

OAK WHARF

All enquiries

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Opening Hours
9am to 5.30pm
Monday to Friday

Family Mosaic
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www.familymosaic.co.uk



Family Mosaic are pleased to offer a selection of 2 & 3 bed maisonettes and 1 & 2 bed apartments, available through Shared Ownership, located on the banks of the River Lea in North London.

Computer generated image



Computer generated image



Typical Family Mosaic Kitchen



Typical Family Mosaic Interior

Riverside living in leafy North East London

Located in the Stamford Hill area of the much sought-after borough of Hackney, Oak Wharf backs onto the tranquil and picturesque waters of the River Lea.

At Oak Wharf, Family Mosaic have one and two bedroom flats and two-storey, two and three bedroom maisonettes available through Shared Ownership. All the properties come with a fully fitted kitchen and modern white bathroom suite, and the majority of maisonettes also boast a private balcony to bedrooms at first floor level.

The properties are built in an existing development originally constructed in 2008, located at the end of Saw Mill Way, a cul-de-sac off Timberwharf Road.

While limited parking is available on site (see page 12), Seven Sisters Underground, South Tottenham Overground and Stamford Hill National Rail stations are all within a mile radius of the development. Bus routes also pass nearby Groveland Road and Clapton Common.

Homes available at Oak Wharf

- 7 x two bed maisonettes
- 2 x three bed maisonettes
- 1 x three bed wheelchair adaptable maisonette
- 3x one bed flats
- 2x two bed flats

Finishes

- White walls and ceilings
- Oak engineered wood flooring
- Wool twist carpet to bedrooms, landing and stairs
- Solid gloss white doors throughout with brushed stainless steel handles
- Brushed stainless steel light switches and sockets (in all visible areas)

Kitchen

- White kitchen units by Howdens with brushed nickel handles
- Quartzstone grey coloured laminate worktop and upstand by Howdens
- Fully integrated appliances, including Zanussi oven, dishwasher, washer/dryer*, fridge freezer and extractor hood
- Zanussi 4-ring gas hob with stainless steel splash-back

- One and a half bowl stainless steel sink with chrome mixer tap
- Brushed chrome 4 bar spotlight plus triangular down-lights under cabinets

**washer/dryers vary between free-standing in hallway cupboards and integrated into kitchens. Please see floor plans for more detail.*

Bathroom & En Suite

- Matching ceramic tiles to walls and floor
- White bathroom suite including back to wall WC with concealed cistern, hand basin and bath
- Chrome plated concealed thermostatic wall mounted shower
- Glass handleless shower screen
- Chrome single lever basin mixer tap
- Chrome plated heated towel rail
- 'Low energy' down-lights



Stoke Newington Church Street



There are several primary schools in close proximity to Oak Wharf



Hackney, home to an ever-growing creative community



Great selection of cafés and restaurants nearby

Please note the map above is an approximation provided for guidance only and is not to scale



In your neighbourhood

Stamford Hill sits snugly between Stoke Newington, Clapton, Tottenham and Finsbury Park.

This great location in the ever-popular borough of Hackney is enhanced further by its close proximity to the beautiful Lee Valley Regional Park, which extends a vast 26 miles along the River Lea from Ware in the north down to East India Dock Basin, where it meets the Thames.

At Oak Wharf you are on the spot for vibrant street markets, quirky, independent stores and a great variety of eateries, bars and cafés. Oak Wharf is also central to a number of stunning open spaces such as Springfield and Markfield Parks and the open waters of Warwick Reservoir.

Hackney rising

In recent years, Hackney has seen an influx of young professionals and an upsurge in the creative industries, marking it out as one of the coolest neighbourhoods in the UK.

The 2012 Olympics in nearby Stratford, southeast along the River Lea from Oak Wharf, brought with it massive regeneration of Hackney as an Olympic Borough further enhancing the reputation of this exciting corner of the Capital.

Educating Hackney

There are several local primary schools within a mile radius of Oak Wharf, making the development an ideal choice for families with young children.

Hackney schools have been widely praised as a great success story in improvements to education with many local schools rated 'Outstanding' following Ofsted inspections.

Source: www.findmyschool.co.uk

Orientation

1. Seven Sisters Underground – Victoria Line
2. South Tottenham Overground
3. Sainsbury's Supermarket
4. Manor House Underground – Piccadilly Line
5. Stamford Hill National Rail
6. Stoke Newington National Rail
7. Stoke Newington Library
8. Clapton National Rail
9. Chatsworth Road Market
10. Bus Route 253 & 254
11. Bus Route 318

Address: Saw Mill Way, London N16 6AN
Sat Nav Postcode: N16 6AE

Connections

Destination	Transport	How far?
Seven Sisters Underground		1.0 mile
South Tottenham Overground		0.9 miles
Stamford Hill National Rail		0.8 miles
Seven Sisters to Kings Cross St Pancras		8 mins
Stamford Hill to Liverpool Street		17 mins
Seven Sisters to Oxford Circus		13 mins

Distances are taken from Google Maps, timings on public transport taken from TfL



The view north along the River Lea towards Oak Wharf



Computer generated image

Double height ceilings

The majority of maisonettes come with an impressive double height glass ceiling in the kitchen and skylights in bedrooms on the first floor.

The supporting beams of the double height ceilings are represented by dashed lines in the floor plans on the subsequent pages.



FLOOR PLANS



Location

Oak Wharf is situated at the eastern end of a quiet cul-de-sac, Saw Mill Way. The development is immediately adjacent to the River Lea which can be accessed via a connecting footpath.

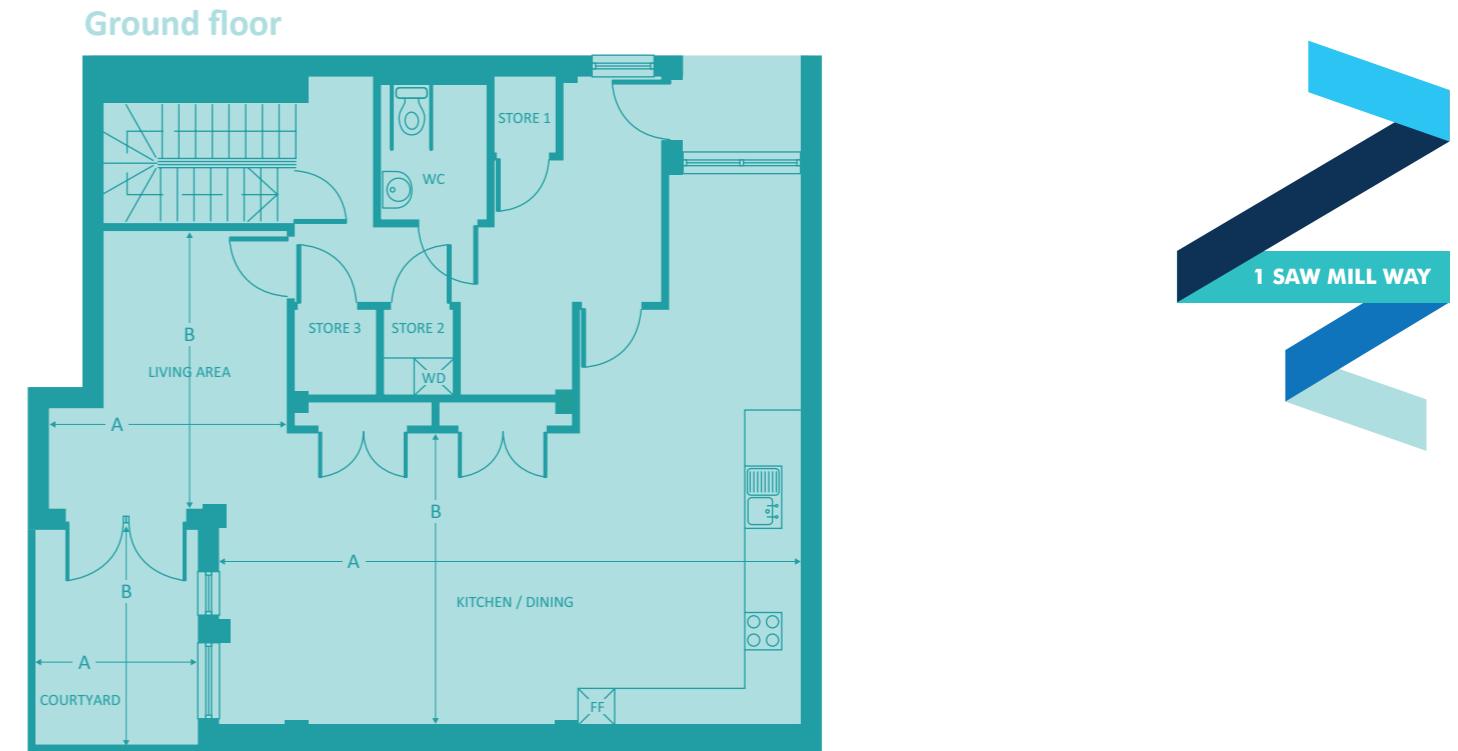
Energy efficiency

All of the properties at Oak Wharf have a predicted Energy Efficiency Rating between 84 and 89 (B) on the Predicted Energy Assessments (PEAs).

