



# Fairham Square

FOREST GATE



DYNAMIC SHARED OWNERSHIP  
1, 2 & 3 BEDROOM APARTMENTS



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**It's time to share in  
the best of city living.**  
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Located within an established leafy road in Forest Gate, and with those coveted features of London living, Earlham Square offers convenience, connectivity and much more. Designed from the start to be people focused, and where attention to the quality of outside space was as important as the interiors, the result is exceptional. At Earlham Square, you are perfectly placed, just minutes from local amenities and fast, frequent rail connections to reach the heart of the City, or the quiet of the surrounding counties.

These stunning apartments are available through the Shared Ownership scheme, making it easier for you to start your new life at Earlham Square. And with one, two and three bedroom homes available, there's an ideal home here for everyone, from first time buyers to young families.





# FEELS GOOD TO BE HERE...

Earlham Square offers apartment living in a big city yet always feels welcoming. And with a remarkable choice of different apartment layouts, it's easy to find your own individual home style here.

But what really sets Earlham Square apart is a carefully considered approach to the outside space, with its own interlinked courtyards. These open spaces are perfect to sit outdoors and catch the sun, take a break from home working, or to find a quiet niche in a lovely landscaped setting offering a sense of privacy, while always feeling part of the wider Forest Gate community.

## ...AND BE PART OF A SPECIAL STORY

The community that has called Forest Gate home once shopped on a bustling Woodgrange Road lined with tailors and hatters, boot makers and butchers, photographers and a provisions shop in buildings still standing. In the swinging 60s, the Upper Cut Club attracted the who's who of the pop world including The Who and Jimi Hendrix, and the famous Lotus Club saw audiences mix with 1966 World Cup celebs and dance to chart topping bands like The Kinks, The Hollies, and big US stars of the day.



# MOVE-IN

# READY



Each apartment at Earlham Square has been designed with flowing, light-filled layouts and is finished to a high specification you'll experience the minute you walk through the door. Featuring wood-effect flooring in the hallway, living room and kitchen, quality fitted carpets and fitted wardrobes

to the main bedrooms. From the living spaces to the bathrooms, the look is fresh, modern, and streamlined. What's more, each home has a full range of Zanussi integrated appliances in the kitchen, so these really are homes equipped for contemporary living in every way.

The specification of the properties is correct at the date of print but may change as building works progress. Computer generated imagery is indicative and for illustrative purposes only. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

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**Well-considered design so you  
can discover your own stylish  
urban living space.**  
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# A THRIVING COMMUNITY

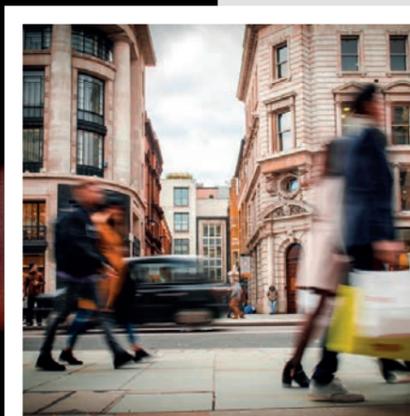
Forest Gate offers a wealth of places to shop, grab a coffee, linger over a real ale at a local or over Sunday brunch in a cool neighbourhood hangout under a railway arch.

Woodgrange Road offers everyday high street amenities, dry cleaners and dentists, national names like Tesco Express and Co-Op, Subway, Iceland, and Greggs as well as many independent shops. The Forest Tavern is just a three minute walk away; a gastropub serving up real ales, an extensive menu of dishes and a warm welcome, or stop to pick up some Caribbean favourites from curry goat to fried plantain and patties from Hot Pot.

Explore further and you'll find Forest Gate's eclectic collection of cafés, bars, restaurants and venues drawing locals and fans from the wider areas around Winchelsea, Cranmer and Station Road. Expect the unexpected, like Scandinavian café Tromsø serving up Norwegian waffles,

smoked salmon and pickled cucumber open sandwiches, foodie favourite Brunost cheese, and their famous baked-fresh-each-morning cinnamon buns.

