



L&Q

at Lansbury Square

SHARED OWNERSHIP

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

SHARED OWNERSHIP

lqhomes.com

L&Q at Lansbury Square



L&Q at
Lansbury
Square
vital statistics



HOMES



1, 2 and 3 bedroom apartments

MARKETS



4 Historic
Markets
close by

WELL CONNECTED



Easy access to A12 and A11

GREEN SPACE



Green spaces and
parks within walking distance

CLOSE TO THE CITY



Minutes to Bank Station
on the DLR*

SHOPPING



Miles away from
Westfield Stratford City**

Welcome to L&Q at Lansbury Square

A selection of 1, 2, and 3 bedroom open-plan contemporary apartments, for Shared Ownership sale.

L&Q are proud to deliver a stunning new development with a range of stylish and affordable homes in the heart of vibrant Poplar, Tower Hamlets.

The contemporary design and Zone 2 location makes it a great place to call home for first time buyers. Each open-plan apartment offers high quality design and specification, along with a private outdoor space.





Be connected

With convenient transport links into central London and the City and a multi-million pound regeneration planned for the immediate area, this is an exciting Zone 2 location.

Langdon Park DLR station is just a few minutes' walk away and from there, journeys to Canary Wharf take around five minutes. The closest London Underground station is Bromley-By-Bow (District, and Hammersmith & City lines). East connection to major roads include the A12, East India Dock Road and the A11.



Get to know your new home

Lansbury Square offers well designed homes in a district bursting with a multitude of established retail and leisure activities, after millions being injected into regeneration projects. This provides residents with an exciting, convenient and connected London lifestyle.

Canary Wharf is in the nearby vicinity where you can enjoy plenty of trendy pubs and other eateries. This area also offers designer and highstreet brands within the shopping malls of Jubilee Place, Crossrail Place, Cabot Place and Canada Place. Westfield Stratford City, which boasts a multitude of stores, cafes, bars, restaurants and a multiplex cinema can also be reached in 10 minutes by DLR.

For day-to-day shopping essentials the nearest supermarket is less than a five minutes' walk from the development, as well as the famous Crisp Street Market - here you can explore an array of small shops, cafés, and stalls selling a variety of goods, as well as a bustling monthly street food market and occasional music festivals to give you a lively vibe.



KEY

- Jubilee
- Bakerloo
- Overground
- Metropolitan
- Victoria
- Central
- Piccadilly
- Waterloo & City
- Northern
- Circle
- DLR
- Hammersmith & City



Everything is on your doorstep

Alongside local amenities, the Lansbury Square development is also nearby many other great locations offering plenty of opportunities to enjoy that all important downtime.

For all your entertainment needs, the O2 Arena is on hand. You can also enjoy breathtaking views of the city skyline from the Emirates Cable Car in Greenwich. With flights running all day and into the evening, it's a great way to see the city come alive after dark.

The world class Queen Elizabeth Olympic Park is over two miles away which is home to the Olympic Stadium, the London Aquatics Centre and the Lee Valley Velo Park.

To experience some eye catching street art, street food markets and vintage wares, Brick Lane is perfect. Visit the Junkyard Golf Club for a different kind of night out with friends and family. Or the Brick Lane Gallery, which showcases some of London's up and coming artists to admire.

For some time out, why not visit Bartlett Park. Alternatively, you can stroll or cycle along the historic local canals.

EDUCATION

Lansbury Square is an ideal location for growing families, with many nurseries and schools within walking distance including Bygrove Primary School and Langdon Park Secondary School.

BYGROVE PRIMARY SCHOOL

10 Mins (walking)

SPORTS

Keeping fit is easy with Poplar Baths Leisure Centre close by who offer a pool, gym and fitness studios. Or you could enjoy team sports like football, hockey and netball at Mile End Park Stadium.

MILE END PARK STADIUM

17 Mins (public transport)

EAT & DRINK

For a delicious meal out, visit The Narrow, one of Gordon Ramsay's restaurants. Or for something more relaxing, the Nicolas Wine Bar offers a warm atmosphere to enjoy drinks, sharing platters or even a three course meal.

