

L&Q at

BRUNEL

LDN

STREET

E16

WORKS

L&Q



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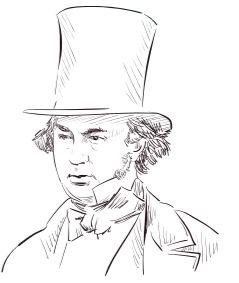
WORKS

A rich history *and a very promising future*

Brunel Street Works is the gateway to a bold new future for Canning Town and includes 167 beautiful new homes available through shared ownership.

This pioneering vibrant new neighbourhood sits on the doorstep of Canning Town and is part of a £3.7 billion regeneration programme bringing new homes, public spaces, restaurants, cafés, shops and creative work spaces to this well located area of London within a short walk of the Royal Docks.

Forming a diverse new community on the site famous for building Isambard Kingdom Brunel's record breaking steam ship, and enjoying some of the fastest travel connections London has to offer, Brunel Street Works offers you the opportunity to continue the pioneering spirit by stepping out and owning your own brand new home.



Inspiring design *and a future without limits*



Isambard Kingdom Brunel's creative designs reshaped the world. As one of England's greatest ever engineers, Brunel constantly innovated to make travel faster and more accessible for all. Some of his headline achievements include the Clifton Suspension Bridge, The Great Western Railway and Paddington Station which all remain in active use more than 200 years later thanks to his passion for exacting standards.

Brunel Street Works is located on the former shipbuilding site where another of Brunel successes was birthed, The SS Great Britain. The steam ship immediately became the worlds fastest ship offering passengers the shortest journey times around the globe and revolutionising travel for the world.

Taking inspiration from Brunel's legacy Brunel Street Works has been designed to provide modern, well engineered homes which are built to stand the test of time and accent the history that has inspired them. Podium gardens and public squares take character from their context to be both practical and beautiful spaces. All this in an area undergoing modernisation and transformation, and with some of the best transport connections in London on your doorstep, Brunel's legacy is secured.

All the homes at Effra Gardens come finished with everything you need to move in and start enjoying life in your new home with L&Q at Brunel Street Works. Simply bring your furniture, style and get ready to celebrate.



Excellent travel connections *and an area being transformed*

You're never far away with Brunel Street Works, with some of the fastest connections the capital offers to London's top destinations.

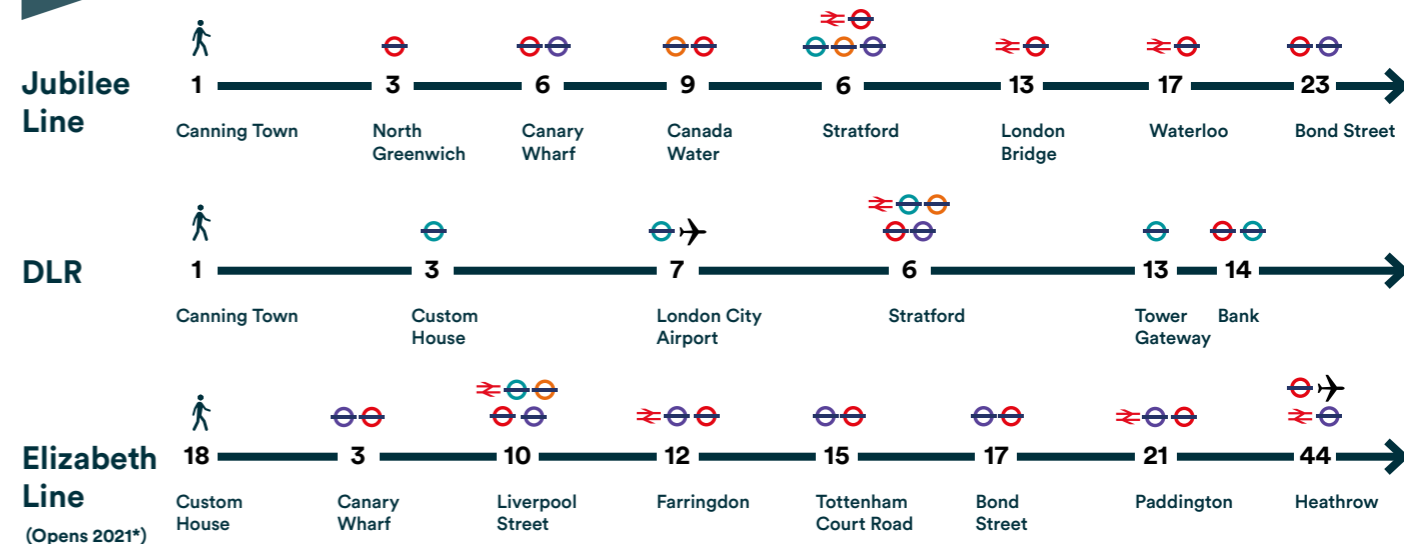
Canning Town Station sits on your doorstep and offers a five minute commute to Canary Wharf giving you plenty of time for a leisurely breakfast. The City, London Bridge and Westminster can all be reached in fifteen minutes or less and just six minutes takes you to Stratford for retail therapy at Westfield or a stroll through nature in the Queen Elizabeth Olympic Park. With both

