Where the history and traditions of the old East End meets its exciting creative future, New Union Wharf is a contemporary and striking riverside development in the heart of a vibrant community on the Isle of Dogs.

Walking beside the river or brunching in a local waterside brasserie, exploring the creative streets of nearby Hackney or travel west to the boutiques of Soho – living here brings you the best of London.
INTRODUCTION - A NEW UNION

Rising up as a local landmark in one of London’s most characterful riverside locations, this stylish collection of one to three bed homes bring the best of young urban living in a neighbourhood to feel part of.

The five eye-catching towers at the centre of the development are symbolic of the changes in this dynamic part of East London where tradition meets innovation. Nestled into one of the most impressive meanders of this historic river, the distinctive homes look across the Thames to the O2 Arena.
JOIN THE Revival

Originally a great hub for shipbuilding and dockside industry in the 18th and 19th Century, the Isle of Dogs has always been one of London’s most individual neighbourhoods. Shaped by its geography and history, it’s a place with a unique identity where old customs remain. That sense of community is engrained in the design of New Union Wharf where tradition meets modernity.

The 899 new apartments will be built around an innovative street-based design that blends into the unique riverside setting and inspires the creative community that call this neighbourhood home. Renewed and energised for the 21st Century, the Isle of Dogs revival has only just begun. And as this area of East London continues to evolve, you will be perfectly placed to enjoy the changes.
When architects Jestico + Whiles were invited to create a contemporary development designed around the principles of community they looked to the future by noting the past. Creating a pattern of terraces and blocks around wide streets and landscaped gardens they shaped an environment built around the old East End neighbourhoods. Shared podium courtyards, children’s play areas and the riverside walkway all add to the sense of community.

It’s the rich mix of apartments and the way they interconnect that impresses the most. The low-rise homes with sunny private gardens have street frontages inspired by the mews of Notting Hill. More dramatic in design, the higher rise apartments that overlook the river are designed around the principles of modernism with floor to ceiling windows providing stunning views over the Thames. And it’s the grandeur of the river that is really the natural centrepiece to this striking development with glimpses becoming views as you turn every corner.

It’s a development where every detail has been addressed – from cycle storage to CCTV. And with interiors straight from the pages of a lifestyle magazine you will soon be settling into your new home.
A CONNECTED community
MAKE THE MOST OF LONDON

New Union Wharf is perfectly placed for you to enjoy this most historic and vibrant part of the capital.

Docklands’ most exciting arts quarter, Trinity Buoy Wharf and Container City, is a vibrant creative community that is testament to the area’s resurgence. With cutting edge galleries, street art trails, a sculpture park, and the chrome Fifties style Fat Boy’s Diner, it’s a great way to spend a Saturday afternoon.

Michelin-star restaurants around the atmospheric docks and relaxed shopping squares, Canary Wharf is much more than a centre for business. Similarly, the O2 Arena is not just about concerts; take in a blockbuster at Cineworld, then choose from restaurants like Byron and Wagamama. Across the river is historic Greenwich where you can stroll past the Cutty Sark on the way to the Royal Observatory, before sampling the local restaurants and celebrated market.

A recent addition to the impressive skyline, the Emirates Cable Car, gives awe-inspiring views of London. It’s also a novel way of getting to The Royal Docks where plans are developing for a business centre to rival Canary Wharf.

But you will also find quaint village-like streets with neighbourhood pubs where a real sense of the area’s old dockside history remains.
LIVE DIFFERENT

live better
ENJOY THE RIDE

Just a 10 minute cycle ride from your new home is Canary Wharf, where relaxation and entertainment go hand in hand. For a fun ride around your neighbourhood pick up a ‘Boris’ bike at South Quay, then cycle down through picturesque Docklands, the foot tunnel to Greenwich and onto Blackheath for a picnic.

For more serious riding join the National Cycle Network on its 26-mile route from Greenwich to Banbury Reservoir. Also check out Bespoke Cycling, or any of the many of the shops around Canary Wharf such as Bang & Olufsen and Zara. And whether starting the day with Truffle Eggs Benedict at Tom’s Kitchen or ending it with a Manhattan at Smollensky’s, Canary Wharf is a place to relax with friends rather than rush with the crowd.

Or just walk around the atmospheric dockside and let the day take you where it will. Because it really is time to live differently.
HEALTHY LIVING...
riverside
BREATHE THE ENERGY OF THE THAMES

Strolling along the Riverside Walk while bumping into friends or relaxing in nearby St John’s park, this is city living as it should be.

Mudchute owes its name to the sludge that was pumped out of Millwall Dock and dumped in the area. Set in over 30 acres of countryside, these days Mudchute Park is an oasis of green space with a working farm and stables.

A short walk from the popular Millwall Park, home of Millwall Rugby Club, is the riverside Island Gardens where the views across to the Royal Observatory of Greenwich really do take your breath away.

The first riverside park in London for over 50 years, the sculptural Thames Barrier Park is the vision of Parisian landscape architect Alain Provost and Patel Taylor. Known for the wildflower meadows and incredible views of the iconic silver hued barrier, Dockside’s rich history can really be felt along the riverside here and at Lyles Park not far from the famous Silvertown sugar factory.

And from the Everyman Cinema to the Ice Rink at Canary Wharf you will never be short of things to do around your dockside neighbourhood.
A WARM welcome

With sensational views and contemporary French food to match, The Plateau is just one of many renowned restaurants in Canary Wharf. Choose from Sticks n Sushi for highly rated Japanese food or Gaucho, the Argentinian where the Empanadas match the steaks. Also making the best of the dockside setting are relaxed yet lively eateries like Jamie’s Italian, Wahaca and Big Easy, specialists in American Bar B.Q.

