

L&Q at
**NEW MARKET
PLACE**

L&Q



Computer generated image is indicative only.

Brand new homes

and a vibrant neighbourhood

Welcome to L&Q at New Market Place in the heart of vibrant East London. L&Q are proud to offer a range of 1, 2 and 3 bedroom Shared Ownership apartments in this contemporary development, built on the site of the former East Ham Market Hall.

These exceptional new homes are in a thriving neighbourhood, where you'll find a busy High Street packed with attractive shops, cafés and restaurants. From the residents' rooftop terrace*, you'll also enjoy superb views of the London skyline and landscaped communal gardens.

Just a short walk from East Ham Underground Station, great transport links connect you to the City in just 18 minutes. Crossrail is also coming soon to nearby

Manor Park, which will offer you swift connections to Canary Wharf and the West End.

Giving you the perfect chance to step onto the property ladder in a popular district of London, you'll soon discover that L&Q at New Market Place offers you the best of modern city living.

*Only residents in blocks A1, A2 and A3 will have access to the roof terrace.

We provide the home
*and you make
it your own*





The essentials you need *and all close at hand*



Balcony or terrace to every apartment



A shared rooftop terrace* with stunning views of London's skyline



Proposed retail space for New Market Place



Great local restaurants and amenities on your doorstep



Excellent primary and secondary schools nearby



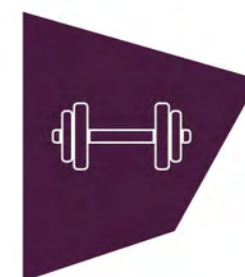
An adjoining supermarket and thriving nearby high street



Near to Westfield Stratford City for exceptional shopping



A new Crossrail station coming soon to nearby zone 3 Manor Park



Close to world-class sports and entertainment at the QE Olympic Park

*Only residents in blocks A1, A2 and A3 will have access to the roof terrace.



A modern London neighbourhood with a traditional sense of community

L&Q at New Market Place is situated near East Ham High Street, placing it at the heart of this popular East London community. It's a vibrant, cosmopolitan area, but there's still very much a caring East End atmosphere and streetscape, with everything from bustling market stalls to traditional pubs.

Back in the 1850s, East Ham Railway Station opened, marking the first step that changed the area from a scattered village to a bustling district of London. The electric District Railway followed in 1908. In the same way, the new Crossrail service coming to nearby Manor Park has made the neighbourhood an even more appealing choice – as has multi-million-pound regeneration in East London and investment in the Queen Elizabeth Olympic Park.

Today's East Ham may be a modern place to live, but you'll love its strong sense of community. Highlights include the Greatfield Community Market – run by volunteers from Greatfield Residents' Association – and the Bonny Downs Community Association, which runs or hosts a wonderful range of activities for people of all ages from its premises. If an artistic vibe is your thing, Masterman Road is a great place to explore, with buzzing exhibitions, craft markets and musical performances.

New roots and your routes





Sports

If you like to keep fit, you'll be living near some excellent sports facilities such as the East Ham Leisure Centre. Better still, you'll be within cycling distance of the world-class Queen Elizabeth Olympic Park.

Queen Elizabeth Olympic Park
3.1 miles*



Nature

You might be living in a bustling urban area, but you'll have plenty of opportunities to relax and enjoy natural surroundings. The 9-acre East Ham Nature Reserve has a wonderful mix of beautiful meadows and woodlands.