THE NARROW

21 Mins (public transport)

CULTURE

Embrace East London's culture and walk along the cobbled street of Brick Lane. Here you can experience unique cafés, restaurants, bars, shops, galleries and activities to enjoy with your friends and family.

BRICK LANE

33 Mins (public transport)

PARKS

Enjoy the outdoors in several parks close to Lansbury Square. Bartlett Park is a grassy open space or Poplar Recreation Ground is a great place to relax while children can play.

POPLAR RECREATION GROUND

10 Mins (walking)

SHOPPING

For some retail therapy, Canary Wharf offers over 120 designer and high street stores spread over 5 malls, or for something more unique, the Chrisp Street Market is close by too.

CANARY WHARF SHOPPING MALLS

9 mins (public transport)





High quality interiors

All images and photographs are used for illustrative purposes only and depict typical L&Q interiors from previous developments. For further clarification, please ask our Sales Advisors. Please note that the properties are currently under construction. Individual features such as windows, brick, other materials, heating and electrical layouts and internal positioning may vary.



SPECIFICATION

KITCHEN

- Zanussi single oven and ceramic hob
- Zanussi integrated dishwasher, fridge freezer and washing machine
- Stainless steel splashback behind hob
- Under cupboard LED
- feature lighting
- Laminate Oak Light Wood flooring
- Commodore Kitchens with Chapel Oak worktops
- Stone grey doors and drawer fronts on wall units

BATHROOM

- ROCA Gap basin and back to wall WC with Eco-Contessa bath
- Fully tiled bath area, half height behind WC and wash hand basin
- Ceramic floor tiles, colour 'Stone'
- Heated chrome towel rail
- Thermostatic shower over bath
- Glass shower screen
- Full height and width mirror
- Shaver socket
- Extractor vent

LIVING ROOM

- Creo Tennessee Oak Light Wood flooring
- Stelrad 'Elite' range wet system radiators with TRV
- Communal digital TV aerial and Satellite Dish with cabling for Sky+

BEDROOM(S)

- Portico sliding door wardrobes in main bedroom only
- Communal digital TV aerial and Satellite Dish with cabling for Sky+
- Carpet flooring, colour 'Rice'

