

# L&Q

## Bow East

SHARED OWNERSHIP



Computer Generated Image

A collection of 1, 2 & 3 bedroom apartments,  
available through L&Q's Shared Ownership scheme



[lqpricedin.co.uk/bow-east](https://lqpricedin.co.uk/bow-east)

# L&Q at Bow East



Bow East Show Home

L&Q  
at Bow East  
vital  
statistics



London Borough  
of Tower Hamlets

## HOMES



1, 2 and 3 bedroom apartments

## GREEN SPACE



Minutes walk to Grove Hall Park

## ICONIC VENUE



Minutes bus journey to Queen Elizabeth Olympic Park\*

## A CLOSE COMMUTE



Minutes walk to Bow Church DLR station from Bow East\*

## WELL CONNECTED



Underground, DLR, International lines, buses and the Cycle Superhighway

## SHOPPING



Minutes bus journey to Westfield Stratford City Shopping Centre\*

## Take life in a new direction

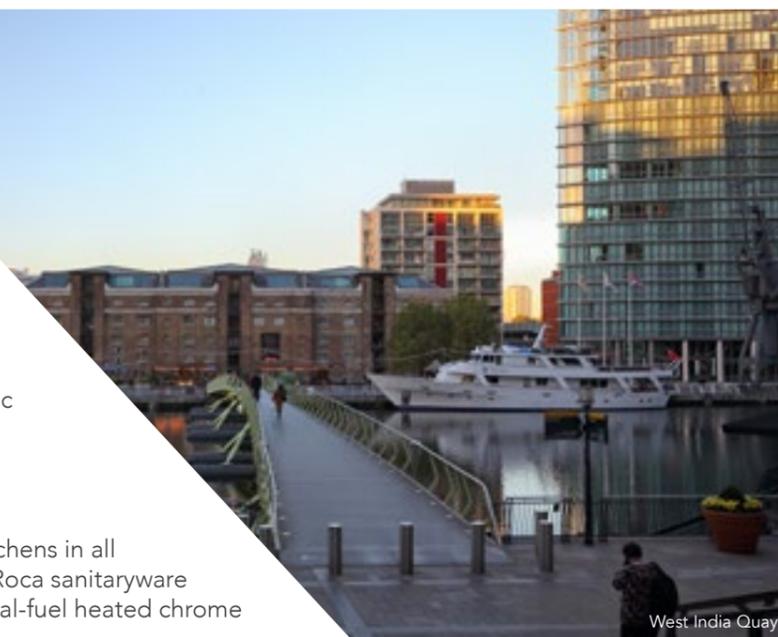
**Bow East is at the heart of London's most ambitious regeneration area. Settle here and you can enjoy outstanding travel connections and the fruits of on-going investment. Not to mention a rich cultural and architectural heritage, a vibrant community and a refreshing waterside lifestyle.**

### High quality homes made more affordable

Part of a larger development, this collection of 40 high specification one, two and three-bed homes are available on a shared ownership basis. Bow East is the perfect place to live, giving you a fantastic opportunity to get onto London's property ladder in a prime location by part buying, part renting your home.

### Detail is everything

Homes at Bow East are designed with functionality in mind. You can expect contemporary fitted kitchens in all apartments, with fitted wardrobes to each master bedroom. Bathrooms are all complimented with Roca sanitaryware as standard and carefully considered features, such as brushed chrome LED down lighting and a dual-fuel heated chrome towel rail. Selected apartments benefit from an en-suite to the master bedroom.



West India Quay

### Where travel is easy

Bow East is just a 4-minute walk from Bow Church DLR station and an 8-minute walk from Bow Road tube station. Add to that the nearby Stratford mainline and international stations and upcoming high-speed Elizabeth line, and you have amazing travel connections in and out of the city.

With just a 1 minute walk to the nearest bus stop, you will be able to easily reach Westfield Stratford City, or nearby Queen Elizabeth Olympic Park. Cyclists will enjoy the convenience of the Stratford to Aldgate Cycle Superhighway.

\*Times include additional walking time to and from bus stops. All walking distances are sourced from [www.googlemaps.co.uk](http://www.googlemaps.co.uk)



The ArcelorMittal Orbit



St. Mary-le-Bow Church



River Lea

# A special place to put down roots

**Bow is at the centre of a golden triangle between Canary Wharf, the City and Stratford. A bustling, young, multicultural area, it's an enticing blend of old London history and new London lifestyle. Central to East London's regeneration programme, it continues to get better with age.**

## WATERSIDE LIVING

Bow East sits close to where the River Lea meets the City Mill River. They're just two of the area's many waterways that powered Bow's nautical heritage and now provide a soothing backdrop to city living.