Parking

Three on-site parking spaces are available to purchase from Family Mosaic. Further information is available from the Sales Executive.

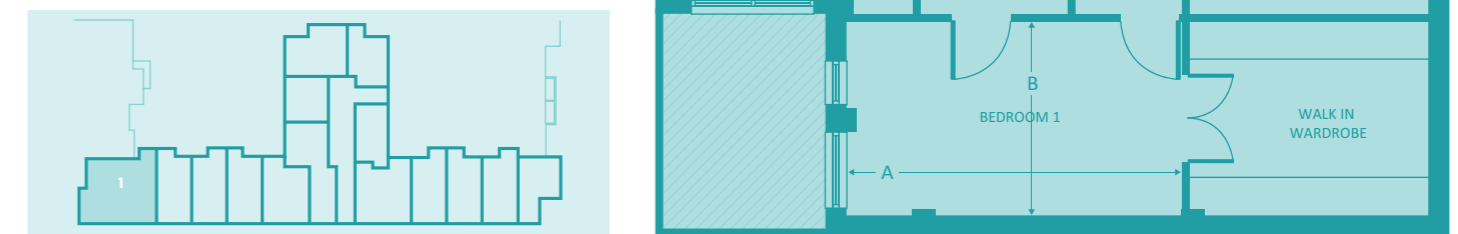
Please note, parking permits are not available to purchase from Hackney Council.



1 Saw Mill Way (3 Beds)

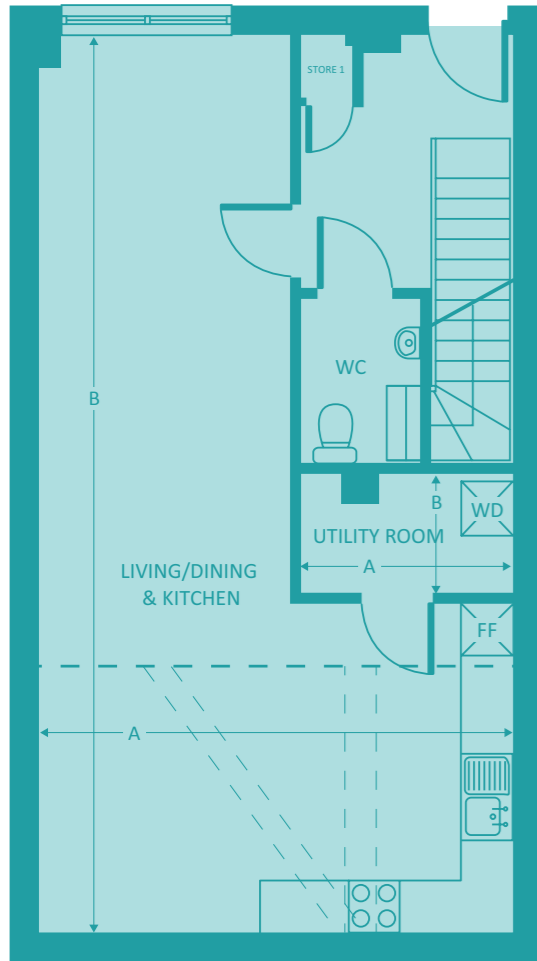
Wheelchair adaptable
Gross Internal Area: 215m² / 2314ft²

All floor plans in this brochure are for general guidance only, see inside back cover for further details

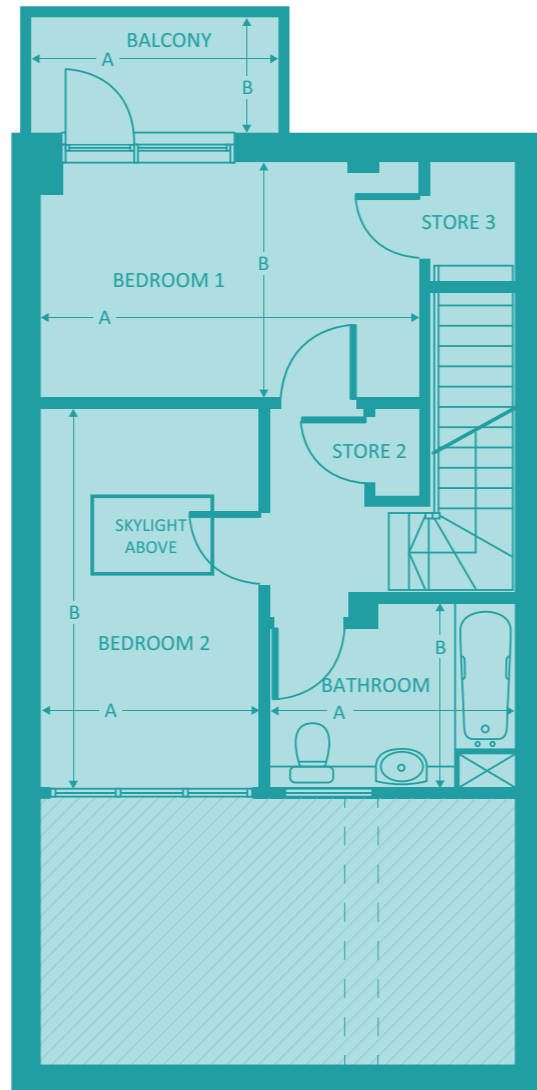


	A	B	A	B
Living area	3.7m	X 4.4m	12'1"	X 14'5"
Kitchen/dining	9.1m	X 4.7m	29'10"	X 15'5"
Bedroom 1	5.3m	X 3.0m	17'4"	X 9'10"
Bedroom 2	3.7m	X 4.4m	12'1"	X 14'5"
Bedroom 3	3.8m	X 5.3m	12'5"	X 17'4"
Bathroom	2.7m	X 2.4m	8'10"	X 7'10"
Balcony	2.9m	X 2.4m	9'6"	X 7'10"
Courtyard * Estimate only. Exact fence location is yet to be confirmed at time of print.	3.7m	X 2.7m	12'1"	X 8'10"