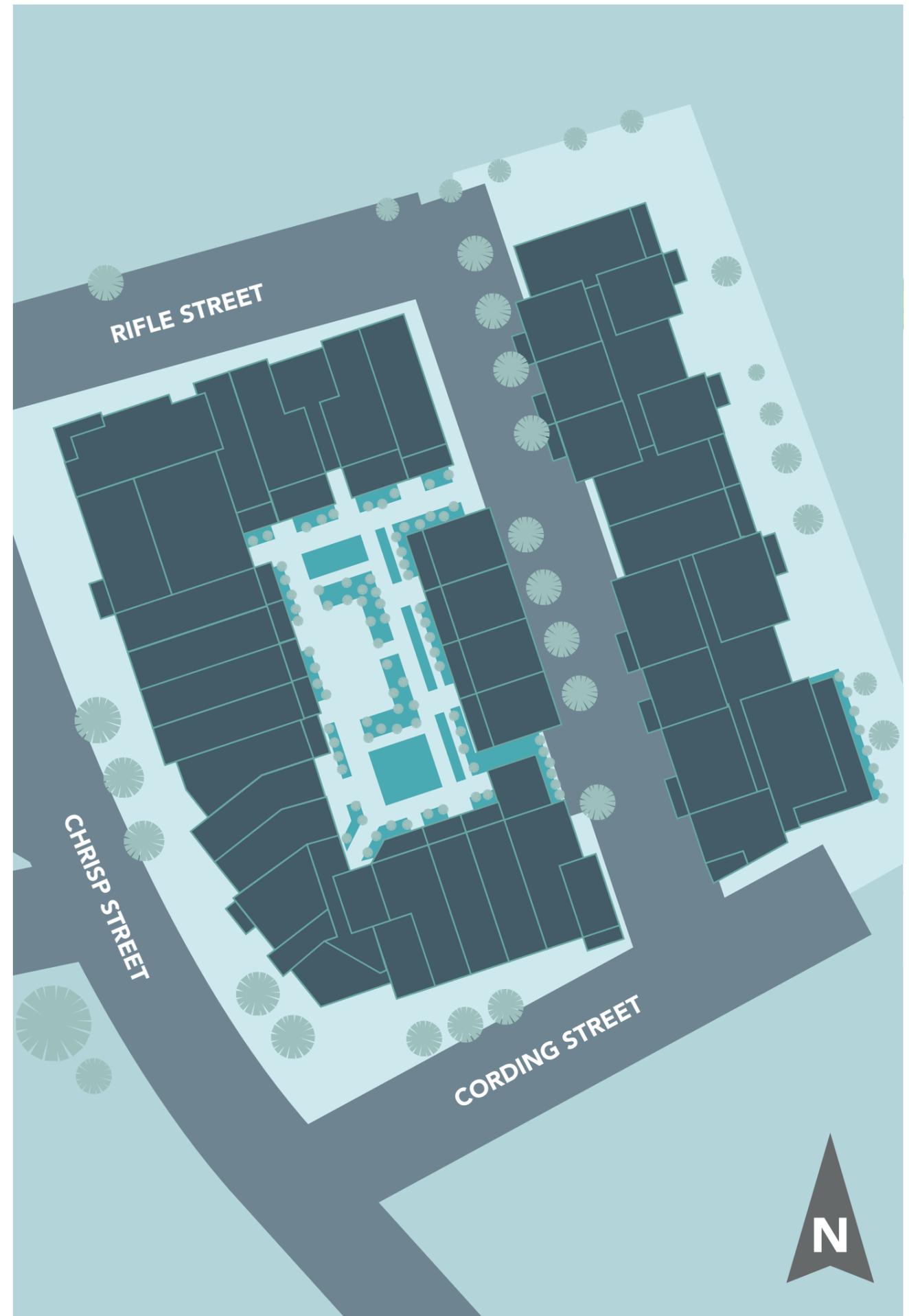