## EXCELLENT PROSPECTS

Nearby, at the Olympic Park, the government's developing the East Bank, which will further increase the park's huge appeal. A new cultural and educational quarter it will be home to the BBC, the V&A, Sadler's Wells, London College of Fashion and University College London.

Exceptional sports facilities and a huge variety of entertainment options, Bow really is an area that offers something for everyone.

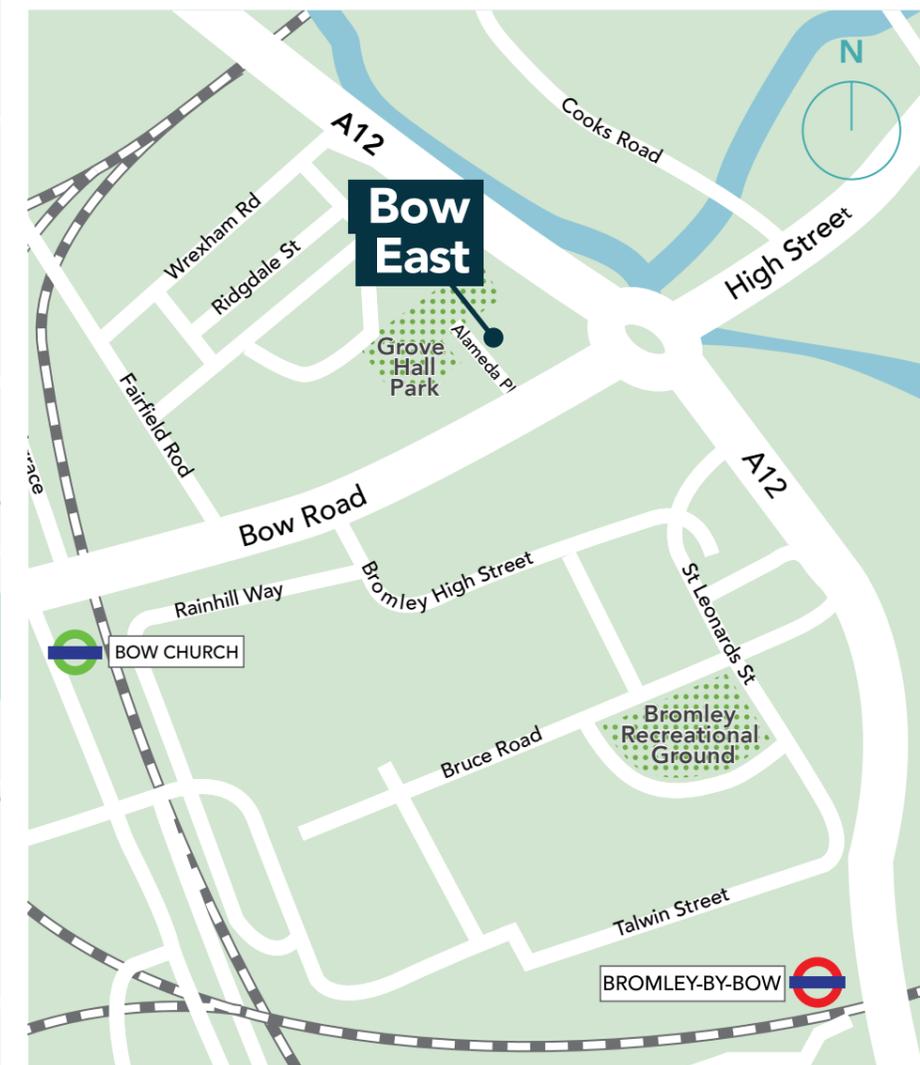
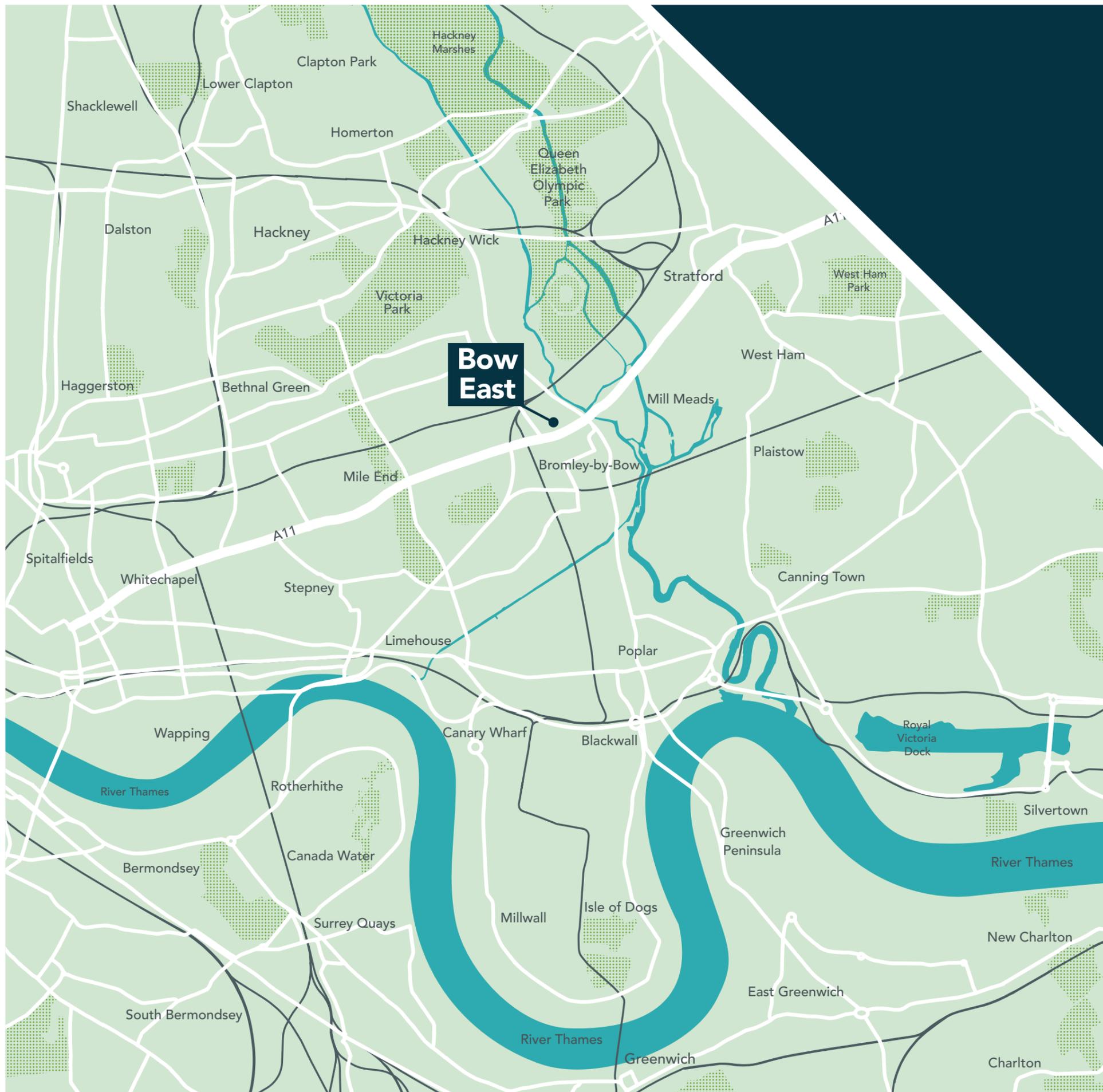
## MAGNETIC APPEAL