the Emirates Airline and the Jubilee Line providing direct connections, Greenwich is as little as two minutes away so you never need to be late for a night out at the O2.

Due in 2021*, the Elizabeth Line arrives at Custom House and for less than a mile's walk you'll be able to board brand new trains providing the fastest connections to Central London, The West End and beyond to Heathrow. Or if you're in the mood for a weekend getaway, London City Airport is only six minutes by DLR so you can pack your bags and be at the gate in moments.



Key transport (in minutes)



Times taken from tfl.gov.uk for off-peak journeys
*Subject to TfL timelines, source tfl.gov.uk.

Neighbourhood spots *and time well spent*

Living by two rivers, Brunel Street Works offers a wide range of ways to enjoy the Thames and the Lea. Wet or dry you can take to the water, stroll along the quays or explore nature in a thriving riverside park.

Head to Dock Beach to find sun, sand and style with the brave zipping up their wetsuits and taking to the water. Alternatively take it a little more leisurely with a stand up paddle board lesson by the quays or head upstream to find your boat with Moo Canoes and The London Kayak Company. And if a swim is your thing take a dip in the open water swim lanes which are open all year round, including the winter.

If you prefer to to enjoy the water from dry land, Bow Creek Ecology Park offers an urban escape surrounded by nature with heathland, ponds and beautiful riverside views. Travel just 10 mins North and you discover the Queen Elizabeth Olympic Park where the River Lea cuts through the extensive parkland, home to many of London's best sporting venues. And at the end of the day take an evening stroll along The Royal Docks to enjoy world class city views before celebrating with a glass onboard the Sunborn London.