Ground floor



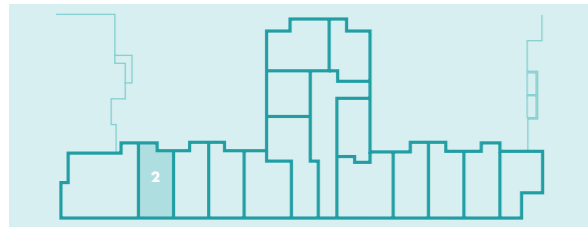
First floor



2 Saw Mill Way (2 Beds)

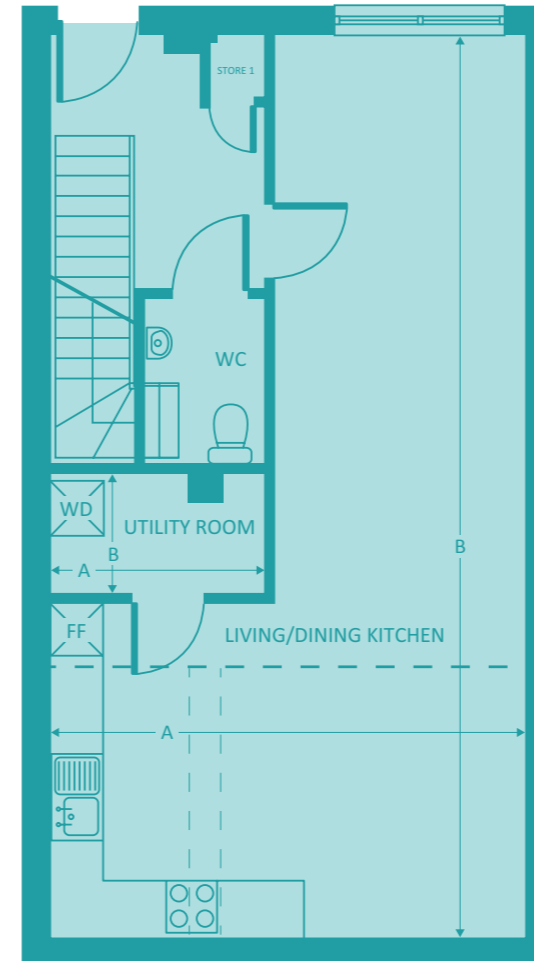
Gross Internal Area: 98.5m² / 1060.2ft²

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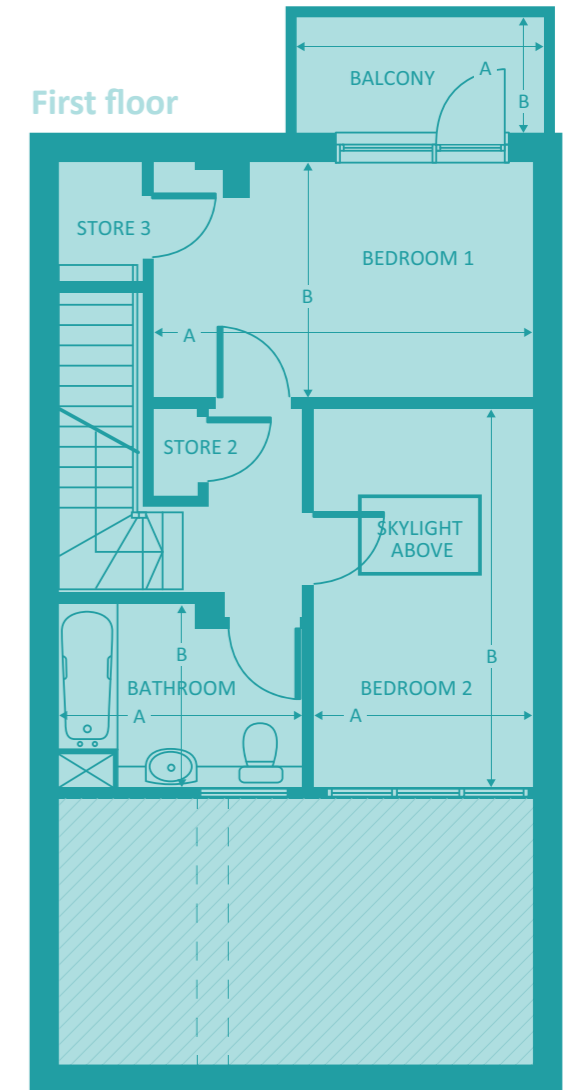


	A	B	A	B
Living/Dining/Kitchen	5.6m	X 10.4m	18'2"	X 34'1"
Utility Room	2.5m	X 1.4m	8'2"	X 4'7"
Bedroom 1	4.5m	X 2.7m	14'7"	X 8'11"
Bedroom 2	2.5m	X 4.4m	8'4"	X 14'4"
Bathroom	2.9m	X 2.1m	9'5"	X 7'0"
Balcony	3.0m	X 1.4m	9'8"	X 4'9"

Ground floor



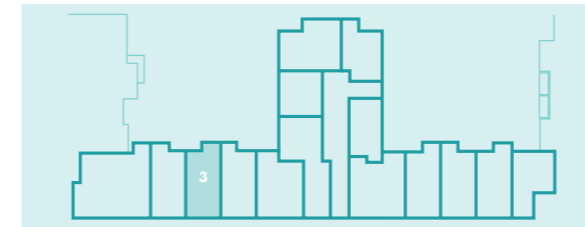
First floor



3 Saw Mill Way (2 Beds)

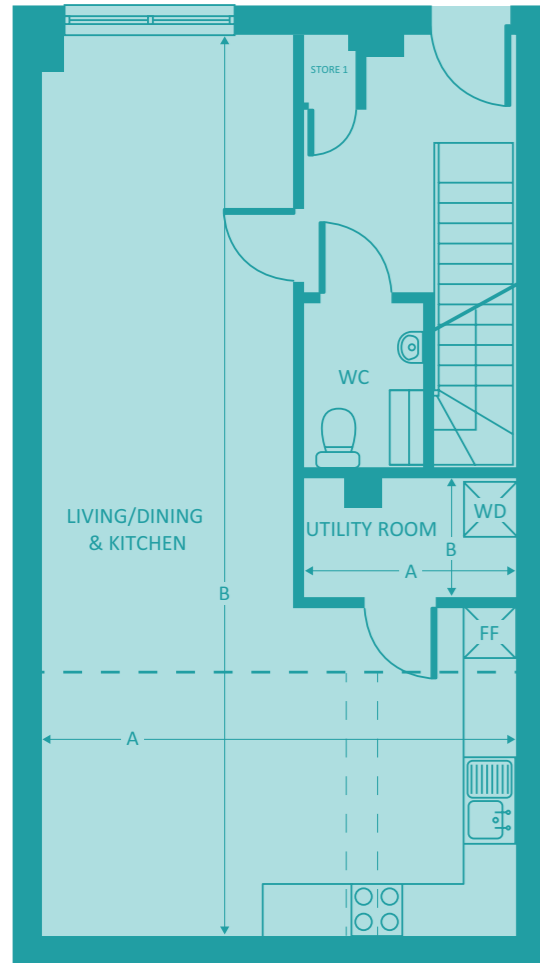
Gross Internal Area: 98.5m² / 1060.2ft²

All floor plans in this brochure are for general guidance only, see inside back cover for further details



	A	B	A	B
Living/Dining/Kitchen	5.6m	X 10.4m	18'2"	X 34'1"
Utility Room	2.5m	X 1.4m	8'2"	X 4'7"
Bedroom 1	4.5m	X 2.7m	14'7"	X 8'11"
Bedroom 2	2.3m	X 4.4m	8'4"	X 14'4"
Bathroom	2.9m	X 2.2m	9'6"	X 7'1"
Balcony	3.0m	X 1.4m	9'8"	X 4'9"

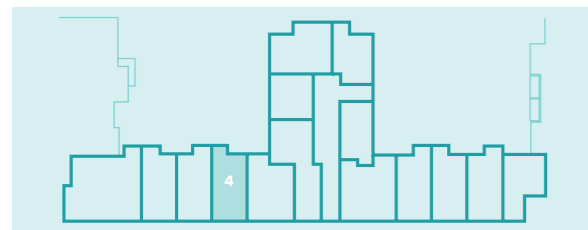
Ground floor



4 Saw Mill Way (2 Beds)

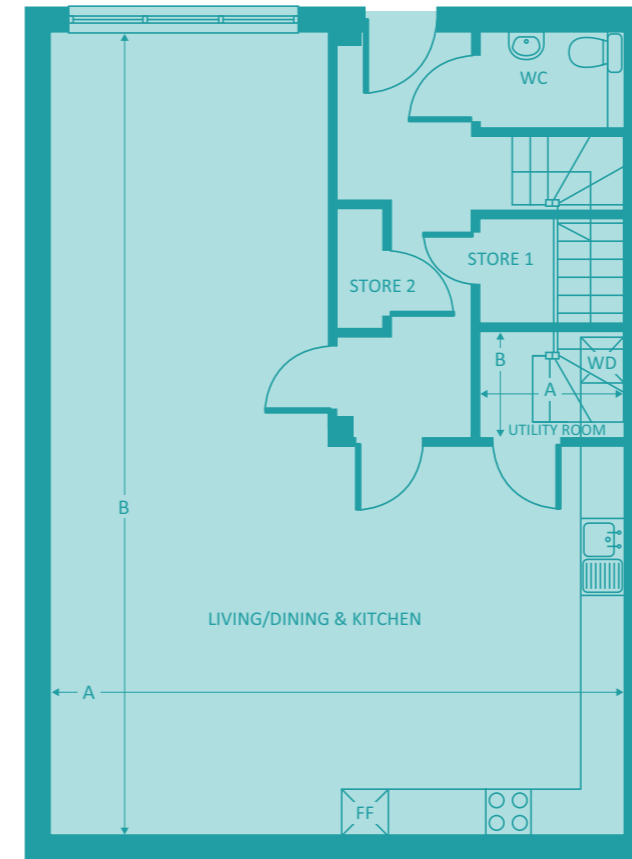
Gross Internal Area: 98.5m² / 1060.2ft²

All floor plans in this brochure are for general guidance only, see inside back cover for further details



	A	B	A	B
Living/Dining/Kitchen	5.1m	X 10.4m	16'9"	X 34'0"
Utility Room	2.5m	X 1.4m	8'2"	X 4'7"
Bedroom 1	4.5m	X 2.7m	14'6"	X 8'9"
Bedroom 2	2.6m	X 4.4m	8'4"	X 14'4"
Bathroom	2.9m	X 1.8m	9'5"	X 5'9"
Balcony	3.0m	X 1.4m	9'8"	X 4'9"