This historic corner of London has always been home to creators and pioneers. Today, it's attracting a new generation of creatives, many working in technology and finance – all lured by great transport links and a lifestyle full of opportunity.

## FAMILY FRIENDLY

As well as offering plenty of options to keep kids and teens entertained, this area's also home to a wide variety of schools rated good or outstanding by Ofsted. From Old Place Primary School, just a 7-minute walk away to Bow School for 11-18 year olds a 15-minute walk away.

# Local area map





The Bow Bells



Morgan Arms



The Grapes



Regents Canal

# Yours for the taking

**Bow offers so many ways to make the most of London life. From revelling in heady nightlife to relaxing in quirky cafes, to wandering along tranquil waterside paths.**

## THE ART OF GOOD LIVING

A few metres from Bow East is Bow Arts, hosting everything from yoga classes to film screenings and performance art. It's also home to contemporary art gallery The Nunnery and Carmelite Café where you can wake up with Nude Espresso and fill up with an avocado toastie.

There's no shortage of other great places to meet, eat and drink in Bow. From historic riverside pubs like The Grapes to artisanal cafes like Muxima and gastro pubs like The Morgan Arms.

## VARIETY IS THE SPICE

When it comes to nightlife, you're also spoilt for choice. Dance all night at nearby Bloc, savour a craft ale at The Bow Bells, see a show at the Hackney Empire, catch a blockbuster at Westfield Stratford City...the options are endless. And nearby fashionable nightspots Shoreditch, Hoxton and Dalston add to the variety.

If sport and high-profile performances are your thing, the Olympic Park and O2 arena are in easy reach. And if you like to linger by the water's edge, you can explore London via the nearby Regents Canal towpath. It meanders all the way to Regents Park and beyond.



Columbia Road Flower Market



Roman Road Market



Westfield

# From tiny treats to big buys

Whether you're stocking up on essentials, looking for unusual finds or yearning for big-brand retail therapy, the options are plentiful near Bow East.

## FAMOUS MARKETS

East London has a fantastic array of markets. A 20-minute stroll from Bow East is the famous Roman Road Market, perfect for hunting down quirky, affordable finds. Globe Town Market offers tantalising street food and fresh farmers' produce. There's fabulous fashion at Whitechapel's Petticoat Lane market and glorious sights and scents at Columbia Road Flower Market.

## FABULOUS INDEPENDENTS

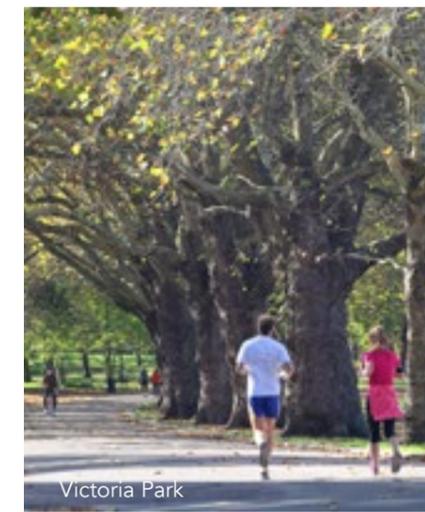
Alongside the nearby markets there are plenty of independent stores in Bow selling everything from gorgeous graphics like Snap to beautiful books like London Centre for Book Arts.

## GLITTERING MALLS

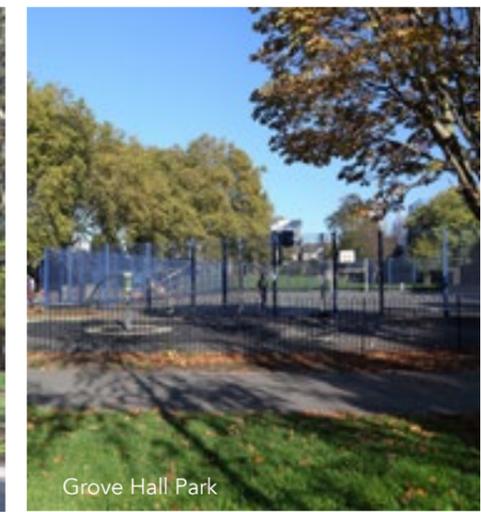
If you're looking for famous names and fun galore, Westfield Stratford City is just a 12 minutes bus journey. There you'll find 300 stores as well as 70 places to eat and drink, a 17-screen Vue Cinema, luxury bowling centre and the UK's first super casino. Or, in less than 15 minutes by DLR, you can be wandering Canary Wharf's malls where you'll also have a fabulous choice of upscale bars and restaurants.



Queen Elizabeth Olympic Park



Victoria Park



Grove Hall Park



Mile End Park

# Space to get away... and come together

**East London boasts some of the capital's finest green spaces. From much-loved Victoria Park with its cafes and ponds to iconic Queen Elizabeth Olympic Park with its world-class sports and entertainment venues.**

## GROVE HALL PARK

Just behind Bow East, this pleasant park is the ideal place to while away summer evenings with sweeping lawns, pretty planting, a children's playground and sports courts.