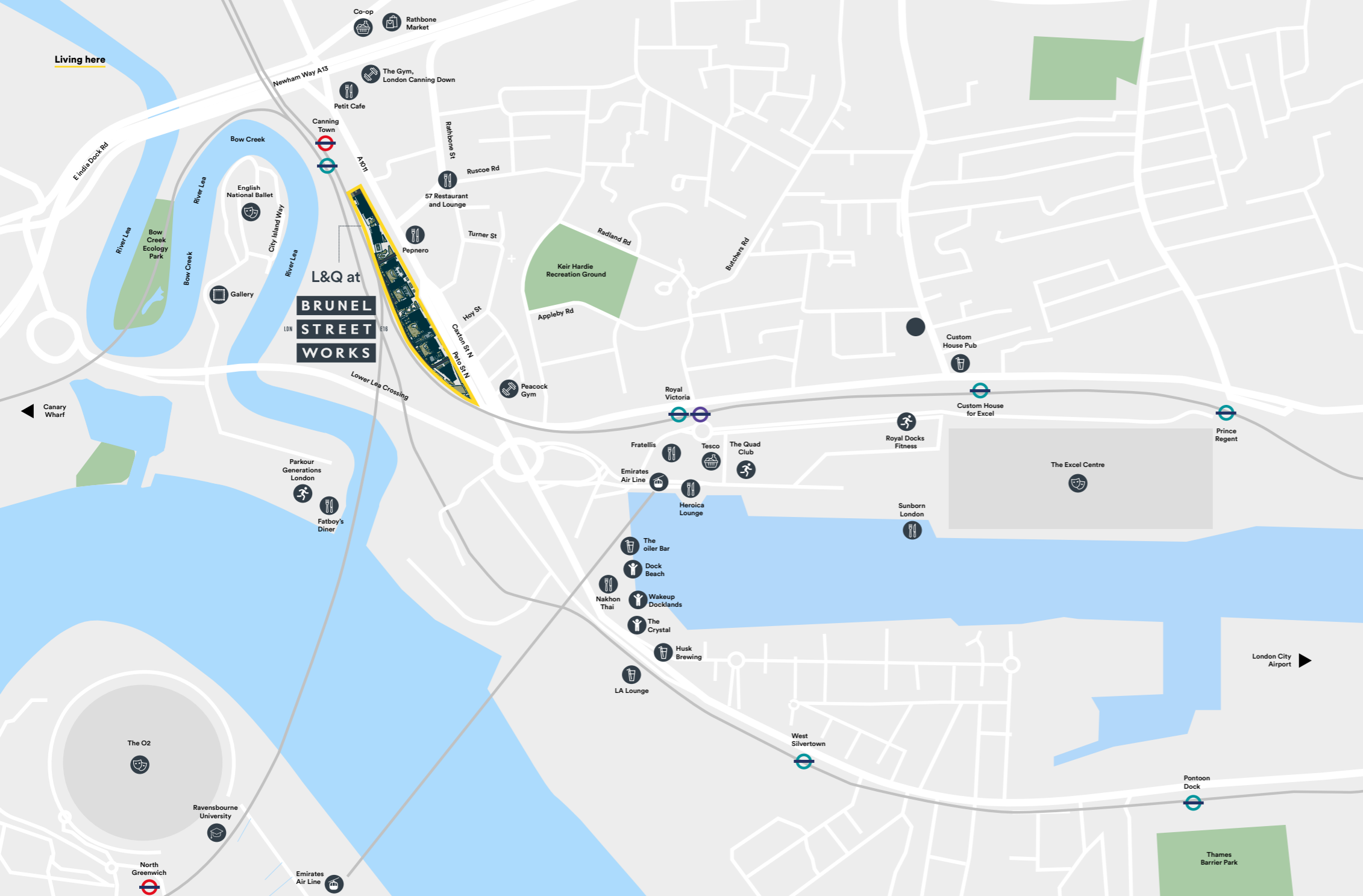
London's famous spots *and your nights out sorted*

Entertainment is never far away from Brunel Street Works. With ExCeL, the O2 and Westfield Stratford complimented by independent bars, boutiques and restaurants your night out is right around the corner.












Visit ExCeL to experience regular world class events and exhibitions or take a short ride across the Thames on the Emirates Airline and take in stunning views of the docks your way to London's O2. Combining a world class concert venue with restaurants, a bowling alley, an eleven screen cinema and a chance to climb up to the top, the iconic venue isn't short of ideas.

If retail therapy gets you excited, Stratford's Westfield provides one of the biggest selections of fashion retailers in the country or head to Canary Wharf for high end boutique shopping for that special occasion. The bright lights of London's West End can be reached in fifteen minutes or gather your friends and take a trip to the eighth floor of Stratford's shopping centre car park to discover fun and games at Roof East!





With so much to do within fifteen minutes of Brunel Street Works you could almost overlook what's on your doorstep.