There are bars and restaurants like Arch Rivals for cheese, meat, to-go toasties and to-go cocktails, as well as Tracks, a restaurant/ bar and record emporium to pick up sandwiches, salads, tipples and something from the curated vinyl selection. Wine shop Burgess & Hall focuses on organic, biodynamic and natural wines from small producers, and the Wanstead Tap, voted best cultural venue in Waltham Forest, attracts big names for its talks, film screenings, comedy evenings and gigs.





# A PLACE TO GROW

De-stress from city life at welcoming, inclusive local places like yoga and pilates venue The Space East with classes and courses to try or join as part of a mother and baby group. The new Gym Factory equipped to raise your fitness levels is just a few minutes' walk, or drop in on the way home from the station, while Atherton Leisure Centre is the place for a group cycle class, swim in the pool, and more, just half a mile away.

There are several parks and open spaces nearby, with the Forest Gate Community Garden oasis right on Earlham Grove, a green space for wildlife, nature, plants and people, promoting community and nurturing wellbeing. Forest Lane Park is a ten-minute walk with its lake and dipping pond, woodland and wildflower meadow. The park has seen Newham Conservation Volunteers, Woodcraft Folk, and Active Newham working together on the Orchard Project where apple, pear and cherry trees have been planted, pruned and picked. Look out for workshops and minibeast hunts.

Catch a game of Sunday League football and some fresh air at West Ham Park, or head to Wanstead Flats on the tip of Epping Forest with its thickets and copses. Stratford's Queen Elizabeth Olympic Park has been voted one of the country's most popular parks, its 560 acres full of activity, from national and international sporting competitions to concerts and festivals. Stroll in the parklands and along tranquil waterways, no need to rush back, stop for brunch, lunch or even a BBQ at the Timber Lodge Café.



# IMMERSE YOURSELF IN LONDON'S MOST DYNAMIC DISTRICT

With a creative energy in everything from its working and outdoor spaces to its cultural and eating places, Stratford is a location like no other in the capital.

Stratford is a powerhouse of ideas and innovation, a place that is about feeling exhilarated and energised even without an adrenaline filled ride on the world's longest tunnel slide at the ArcelorMittal Orbit. The architecture of the world-class sports and event venues create a skyline that can only be Stratford, with the Westfield shopping destination the place to find stores usually only found in the West End and fresh new global brands making their first UK footprint here.

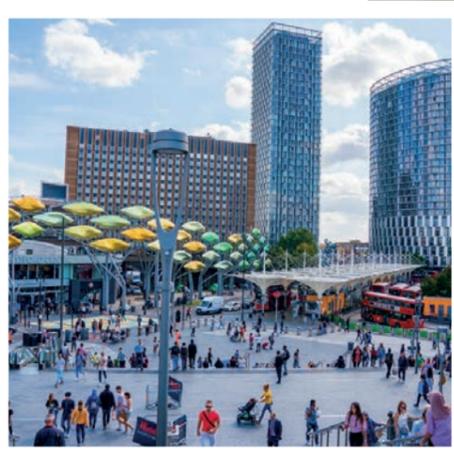
The dining is as diverse too, from vibrant street-food inspired by the latest trends in

Rio to gourmet hand-crafted burgers, and familiar names like Nando's. Vegan, halal, or gluten-free, the sheer choice of eateries and food styles means you'll find it here. Make a pit-stop at the Food Market for fresh food to-go, take a trip around the global flavours at the World Food Court, or dine al fresco. Whether you are a craft beer aficionado who loves Ping Pong or want a choice of 20 screens at Vue, it's clear Westfield has something for everyone – yet just minutes away on the train (or a brisk 30 minute walk).