## QUEEN ELIZABETH OLYMPIC PARK

Around a mile away is this amazing sporting legacy set amongst acres of gorgeous parkland that hosts an ever-changing programme of cultural events. The park is also home to the London Stadium, London Aquatics Centre, The Copper Box (London's third largest arena), Lee Valley VeloPark and Lee Valley Hockey and Tennis Centre.

## MILE END PARK

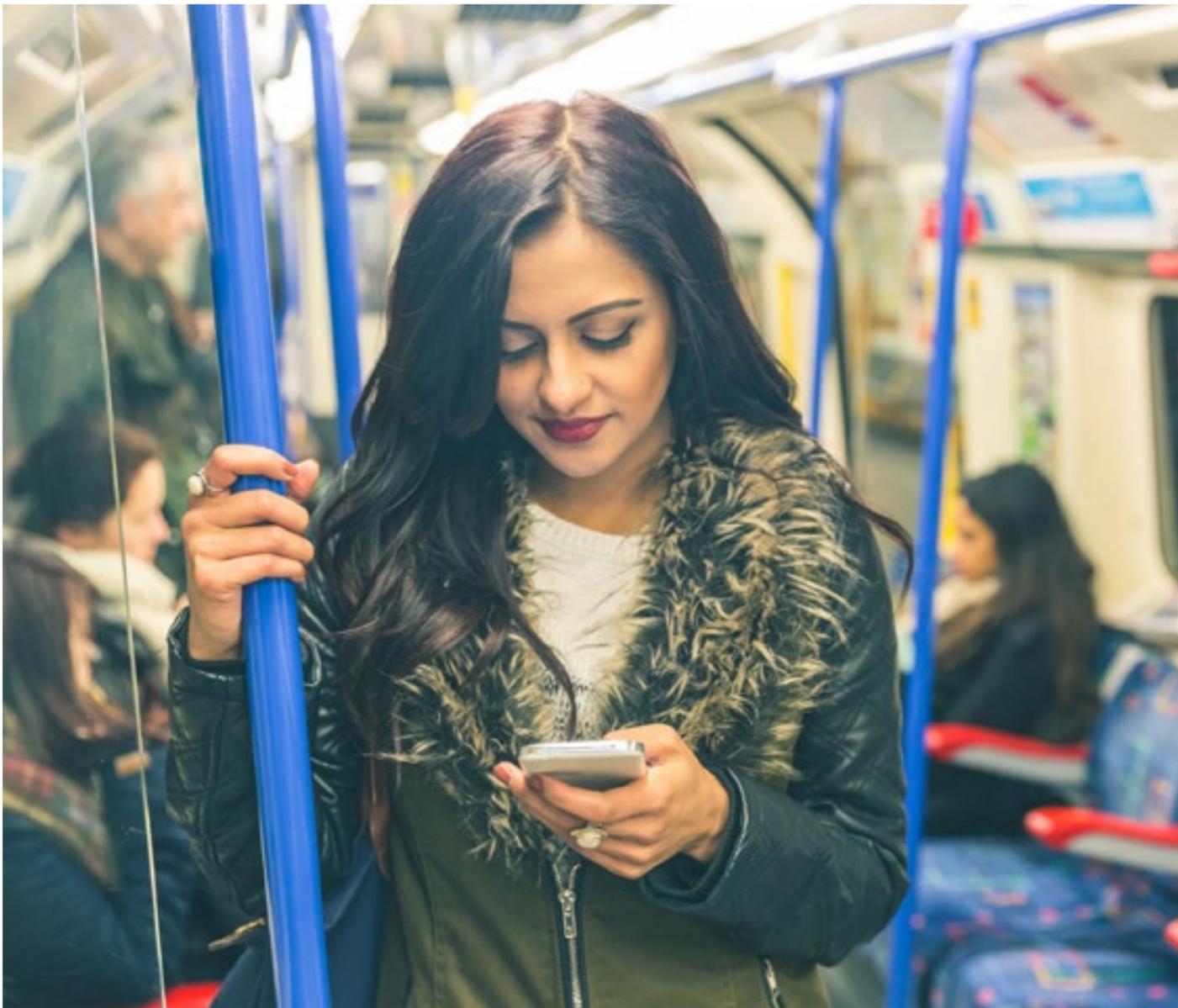
A 20-minute wander away, this vibrant, imaginative park features pavilions for ecology, arts and children's play. Additional facilities include a leisure centre, stadium, climbing wall and outdoor gym.