-  The O2, The Excel Centre, English National Ballet
-  57 Restaurant and Lounge, Petit Cafe, Pepnero, Fratellis, Nakhon Thai, Sunborn London, Fatboy's Diner, Heroica Lounge
-  The Quad Club, Royal Docks Fitness, Parkour Generations London,
-  The Gym, London Canning Down, Peacock Gymnasium,
-  Custom House Pub, The oiler Bar, Husk Brewing, LA Lounge
-  Coop Canning Town, Tesco express
-  Rathbone Market
-  Emirates Airline
-  Dock beach, The Crystal, Wake Up Docklands
-  arebyte Gallery
-  Bow Creek Ecological Park, Thames Barrier Park, Kier Hardie Recreation Ground

Canning Town and The Royal Docks also boast a selection of well rated primary schools, secondary school academies and the University of East London. Ravensbourne University sits across the Thames in North Greenwich, next to the O2.





A vibrant community *and a place to grow*

Boasting four new public squares filled with character and surrounded by new cafés, shops and restaurants L&Q at Brunel Street Works invites you to enjoy this brand new neighbourhood which combines homage to its history with the best of a progressive future.

JTP Architects have worked with the local community to create a place that breathes new life into Canning Town and Silvertown Way. With Brunel Street Works bringing retail, leisure and creative employment opportunities to the street at ground level a new community is emerging whilst the industrial history of the area is reflected in the materials and architecture as the bold buildings punctuate public green spaces, private balconies and residents' podium gardens.

The bright spacious homes incorporate a mixture of tenures by design to create a thriving community boosted by the connectivity provided by new cycle routes and the upgraded local transport connections Brunel Street Works is a place designed for you to call home.

Designed for comfort
and cosy moments on the sofa





Our L&Q homes at Brunel Street Works exude elegance and comfort with everything you need to begin living from the moment you unpack.

Your integrated appliances have been designed to fit perfectly within your stylish kitchen making cooking a joy and entertaining easy, whilst each beautifully tiled bathroom is supplied with energy efficient hot water so you can take a soak in the bath worry free. Every bedroom comes with the comfort of carpet and each living area welcomes light into your home with large windows and opens onto your private outside space. With the bonus of ample storage you'll be unpacked in no time and ready to welcome your first guests.

To compliment your new L&Q homes, Brunel Street Works features 24 hour concierge service, video door entry systems, lift access to all apartments and landscaped residents podium gardens for you to enjoy. With Shared Ownership available from as little as a 25% share in the property, moving in has never been so easy.





Shared Ownership with L&Q at Brunel Street Works

Enjoy all the benefits of home ownership, with a lower upfront cost.

We know that buying a home in London – especially if you're a first time buyer – can often seem unachievable. Shared Ownership through L&Q at Brunel Street Works is a way to get on the ladder that's more affordable than a traditional purchase.

You can buy a 25% – 75% share of your new home. You'll then pay a mortgage on this and subsidised rent to us on the remaining share. Usually you need a deposit of just 10% of the value of your share, meaning you can enjoy the stability of home ownership with a much lower upfront cost.

As time goes on and your income rises, you'll have the option to 'staircase' – to increase the amount you own by buying extra shares. During your ownership, you can do this three times, with prices based on the market value of your home at the time, and some fees involved. Eventually, you can own 100% of your home, and no longer pay rent.

Eligibility criteria applies. You must have a maximum household income of £90,000. Speak with our sales associate for more information.

Sharing the cost
*and reaping
the rewards*

Getting to know L&Q

We've been building homes since 1963 and are committed to creating homes and neighbourhoods ever one can be proud of.

At L&Q we believe passionately that people's health, security and happiness depend on where they live. We create better places to live by delivering high quality homes, neighbourhoods and housing services that people can afford.

With over 50 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 the money we make into our homes and services.

We are dedicated to quality homes and quality services – we are L&Q.

A relationship built on trust

We know that trusting your seller is essential to feeling safe and happy in your new home. That's

why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment.

After legal completion, your property benefits from a ten-year warranty — the first two years of which are covered by us. Your Customer Care Manager will also be on hand to make sure you're happy with your new home and help with any issues that may arise.

Your sales associate can provide you with more details on the L&Q Guarantee and the NHBC Buildmark Choice.

