

Approaching by road from Tottenham, take the A503 across the Leightonbridge reservoirs and stay on the Forest Road, following it up past the William Morris Gallery, Waltham Forest Council and Waltham Forest College until you reach the corner with Bow Street Library on your right. Turn into Bow Street and follow it down half a mile until Screen 4 is on your right.

Approaching from the North Circular, come off at Waterworks Corner (junction with the A104 Woodford New Road) taking the southbound turning towards Whipps Cross, but then immediately turn right onto the A503 (Forest Road). Follow for half a mile until you reach the corner with Bow Street Library on your left. Turn into Bow Street and follow it for half a mile.

From the A12, come off at the Green Man interchange, following the A114 towards Leightonbridge. Stay on the A114 until you reach Whipps Cross, where you bear left, and then right into the B160, the southern end of Bow Street. Follow northbound for around a mile and Screen 4 will be on your right.

To find out more about the properties within Take 2, and the help that could be available to buy your new dream home, contact our advisors:

Phone: 020 XXXX XXXX

Email: screen4@developer.com

Online: [insert project landing page]

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[[developer] logo]

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