## VICTORIA PARK

A 10-minute cycle away along the canal, this is one of London's most popular parks. It offers a wide variety of sports and other activities plus events and festivals throughout the year.

## TOWER HAMLETS CEMETRY PARK

Just over half a mile from Bow East is this urban woodland that offers somewhere to get away from it all close to home.



**BOW ROAD**  
**HAMMERSMITH & CITY**  
**AND DISTRICT LINE**  
 0.6 miles (8-min walk)

- Mile End**  
1 mins
- West Ham**  
5 mins
- Liverpool Street**  
8 mins
- Bank**  
9 mins

**RAIL**  
 Liverpool Street Station from Bow Road, provides easy access to the national rail network.

**BUS**  
 Several bus stops near Bow East and a great local network.

**CYCLE**  
 The area's well-served by cycle paths, and forms part of the Stratford to Aldgate Cycle Superhighway.

**PLANE**  
 Bow East is a 15-minute taxi ride to London City Airport and less than 30 minutes by public transport.

**EUROSTAR**  
 The terminal at Stratford International is an 11-minute bus ride from Bow East.

**DLR** **BOW CHURCH**  
 0.2 Miles (4-min walk)

- Stratford Station**  
4 mins
- Canary Wharf**  
8 mins
- Greenwich**  
22 mins

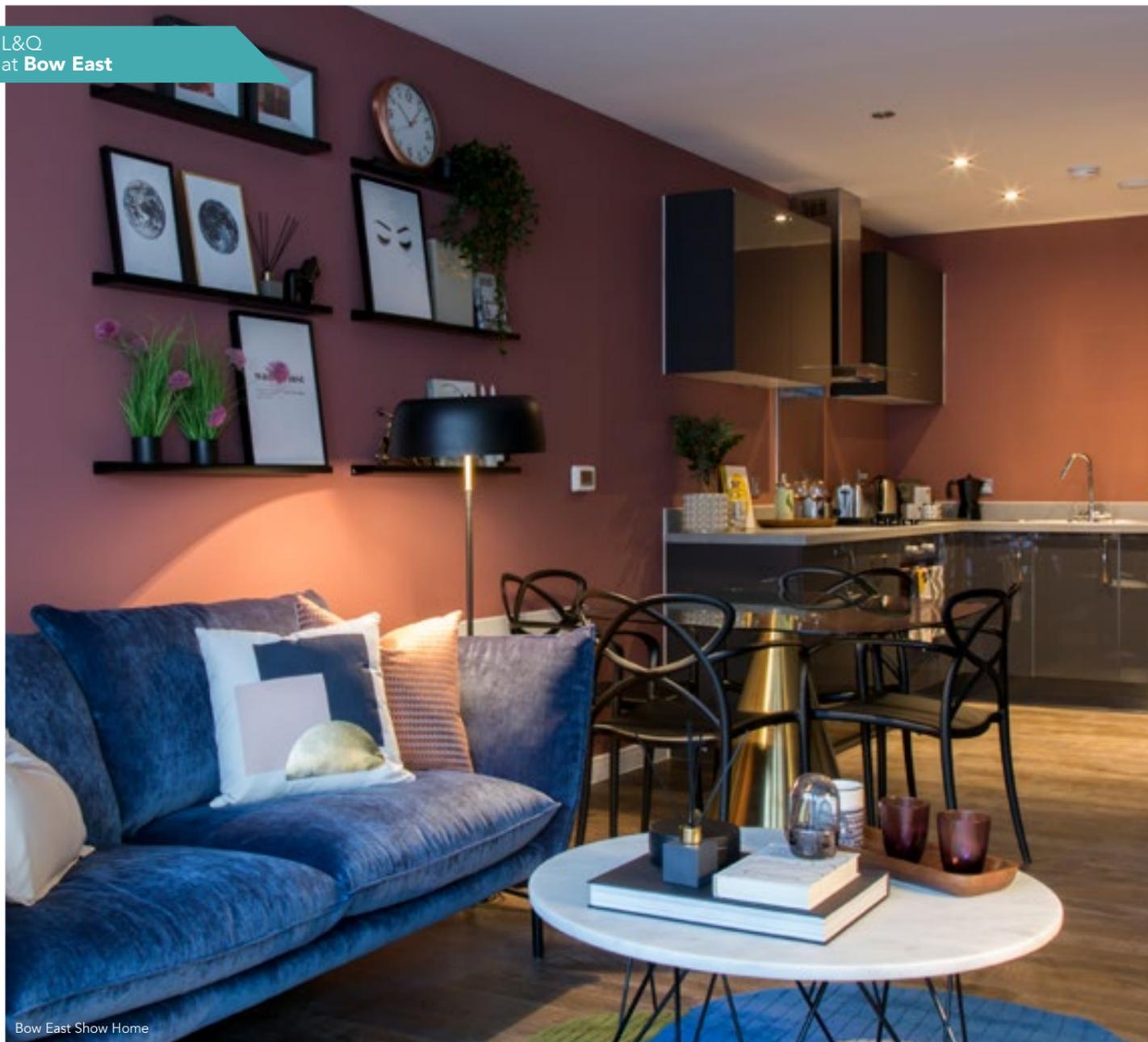
**ELIZABETH LINE**  
 Bow East provides easy access to Crossrail (coming soon) with nearby stations at Whitechapel, Canary Wharf and Stratford.