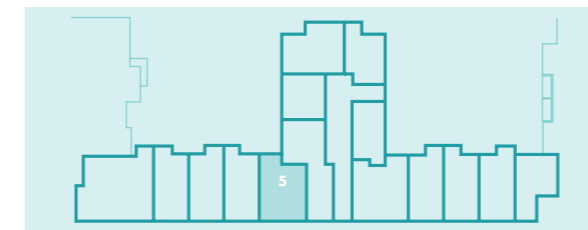
Ground floor



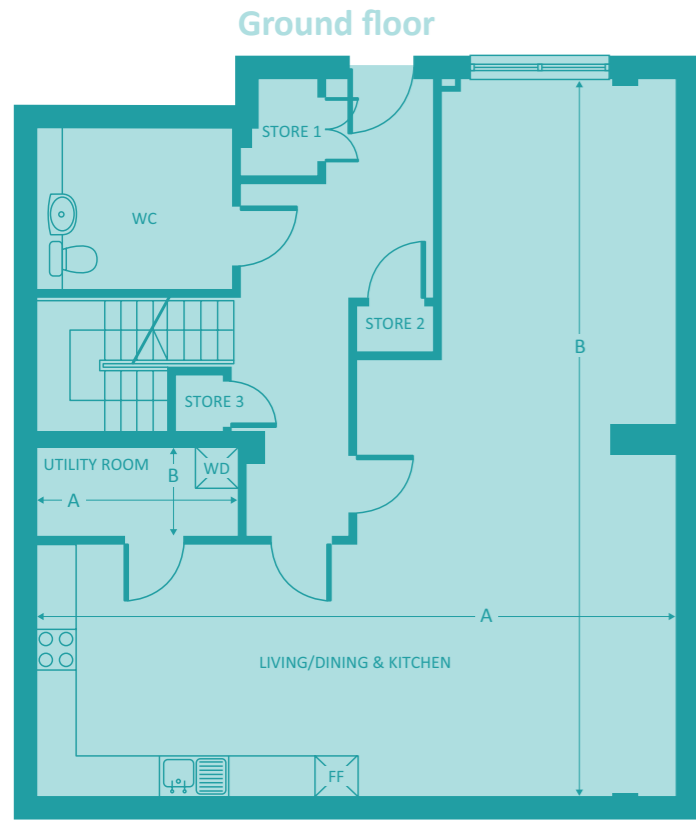
5 Saw Mill Way (3 Beds)

Gross Internal Area: 148m² / 1593ft²

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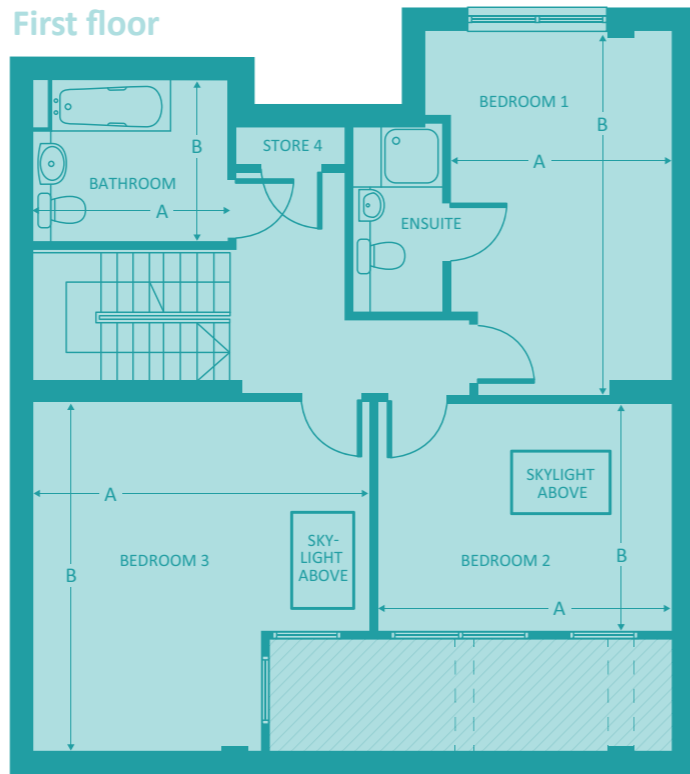
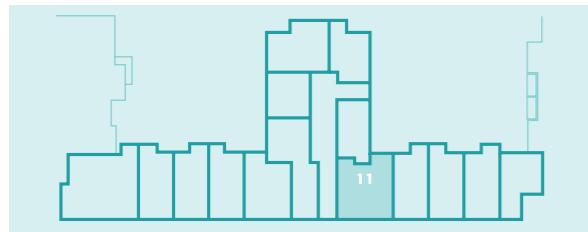
	A	B	A	B
Living/Dining/Kitchen	7.5m	X 10.4m	24'7"	X 34'2"
Utility Room	1.9m	X 1.4m	6'2"	X 4'6"
Bedroom 1	3.6m	X 5.1m	11'8"	X 16'7"
Bedroom 2	3.7m	X 3.2m	12'1"	X 10'5"
Bedroom 3	3.7m	X 5.2m	12'2"	X 17'1"
Bathroom	2.0m	X 2.2m	6'7"	X 7'1"



11 Saw Mill Way (3 Beds)

Gross Internal Area: 169.7m² / 1826.6ft²

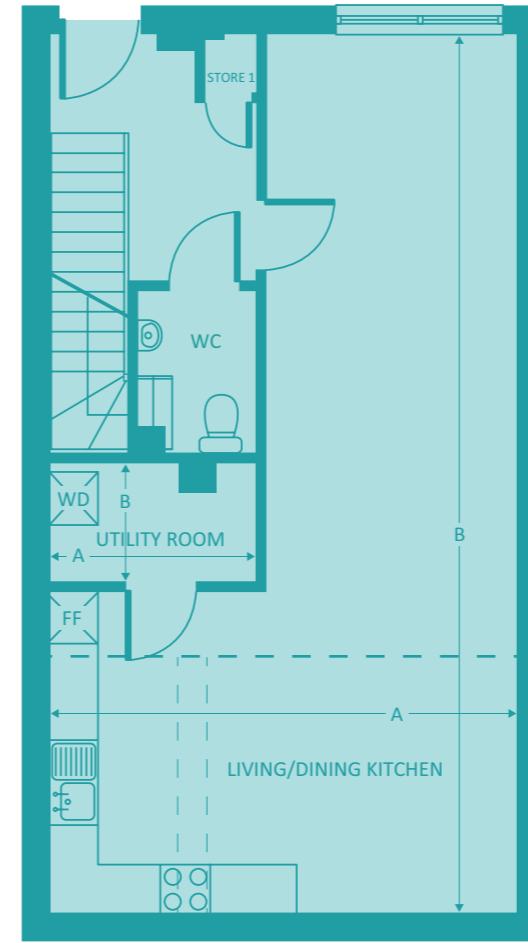
All floor plans in this brochure are for general guidance only, see inside back cover for further details



	A	B	A	B
Living/Dining/Kitchen	9.3m	X 10.4m	30'5"	X 34'1"
Utility Room	2.9m	X 1.2m	9'5"	X 3'9"
Bedroom 1	3.2m	X 5.0m	10'5"	X 16'4"
Bedroom 2	4.2m	X 3.2m	13'8"	X 10'5"
Bedroom 3	4.9m	X 5.0m	16'1"	X 16'4"
Bathroom	2.8m	X 2.3m	9'2"	X 7'5"



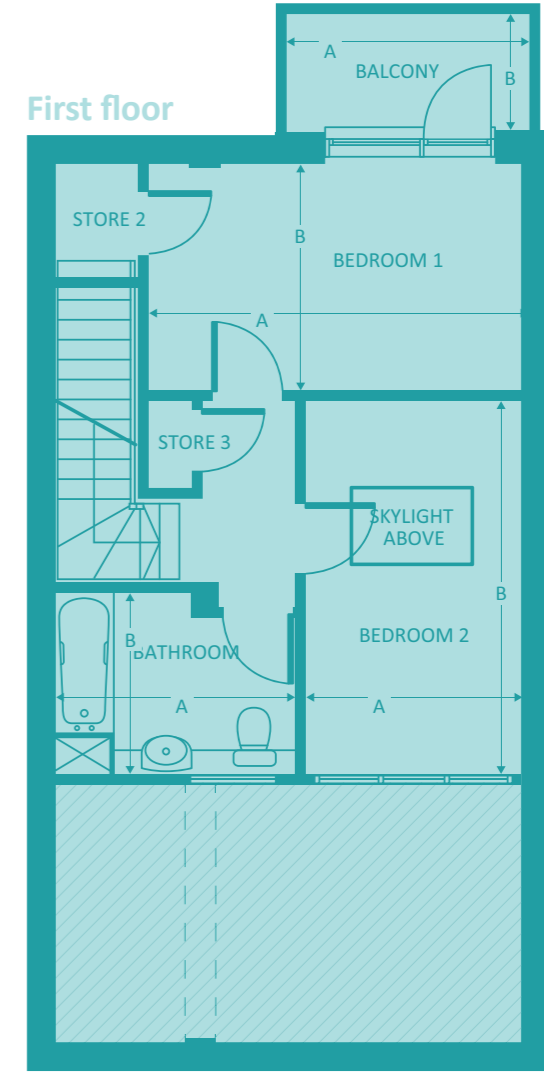
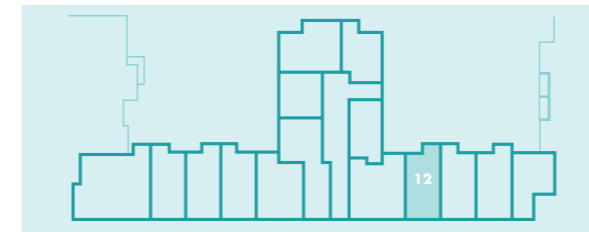
Ground floor