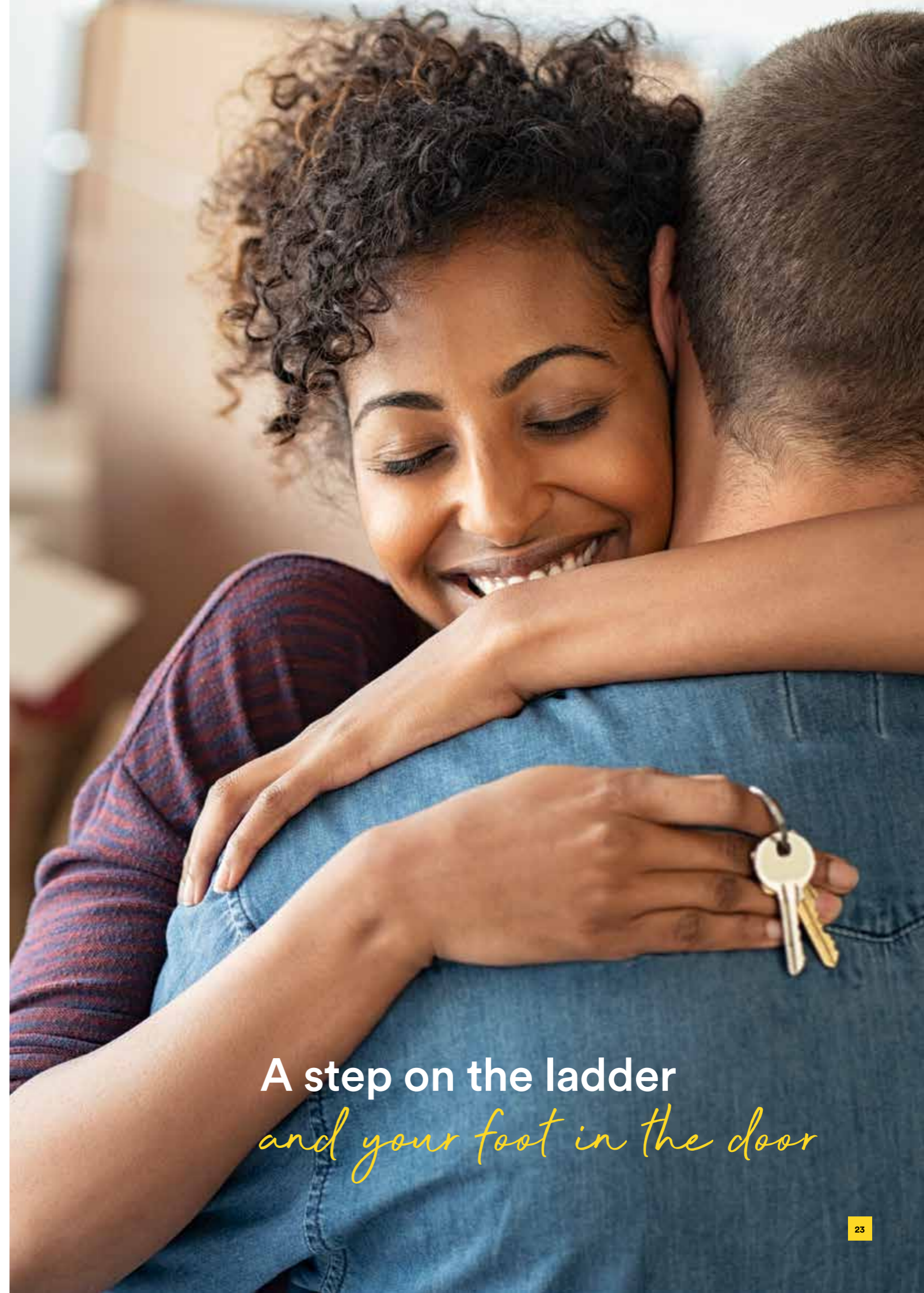
Building better homes and communities

- We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide.
- At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.



DISCLAIMER
All information in this document is correct at the time of publication 09/2020. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. 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 your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home.

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A step on the ladder
and your foot in the door

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E16

WORKS

L&Q

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