Nearer to home are the atmospheric old corners of the Isle of Dogs where casual pubs and cafes sit on quiet Victorian streets. Housed in the eves of a former chapel, Hubbub is a buzzy café and arts centre with an exhibition space and strong community feel. One of the most evocative streets is Coldharbour, home to The Gun, a cozy gastropub where riverside views complement one of the best Sunday Roasts in East London. Also try The George, a traditional East End pub, that even serves Pie & Mash.

And with supermarkets such as Tesco, Asda and Co-op alongside the local stores like Emily Flower Shop, you will soon settle into your new neighbourhood.
### YOUR journey

<table>
<thead>
<tr>
<th>Distance</th>
<th>Station/Location</th>
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<tbody>
<tr>
<td>7 mins</td>
<td>Walk to Crossharbour DLR Station</td>
</tr>
<tr>
<td>4 mins</td>
<td>To Canary Wharf DLR &amp; Crossrail Station</td>
</tr>
<tr>
<td>16 mins</td>
<td>To Bank Tube and DLR Station</td>
</tr>
<tr>
<td>20 mins</td>
<td>To Stratford International Tube and Rail Station</td>
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<tr>
<td>28 mins</td>
<td>To Bond Street Tube and Crossrail Station</td>
</tr>
<tr>
<td>24 mins</td>
<td>London City Airport DLR Station</td>
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Whether it’s a five-minute tube ride to work or leisurely boat trips to explore, New Union Wharf brings the best of London to the doorstep.

A seven-minute walk from your front door is the Crossharbour station of the DLR. From there it’s three stops to Canary Wharf with its Jubilee Line connections taking you to London Bridge or Stratford going East in less than 10 minutes.

From Canary Wharf Pier you can also jump on The Thames Clipper to explore London’s historic river or use it as a novel way to get to work.

The convenience of a local station with the possibilities of a national airport, London City makes it easier to get away - from business trips to Frankfurt to family weekends in New York.

*Obtained from TFL*
INSPIRING INTERIORS
SPECIFICATION

LIVING ROOM
• Havwoods wide plank timber flooring
• Recessed low energy dimmable LED downlights in brushed steel

KITCHEN
• Fitted Commodore range kitchen with soft closed doors and LED downlights
• Noka Silestone worktop
• Integrated appliances from Siemens including electric oven, electric hob, and fridge freezer
• Integrated microwave to 2 and 3 bedroom apartments only
• Zenduo under-mounted sink with Hansgrohe chrome tap
• Splashback
• Havwoods wide plank timber flooring

HALLWAY
• Free-standing Zanussi washer and dryer installed in the hall’s utility cupboard

Continued on next page
CONTEMPORARY COMFORT
SPECIFICATION

BEDROOM
• LED down lights in brushed steel
• New Oaklands, 80:20 wool/nylon mix silver stone carpet
• Spaceslide soft close wardrobes in colours to match kitchens, wardrobes to master bedrooms with internal sensor operated lighting*
• Smoke detector

SECURITY AND CONNECTIVITY
• Video door entry phone with integrated doorbell
• CCTV to cover building entrances, bins stores and car park areas
• Smoke optical detector with hush button and mounting plate
• TV / satellite / cable, DAB/FM points to living room, master bedroom (subject to owners contract)
• BT points to living room and all bedrooms
• Sockets and controls – appropriate Schneider range

* Specification may differ in some apartments due to layout.

Continued on next page
REVIVE YOUR SENSES
SPECIFICATION

BATHROOM

- LED down lights in brushed steel
- Light grey porcelain tiled flooring
- Light grey porcelain tiled bath and shower wall
- White semi counter top wash basin with chrome Hansgrohe tap and tiled splashback
- Vanity base unit with Silstone worktop
- Back to wall WC with soft close seat and cover
- White Villeroy and Boch Architectura bath and screen with Hansgrohe shower mixer
- Full width mirrored storage cabinet with incorporated LED strip lighting and integrated shaver socket
- Chrome heated towel rail
- Shaver socket

EN-SUITE*

- LED down lights in brushed steel
- Light grey porcelain tiled flooring
- Light grey porcelain tiled bath and shower wall
- Back to wall WC with soft close seat and cover
- White semi counter top wash basin with chrome Hansgrohe tap and tiles splashback
- Vanity base unit with reconstructed stone worktop
- Duravit acrylic shower with pivot door shower enclosure
- Chrome Hansgrohe shower enclosure
- Full width mirrored storage cabinet with incorporated LED strip lighting and integrated shaver socket
- Chrome heated towel rail
- Shaver socket

*Available in 2 and 3 bedroom apartments
NEW UNION WHARF
WITH SOME APARTMENTS MAKING THE BEST OF THE SETTING WITH VIEWS OVER THE WATER AND DIRECT ACCESS TO THE RIVERSIDE WALK, IT’S A DEVELOPMENT THAT MIXES URBAN COOL WITH DOCKSIDE CALM.

So feel the breeze, enjoy the views and revel in the buzz of this lively waterside community where sophistication and relaxation go hand in hand.
L&Q is a leading residential developer, founded over 50 years ago. We create high quality homes and places people love to live. Our award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. We lead major residential and mixed use developments, and are committed to working with like-minded partners to help solve the housing crisis and meet its vision to deliver 100,000 new homes.