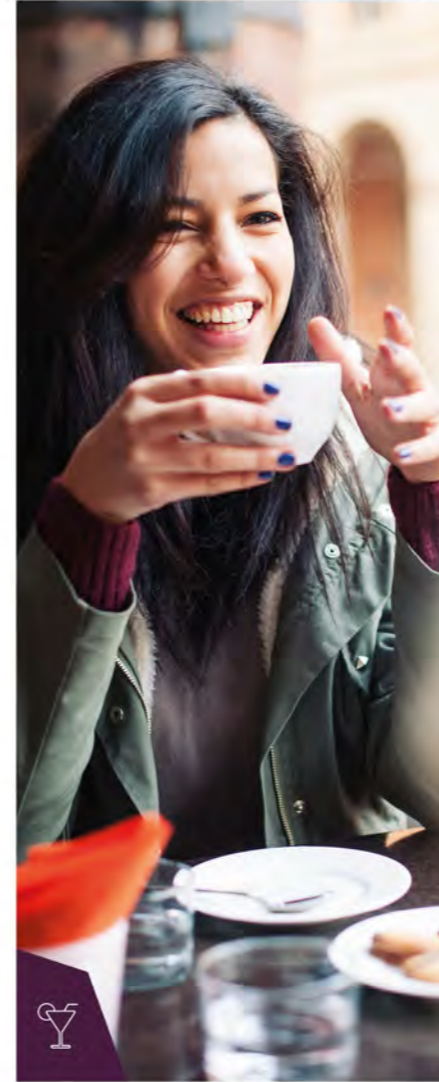
East Ham Nature Reserve
1.1 miles*



Culture

East Ham has a vibrant cultural scene, with many artists making it their home. Masterman Road is home to many studios and is a place to enjoy exhibitions, craft markets and musical performances.

Masterman Road
0.9 miles*



Eat & Drink

In such a cosmopolitan area, you'll have a world of different cuisines on your doorstep. From much-praised Indian and European restaurants to relaxing pubs and tranquil cafés, there's plenty to explore. Carpathia is a particularly popular Romanian eatery.

Carpathia
0.2 miles*



Parks

East Ham is in the London Borough of Newham, which boasts 23 parks and around 45 green spaces. You'll be living near Central Park, a charming space with ornamental gardens, sports and play facilities, a café and a pond with an attractive fountain.

Central Park
0.5 miles*



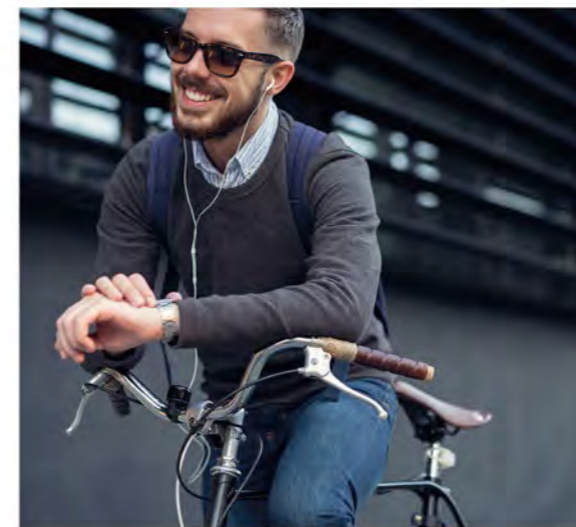
Shopping

You'll be living near a vibrant High Street with plenty of big-name stores and independent shops. But when you want to shop until you drop, Westfield Stratford – one of Europe's largest shopping centres – will be only a short distance away.

Westfield Stratford
3.0 miles*

*Distances taken from google.co.uk/maps.

A tube station on your doorstep and direct transport links



Whether you want to head to the city, explore your new area by bike or fly abroad, your new home is well connected.

L&Q at New Market Place has truly impressive transport links. It's just a short walk away from East Ham Tube Station, where you can catch regular District Line and Hammersmith & City Line trains to central London. When Crossrail comes to nearby Manor Park station, you'll also benefit from fast links to the City, Heathrow, Shenfield, Reading and more.

If you love to travel abroad, St Pancras International is about 30 minutes away and you can reach London's main airports quickly too – in fact, London City Airport is less than 4 miles from New Market Place. You will also be very near the North Circular and the A13, which can take you quickly to the M25.

Cyclists will love living at New Market Place too. You'll be a short distance from Cycle Superhighway CS3, which links Barking to Lancaster Gate, plus the Quietway 22 route between Stratford and North Beckton.



By tube from East Ham station

Stratford	13 mins
Liverpool Street	18 mins
Oxford Circus	27 mins



By train to the airport from East Ham station

London City	23 mins
Heathrow	49 mins
Gatwick	1hr 10 mins



By foot from New Market Place

East Ham Station	7 mins
Central Park	8 mins
East Ham Nature Reserve	21 mins



By cycle from New Market Place

Wanstead Flats	12 mins
Queen Elizabeth Olympic Park	19 mins
Victoria Park	23 mins

New Market Place is a 7 minute walk to East Ham station.