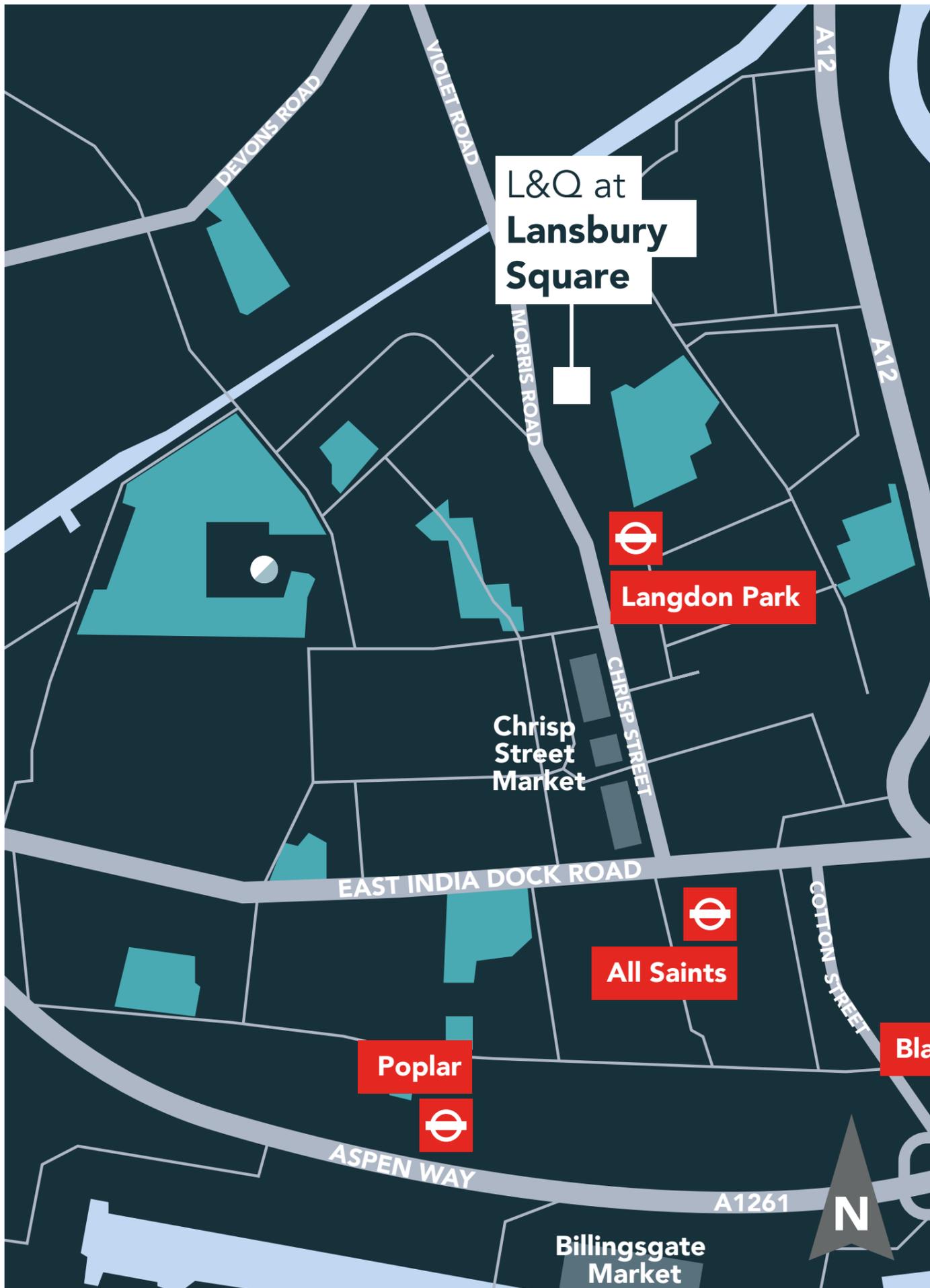
GENERAL