12 Saw Mill Way (2 Beds)

Gross Internal Area: 98.5m² / 1060.2ft²

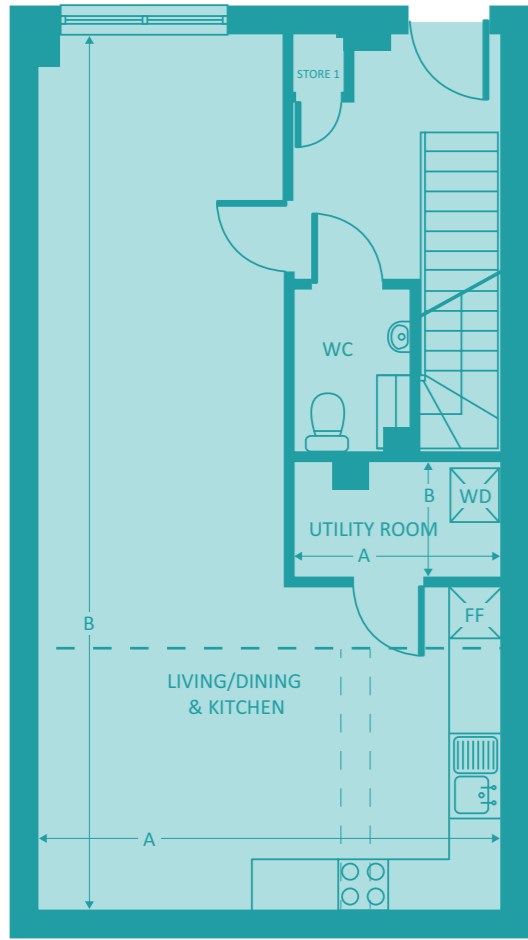
All floor plans in this brochure are for general guidance only, see inside back cover for further details



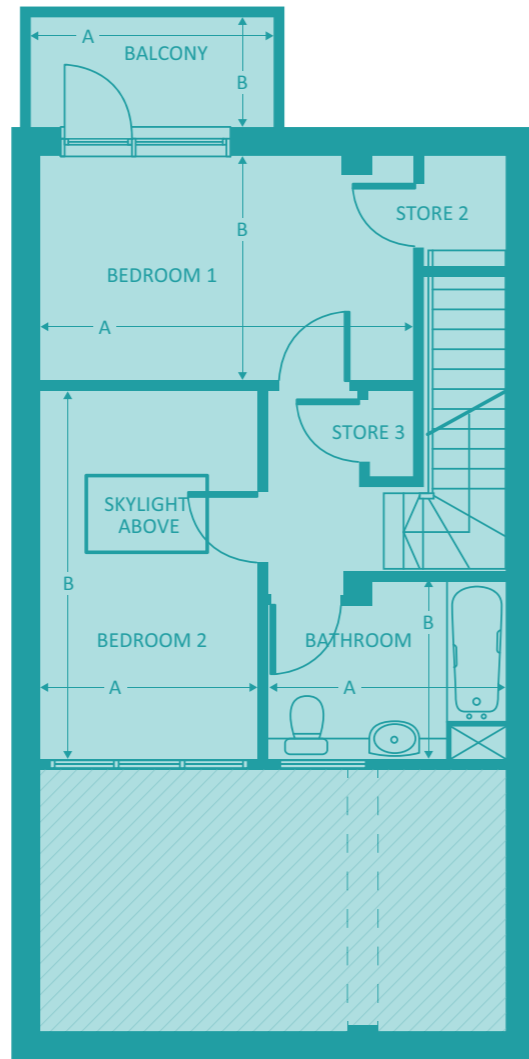
	A	B	A	B
Living/Dining/Kitchen	5.6m	X 10.4m	18'2"	X 34'1"
Utility Room	2.5m	X 1.4m	8'2"	X 4'6"
Bedroom 1	4.4m	X 2.7m	14'6"	X 9'0"
Bedroom 2	2.6m	X 4.4m	8'4"	X 14'4"
Bathroom	2.8m	X 2.1m	9'2"	X 6'9"
Balcony	2.8m	X 1.3m	9'2"	X 4'3"



Ground floor



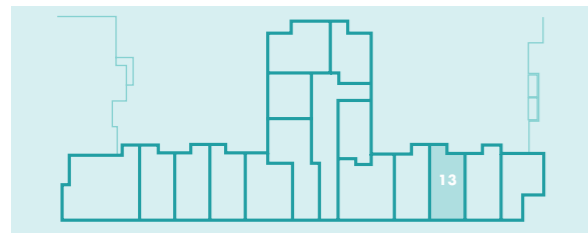
First floor



13 Saw Mill Way (2 Beds)

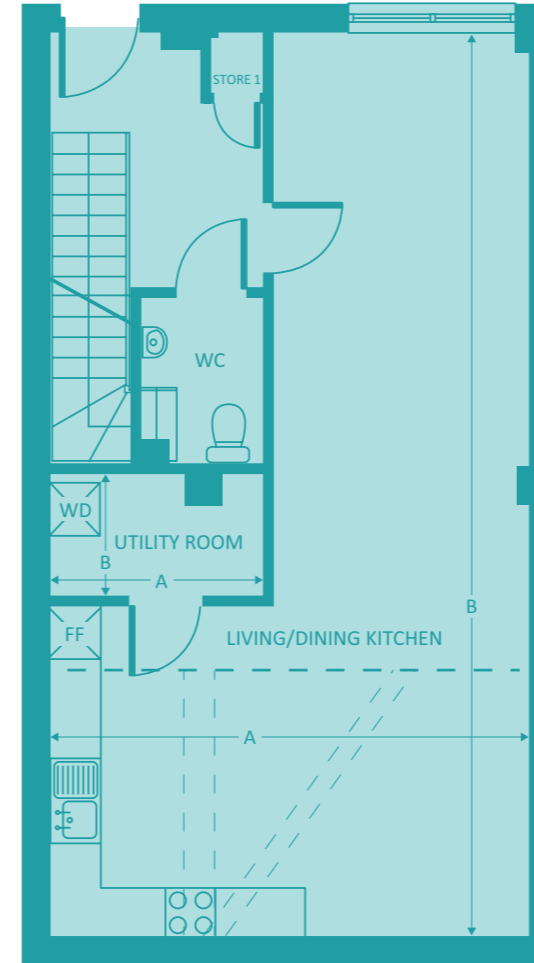
Gross Internal Area: 98.5m² / 1060.2ft²

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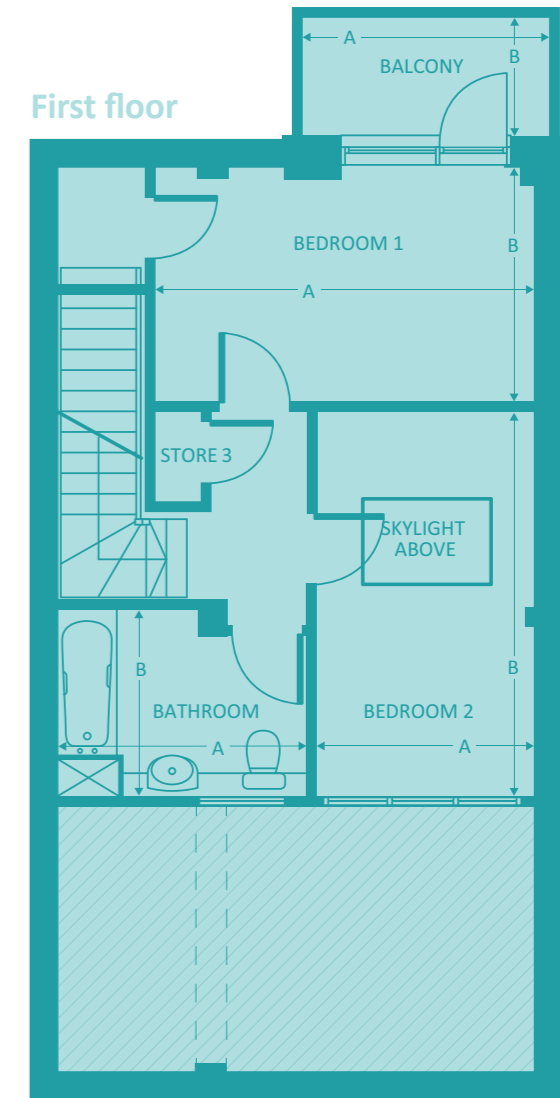