Train times taken from nationalrail.co.uk.
Distances taken from google.co.uk/maps.

A place for shopping and a city to explore

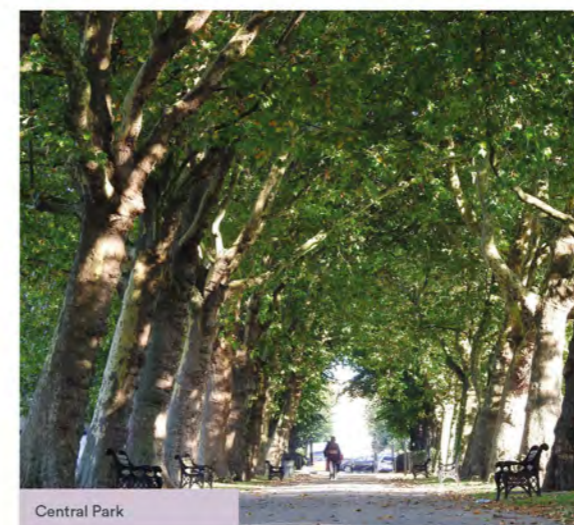
Perfectly located, you'll never be short of destinations to shop. Living next to a popular High Street, you can take your pick of popular outlets that range from Primark and Sainsbury's, through to independent clothes and beauty specialists.

Head to the East Shopping Centre about a mile away, and you'll be treated to Europe's first ever purpose-built, boutique, South Asian shopping mall. Not only does it specialise in beautiful Asian fashions and wedding clothes, but you'll also find some great casual eateries to enjoy.

If major shopping malls are more your thing, you'll have one of the very best near to home. Westfield Stratford is a short tube ride away and is one of the biggest shopping centres in Europe. With nearly 2 million square feet of retail space, you'll be able to explore everything from high-end fashion and cutting-edge electronics through to perfume stores and jewellers.

Because you'll be living next to a tube and rail station, it's easy to explore shopping districts across the capital. From quirky neighbourhoods like Shoreditch, through to the designer shopping hotspots in the West End, there's a world of exceptional retail to discover.





Central Park



West Ham Park

Green open spaces and places to enjoy

At your new home, you may be living in a bustling part of the capital, but that doesn't mean you'll be far from some beautiful green spaces – Newham is one of the greenest boroughs in London!

On your doorstep is Central Park, which can be found just off High Street South. In the grounds of an 18th-century house, you'll find ornamental gardens, history and tree trails, a play area with water, plus sports facilities – including tennis courts, a bowling green and basketball practice area. There's also a popular café and a pond with an attractive fountain.

East Ham Nature Reserve is also a tranquil spot, with a wonderful mixture of woods and meadows. Also a short distance away, you'll find Plashet Park and West Ham Park, both of which have the Green Flag Award – with the latter also being a Green Heritage Site.

Then there's the River Roding, which moves its way through East Ham on the way to the Thames. The River Roding Trust has bold plans to create a new riverside park along its edges, hopefully creating a biodiverse space that people will be inspired by, learn from and enjoy.

Invest for the future *and down your own home*

If you have children or teenagers in your family, then you'll be glad to be living near schools with excellent reputations.

For younger children, Brampton Primary School is rated 'outstanding' by Ofsted, while Lathom Junior School and Altmere Infant school are both ranked as 'good'.

Local secondary schools are also highly regarded. Plashet School is 'outstanding', as is Brampton Manor Academy. In short, if you want your children to have a good education, there are some superb schools near New Market Place.

Also, being in London, there are many first-class colleges and universities offering almost every imaginable further and higher education course. Whatever your aspirations, there are so many opportunities waiting for you.





Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at applications@lqgroup.org.uk or call 0300 456 9997 opt 1, Monday to Friday 9am-5pm
You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home After we have made you an offer



Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

We're here and ready to help

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

The L&Q new homes warranty

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 two 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 warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



L&Q at Brunel Street Works
Canning Town
lqhomes.com/brunel-street-works



Silk District
Whitechapel
lqhomes.com/thesilkdistrict



Beam Park
Rainham
lqhomes.com/beampark

Disclaimer

All information in this document is correct at the time of publication. Travel times are taken from Google Maps and National Rail. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. 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.

L&Q at New Market Place



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