# Get connected

Transport links can make or break your experience of living in London. From Bow East, travel is easy – whether you're heading somewhere local, across the city or further afield.





Bow East Show Home

# Smart homes for modern lives

Homes at Bow East aren't just designed to look outstanding; they're designed to perform well too. Each one is built to Lifetime Homes Standards with high-performance materials and fittings that reduce heat loss, emissions, electricity use, water waste and utility bills.



## SPECIFICATION

### KITCHEN

- Woodbury Anthracite units by Symphony with soft-close doors
- Tectonica 40mm square-edged worktop by Symphony with matching upstand
- Blanco single-bowl stainless steel sink with chrome tap
- Black Electrolux single oven and ceramic hob
- Stainless steel Electrolux concealed cooker hood
- Stainless steel Zanussi splashback
- Integrated Zanussi fridge freezer
- Integrated Electrolux dishwasher
- Brushed chrome recessed LED downlights
- Caribbean Driftwood vinyl flooring by Kardean

### BATHROOM

- Kaldewei Saniform Eco bath tub, chrome taps and white bath panel
- Maku chrome thermostatic shower over bath (or in shower in en-suite)
- Pivoting glass shower screen
- Resin shower tray (en-suite only)
- Roca white WC with concealed dual-flush cistern
- Roca semi-recessed basin with chrome mono tap
- Full height mirror above basin
- Dual-fuel chrome towel rail
- Full height porcelain wall tiles to bath
- Porcelain Horizon floor tiles
- Brushed chrome recessed LED downlights
- Brushed chrome shaver socket

### LIVING AREAS

- Caribbean Driftwood vinyl flooring by Kardean
- Brushed chrome recessed LED downlights
- Sky multi-room socket (buyer to connect)
- Telephone socket