	A	B	A	B
Living/Dining/Kitchen	5.6m	X 10.3m	18'2"	X 34'0"
Utility Room	2.5m	X 1.4m	8'2"	X 4'6"
Bedroom 1	4.5m	X 2.7m	14'7"	X 9'0"
Bedroom 2	2.6m	X 4.4m	8'4"	X 14'4"
Bathroom	2.9m	X 2.1m	9'2"	X 7'1"
Balcony	2.8m	X 1.3m	9'2"	X 4'3"

Ground floor



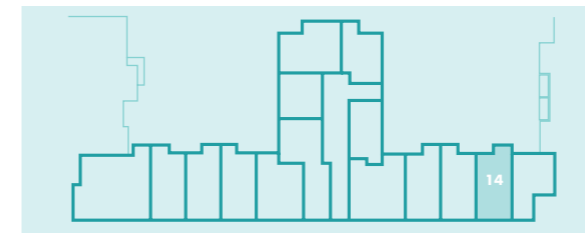
First floor



14 Saw Mill Way (2 Beds)

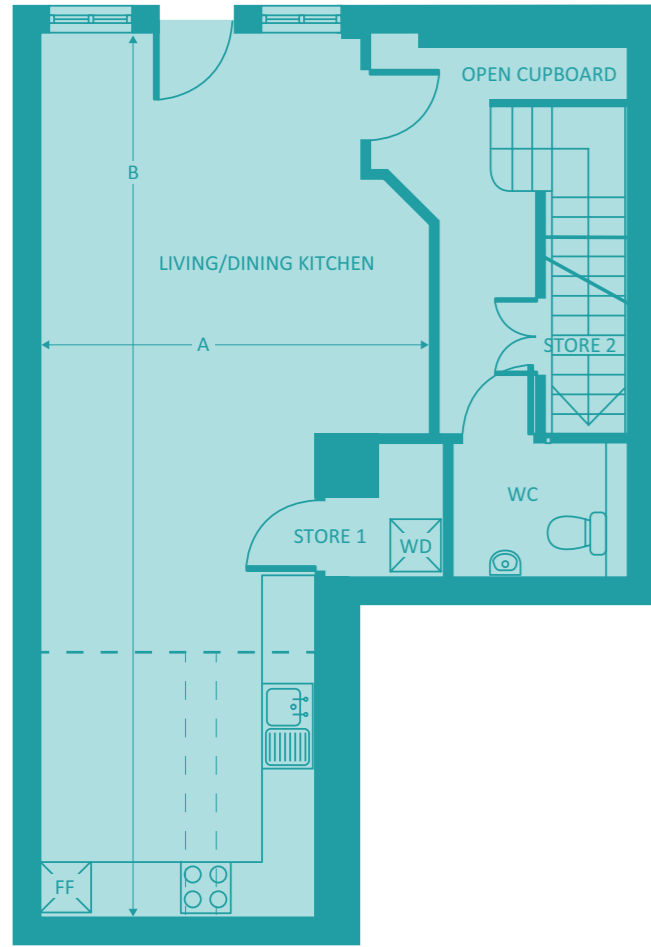
Gross Internal Area: 98.5m² / 1060.2ft²

All floor plans in this brochure are for general guidance only, see inside back cover for further details



	A	B	A	B
Living/Dining/Kitchen	5.6m	X 10.4m	18'2"	X 34'3"
Utility Room	2.5m	X 1.4m	8'2"	X 4'6"
Bedroom 1	4.4m	X 2.7m	14'5"	X 9'0"
Bedroom 2	2.6m	X 4.4m	8'4"	X 14'4"
Bathroom	2.9m	X 2.2m	9'5"	X 7'1"
Balcony	2.8m	X 1.3m	9'2"	X 4'3"

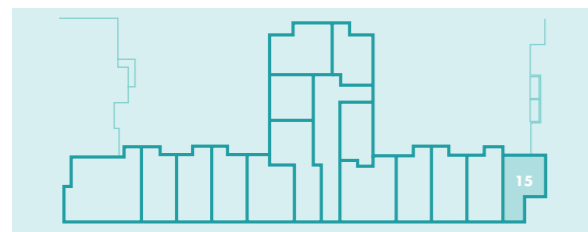
Ground floor



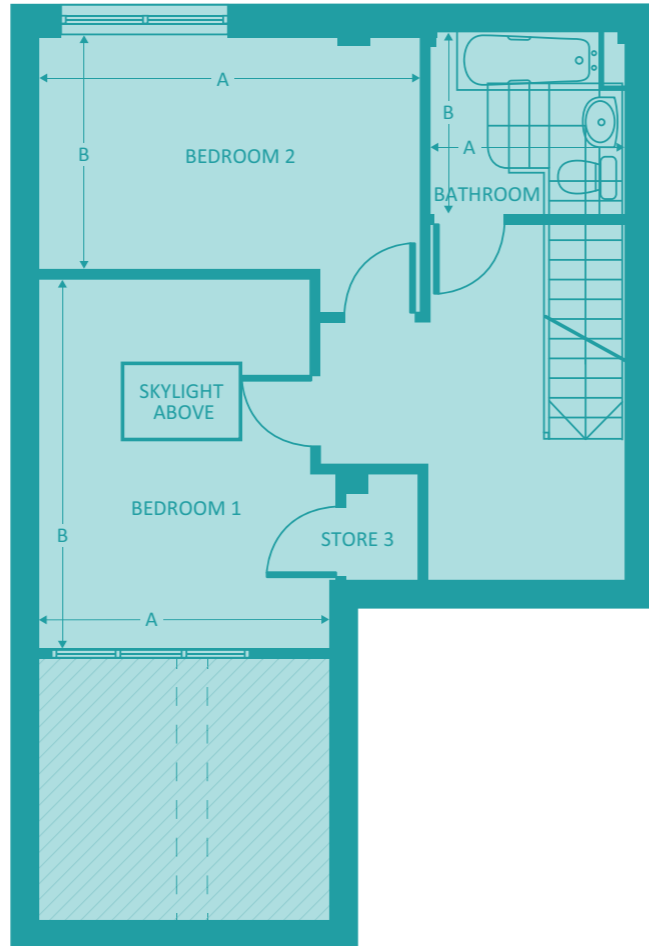
15 Saw Mill Way (2 Beds)

Gross Internal Area: 106.6m² / 1147.4ft²

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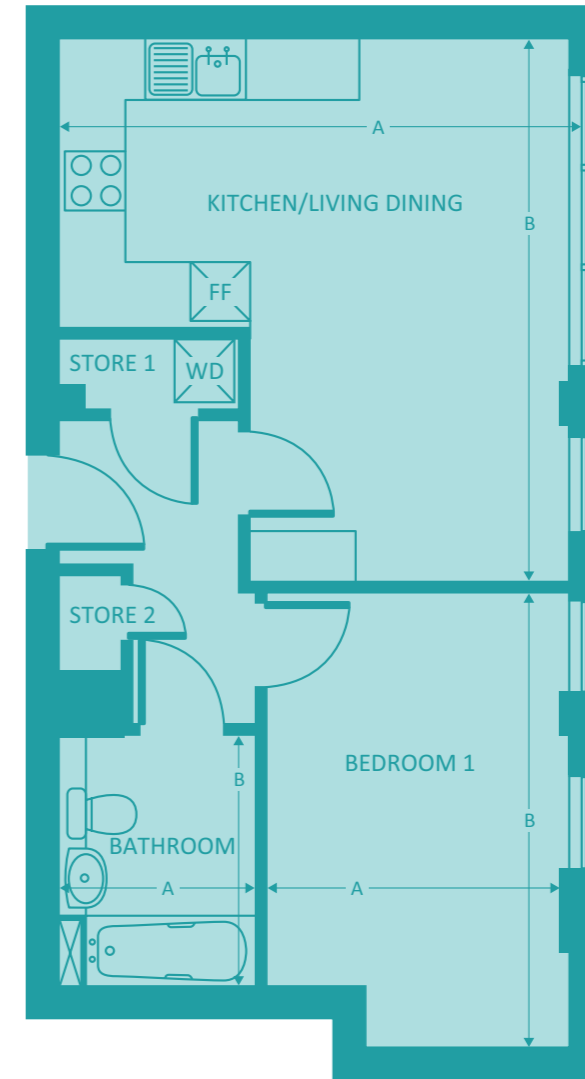