## IQL. STRATFORD DISTILLED

There's more to Stratford than Westfield too. Take a stroll around new neighbourhood IQL. International Quarter London is right in the heart of Stratford, but more than a quarter, it's a concept combining culture and entertainment, shopping and eating. Lively street-scenes and people-filled squares buzzing with cafés and bars, and the digital tech, fashion, music, and art scene making Stratford its home, like the

V&A, Smithsonian Institution, Sadler's Wells, BBC Music and London College of Fashion. Catch exciting new installations like The Hothouse where mango, pomegranate and avocados are thriving in East London, and if it makes you feel peckish, head to outdoor terraces, restaurants with open kitchens, and cafés with the hiss of coffee machines using beans from local artisan coffee roasters.



# TRAVEL LINKS

## ALL MAPPED OUT



Forest Gate has long been on the map for great connections since the arrival of the railway, and its transport credentials are about to be even more impressive.

Living at Earlham Square means having frequent rail services just around the corner. Trains run from Forest Gate station, a two-minute walk away, into Liverpool Street and Underground connections via the Central, Hammersmith & City, and District Lines in just 15 minutes. Stratford is even quicker, a four-minute hop to one of London's most dynamic new centres for work and leisure. It means Earlham Square offers the opportunity for a work-life balance few can match.

Forest Gate station is also on the forthcoming Crossrail Elizabeth Line to be part of the brand new east-west route transforming travel across the capital and beyond. The station has already seen its ticket

office refurbished and new lifts and stairs in preparation for Crossrail's arrival. Journey times into the West End will be under 20 minutes, on air-conditioned, wifi equipped trains that pass through central London every five minutes during peak times.

It's not just rail services that make Forest Gate so superbly located. Located within a network of major road routes there's easy access to the nearby A12, and onwards to the M11 and the M25, London Stansted airport is just 29 miles and around 35 minutes' drive, and London Gatwick under an hour's drive. There is a network of local bus services too, while residents at Earlham Square will have the option of being part of an on-site Car Club.

**Earlham Square**  
FOREST GATE

- Stratford  
5 minutes
- Liverpool Street  
20 minutes
- Canary Wharf  
25 minutes
- Waterloo  
40 minutes
- Gatwick  
1 hour 20 minutes
- Heathrow  
1 hour 30 minutes

# IT'S A GREAT START



Whether it's early learning or primary and secondary, Forest Gate offers a wide range of schooling for all ages, education stages, and faiths. What's more, an impressive number of them meet Ofsted's 'Good' or 'Outstanding' ratings.

With so many schools in and around the area, parents will find there is never far to go for nursery or school. In Earlham Grove the Chestnut Nursery, rated 'Outstanding' by Ofsted and part of the Chestnut Nursery Schools group, provides high quality childcare and pre-school education, with activities planned from the Early Years Foundation Stage and a Core Curriculum where youngsters learn new skills, play, and develop confidence. Working parents will also find some primary schools offer pre and after-school as well as activity clubs in the holidays.

Nearby schools include St James primary rated 'Good', and Earlham, Sandringham and Colegrave primary schools that are all rated 'Outstanding'. As well as the excellent choice of state schools there are also private schools in and around the area like the East London Independent School for ages 7-18 and the Grangewood School for 2-11 year olds, and there are several Islamic private schools to choose from as well.