- Lift
- Communal recreational area
- Video door entry system with CCTV coverage to communal entrances balcony or terrace

EN-SUITE

- Two bedroom apartments have en-suite to the main bedroom
- Tiled shower enclosure
- Tiled flooring - Stone by Stone Brown
- White Shaver Socket
- Roca Laura range sanitary ware

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.



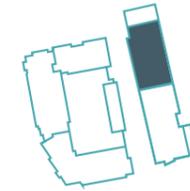


Computer generated image of Stratford Central.

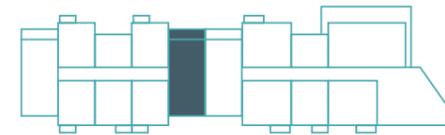


TWO BEDROOM APARTMENT PLOT 5

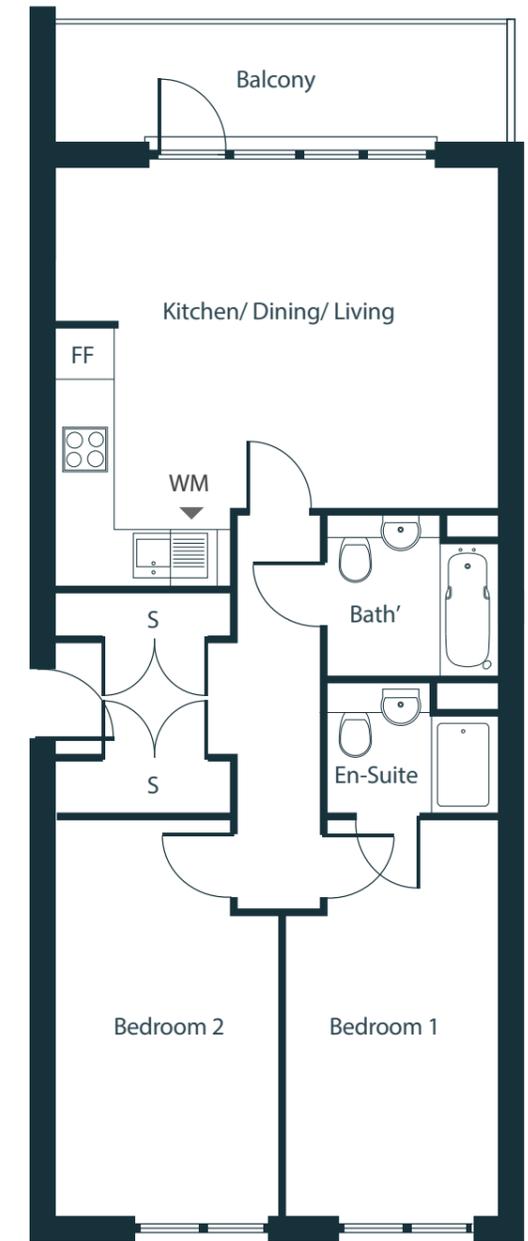
Core A



First floor



FF Fridge Freezer.
WM Washing Machine.
S Storage.



	Metric	Imperial
Kitchen/ Dining/ Living	26.7m ²	87' 59" ²
Bedroom 1	13.5m ²	44' 29" ²
Bedroom 2	13.5m ²	44' 29" ²
Total	75.4 m ²	812 ft ²

The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Advisors. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

TWO BEDROOM APARTMENT

PLOT 206



FF Fridge Freezer.
WM Washing Machine.
S Storage.

	Metric	Imperial
Kitchen/ Dining/ Living	32.0m ²	104' 98" ²
Bedroom 1	15.4m ²	50' 52" ²
Bedroom 2	15.3m ²	50' 19" ²
Total	110.9 m ²	1,191 ft ²



THREE BEDROOM APARTMENT

PLOT 252



FF Fridge Freezer.
S Storage.

	Metric	Imperial
Kitchen/ Dining/ Living	30.0m ²	98' 42" ²
Bedroom 1	12.1m ²	39' 69" ²
Bedroom 2	11.7m ²	38' 38" ²
Bedroom 3	17.2m ²	56' 43" ²
Total	119.6 m ²	1278 ft ²

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Computer generated image of Stratford Central.



Get on the property ladder with Shared Ownership



L&Q has been providing high-quality shared ownership homes since 1989 to help people get a foot on the housing ladder.

We have won numerous awards for the quality of these homes and also the service provided by our in-house team of shared ownership experts. We have been voted Housing Association of the Year and in response to the housing and affordability crisis, we will build 100,000 new homes over ten years. As a not-for-profit organisation, we reinvest all the money we make into new and existing homes, creating successful communities and providing excellent services. We are a long-term partner in the neighbourhoods we serve. The homes we provide are well designed, well built, well maintained and well managed.

To find out more visit lqhomes.com

THE L&Q NEW HOMES WARRANTY

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty. This lasts for 2 years from the date of legal completion. For the 2 year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials.

The NHBC buildmark cover is valid for 10 years from the date the building was finished. Your sales negotiator can provide you with more details on the L&Q guarantee and NHBC buildmark cover.

You can also access the full terms and conditions on our website: lqgroup.org.uk



DISCLAIMER

All information in this document is correct at the time of publication/going to print 06/19. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as windows bricks and other materials' colours may vary as may heating and electrical layouts. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through you legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home. The specifications of the properties are correct at the date of print but may change as necessary as building work progresses. The images are indicative of the 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. For further clarification please ask our Sales Advisors.

A selection of other L&Q developments



Ropemakers Yard, Limehouse E14
lqhomes.com/ropemakersyard



The Forge, Newham E6
lqhomes.com/theforge



New Stratford Works, Stratford E15
lqhomes.com/newstratfordworks

L&Q at Lansbury Square

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London, E14 6TD

Email: lansburysquare@lqgroup.org.uk
Web: www.lqhomes.com/lansburysquare
Tel: 07970 965866

Registered office: 29-35 West Ham Lane, Stratford, E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R
Exempt charity. Details correct at the time of going to print 11/18 Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage



BECAUSE HOMES MATTER

lqhomes.com