First floor



	A	B	A	B
Living/Dining/Kitchen	4.5m	X 10.6m	14'8"	X 34'9"
Bedroom 1	3.6m	X 4.3m	11'7"	X 14'3"
Bedroom 2	4.5m	X 2.7m	14'9"	X 9'0"
Bathroom	2.3m	X 2.2m	7'5"	X 7'2"

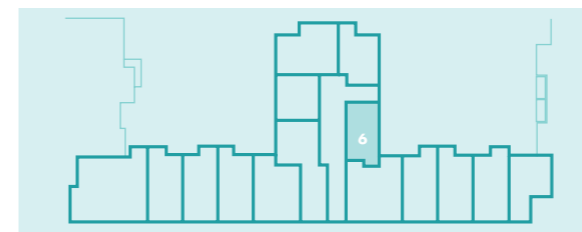
First floor



6 Saw Mill Way (1 Bed)

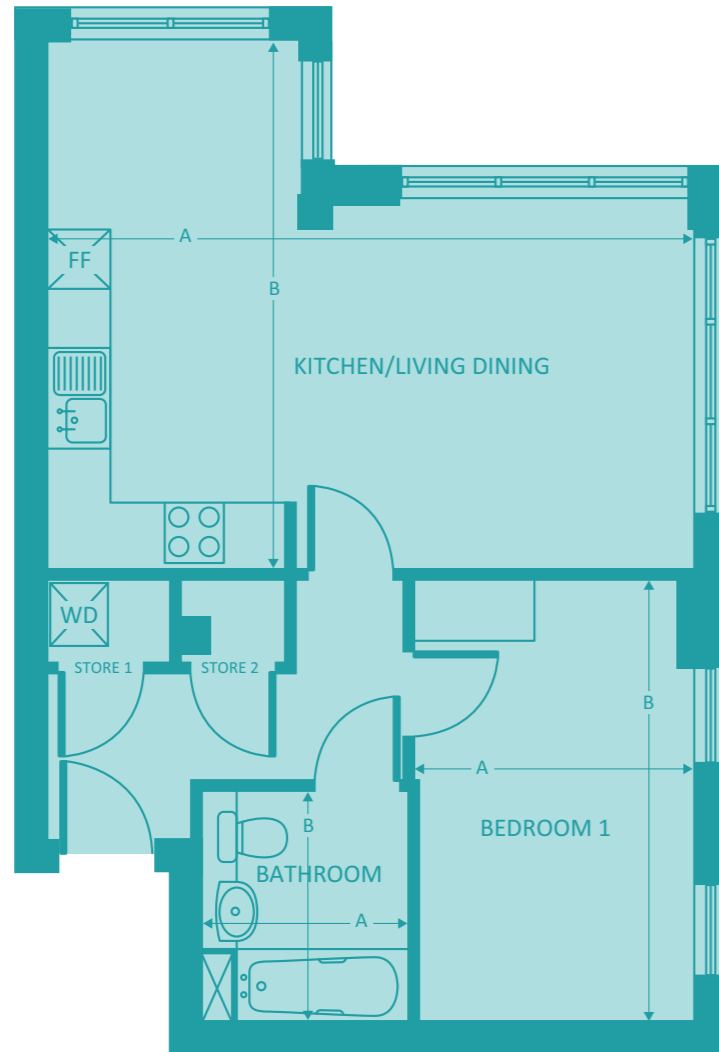
Gross Internal Area: 51.4m² / 553.2ft²

All floor plans in this brochure are for general guidance only, see inside back cover for further details



	A	B	A	B
Living/Dining/Kitchen	5.1m	X 5.5m	16'7"	X 18'0"
Bedroom 1	3.1m	X 4.5m	10'1"	X 14'9"
Bathroom	2.0m	X 2.6m	6'5"	X 8'4"

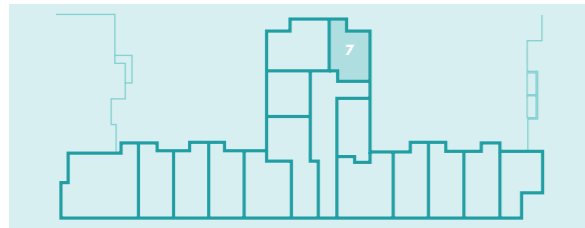
First floor



7 Saw Mill Way (1 Beds)

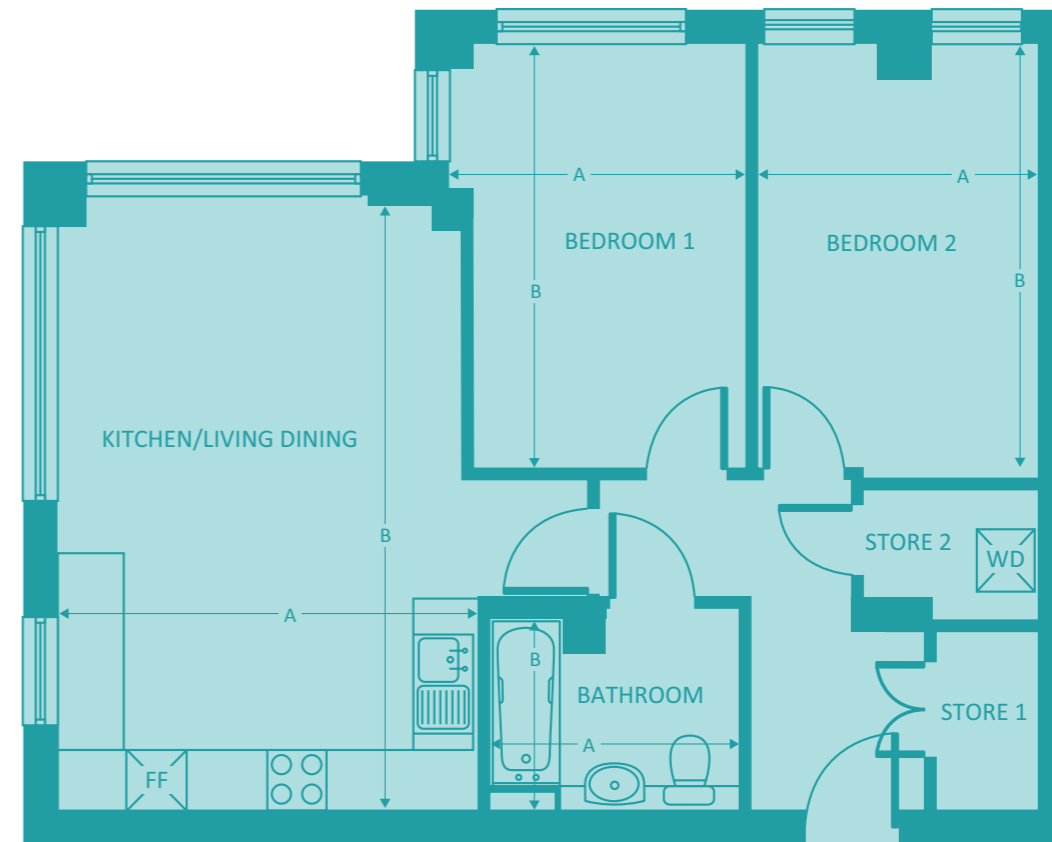
Gross Internal Area: 55.9m² / 601.7ft²

All floor plans in this brochure are for general guidance only, see inside back cover for further details



	A	B	A	B
Living/Dining/Kitchen	6.4m	X 5.2m	21'1"	X 17'2"
Bedroom 1	2.7m	X 4.3m	8'9"	X 14'2"
Bathroom	2.0m	X 2.1m	6'7"	X 6'8"