### BEDROOM

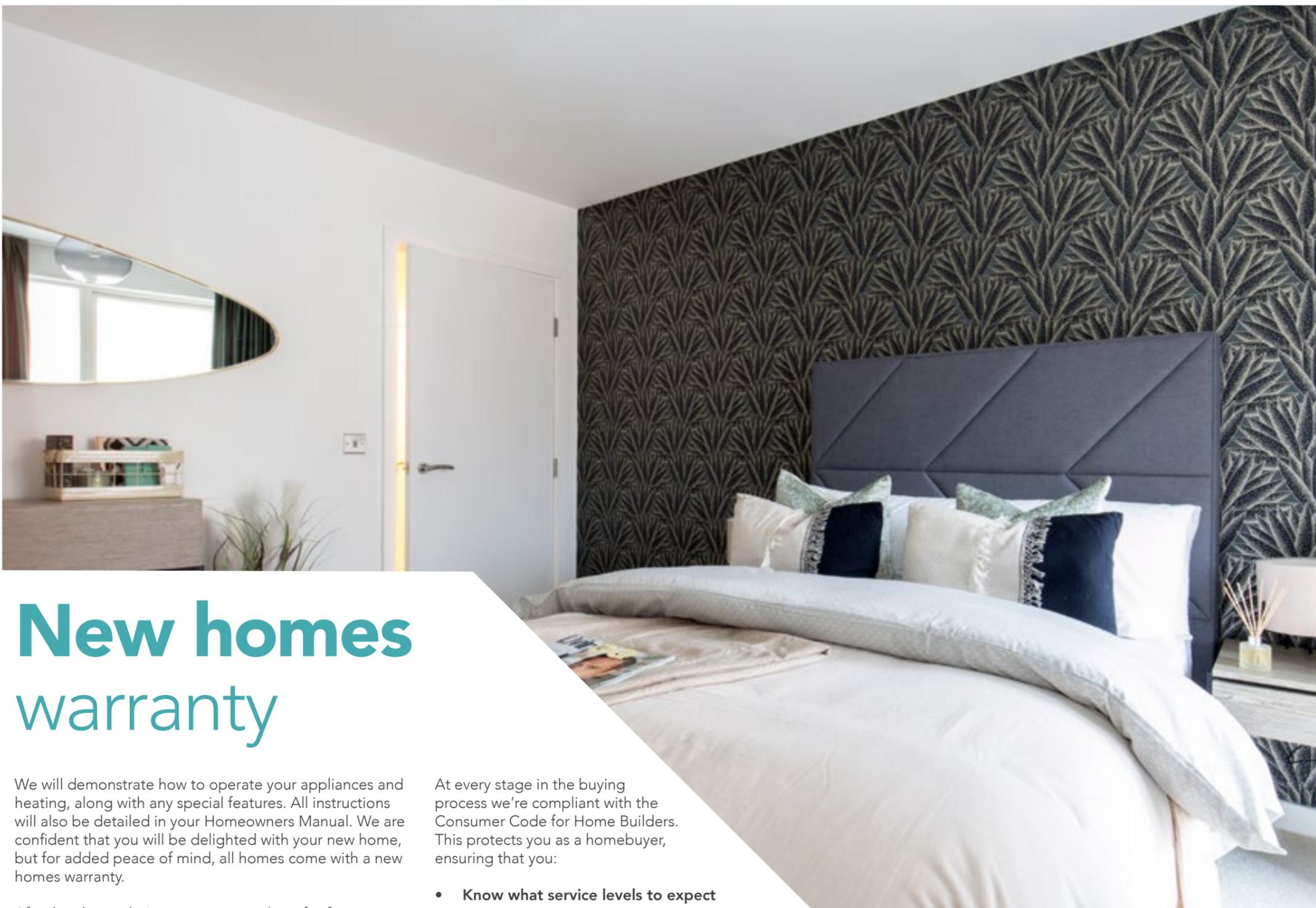
- Built-in wardrobe in master bedroom
- 80% wool 20% polypropylene ivory carpet
- Pendant light
- Sky multi-room socket in master bedroom (buyer to connect)
- Telephone socket in each bedroom

### GENERAL

- Freestanding Zanussi washing machine
- Video entry system
- Caribbean Driftwood vinyl flooring by Kardean in hall
- 80% wool 20% polypropylene ivory carpet on stairs (Duplex only)
- Pendant lights in hall and on stairs (Duplex only)
- Entrance door with chrome ironmongery
- White painted flush interior doors with chrome ironmongery
- Brushed stainless steel switches and sockets
- Brushed chrome doorbell
- Mains-powered carbon monoxide detector in each room with a boiler or flue
- Mains-powered smoke detector with battery backup
- Communal space

The specification of the properties are correct at the date of print but may change as necessary as building works progresses. The images are indicative of quality and style of the specification and may not necessarily represent in entirety the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. Specifications may differ according to unit layouts.

# Floor Plans



## New homes warranty

We will demonstrate how to operate your appliances and heating, along with any special features. All instructions will also be detailed in your Homeowners Manual. We are confident that you will be delighted with your new home, but for added peace of mind, all homes come with a new homes warranty.

After legal completion your property benefits from a ten year warranty; the first two years of which are covered by us. Your After Care Team will be on hand to assist with any issues that may arise. You will be contacted after you legally complete, normally around seven days after to confirm that you are happy with your home. Your sales associate can provide you with more details on the L&Q Guarantee warranty cover.

At every stage in the buying process we're compliant with the Consumer Code for Home Builders. This protects you as a homebuyer, ensuring that you:

- **Know what service levels to expect**
- **Are treated fairly**
- **Are given reliable information about your purchase and consumer rights before and after you move in**
- **Know how to access speedy, low-cost dispute resolution arrangements if you're dissatisfied**

**CONSUMER  
CODE FOR  
HOME BUILDERS**

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