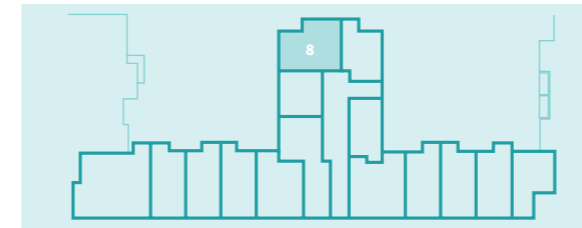
First floor



8 Saw Mill Way (2 Beds)

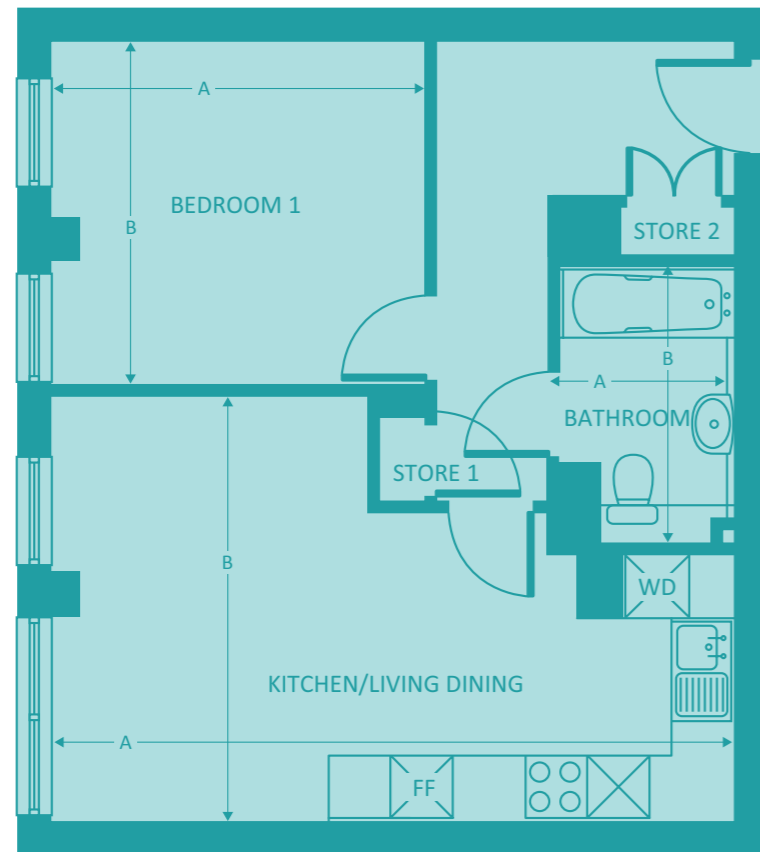
Gross Internal Area: 72.7m² / 782.5ft²

All floor plans in this brochure are for general guidance only, see inside back cover for further details



	A	B	A	B
Living/Dining/Kitchen	4.1m	X 6.2m	13'5"	X 20'3"
Bedroom 1	2.8m	X 4.3m	9'4"	X 14'0"
Bedroom 2	2.8m	X 4.3m	9'4"	X 14'0"
Bathroom	2.5m	X 2.1m	8'3"	X 6'9"

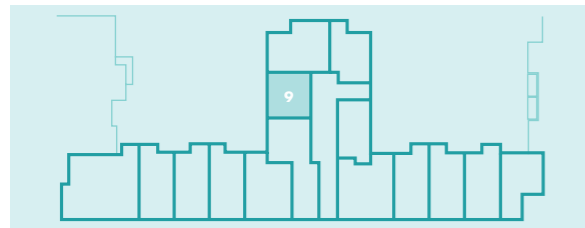
First floor



9 Saw Mill Way (1 Bed)

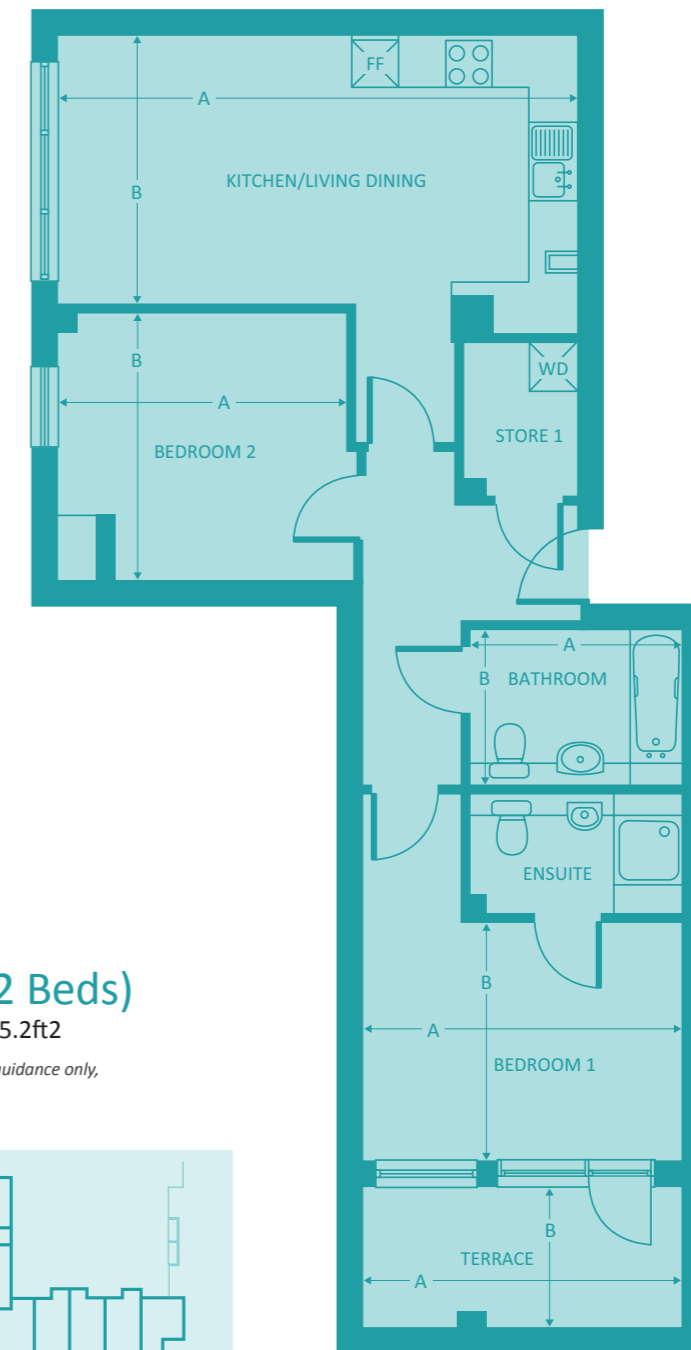
Gross Internal Area: 50.9m² / 547.8ft²

All floor plans in this brochure are for general guidance only, see inside back cover for further details



	A	B	A	B
Living/Dining/Kitchen	6.6m	X 4.1m	21'6"	X 13'6"
Bedroom 1	3.5m	X 3.2m	11'6"	X 10'4"
Bathroom	1.7m	X 2.7m	5'6"	X 8'9"

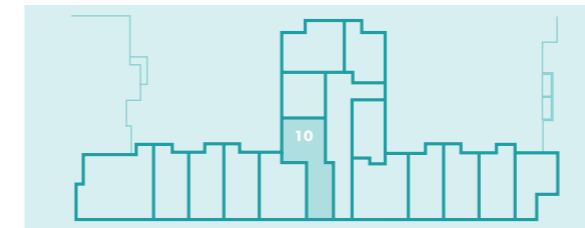
First floor



10 Saw Mill Way (2 Beds)

Gross Internal Area: 77.6m² / 835.2ft²

All floor plans in this brochure are for general guidance only, see inside back cover for further details



	A	B	A	B
Living/Dining/Kitchen	6.7m	X 3.4m	22'0"	X 11'3"
Bedroom 1	4.1m	X 3.0m	13'4"	X 9'7"
Bedroom 2	3.5m	X 3.5m	11'5"	X 11'4"
Bathroom	2.7m	X 2.0m	9'0"	X 6'7"
Terrace	4.1m	X 1.8m	13'6"	X 5'8"



Shared Ownership

The apartments at Oak Wharf are being made available through Shared Ownership (also known as Part Buy, Part Rent), meaning you buy a share of the property that you can afford and pay a subsidised rent on the rest. You start by buying as little as 30% and can, if you wish, buy further shares at any time, until you eventually own the property outright. You can also sell your share at any time.

Am I eligible?

Applications will be considered from households earning less than £66,000 a year for one or two bedroom properties and £80,000 for three beds. Priority is given to people living or working in the Hackney borough. More detailed information about the scheme and the buying process with Family Mosaic will be available to applicants.

Family Mosaic

We provide good quality, affordable homes and housing services to over 45,000 people in communities across London and Essex. We have over 20,000 homes for rent, as well as homes for people who may need extra support from us.

About Family Mosaic Home Ownership

Family Mosaic Home Ownership is part of the Family Mosaic Group, offering shared ownership opportunities to first time buyers. We are a financially sound, experienced provider of very good quality homes to those who wouldn't otherwise be able to afford to buy a suitable property on the open market. We partner the community to find innovative solutions that can help local people get a foot onto the housing ladder.

All enquiries

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FIRST STEPS
to home ownership in London



Disclaimer

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