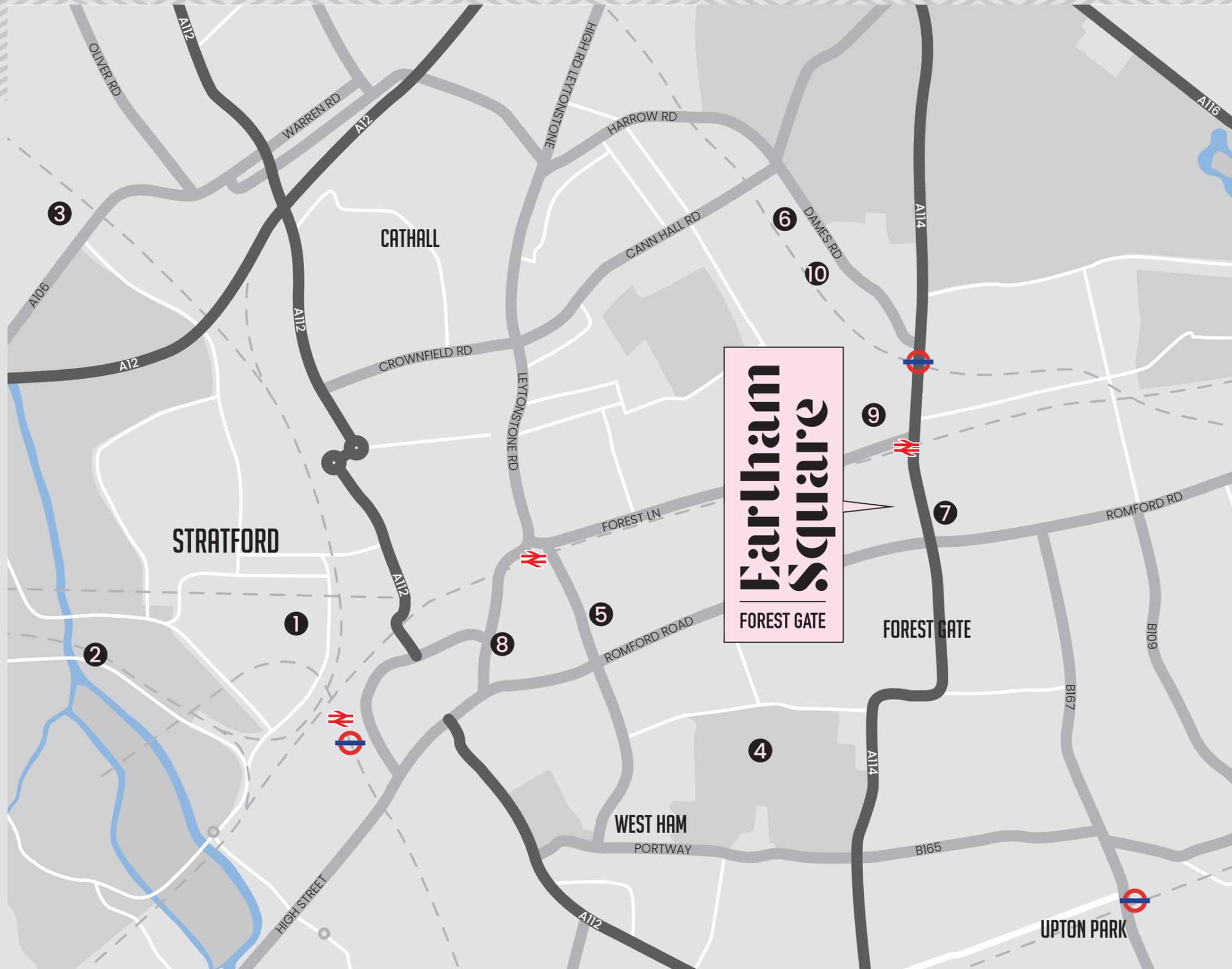
At senior level, there is Forest Gate Community school for 11-16s and rated 'Outstanding' by Ofsted, with St Angela's Ursuline School as well as St Bonaventure's RC School, both with Sixth Forms, and both also rated 'Outstanding'.



\*Please check with individual schools regarding application procedures and current catchment areas. Lifestyle imagery is indicative only. Travel times taken from thetrainline.com and are average journey times, and are correct at time of print.

# YOUR NEW NEIGHBOURHOOD

- 1 Westfield Stratford Shopping Centre
- 2 Queen Elizabeth Olympic Park
- 3 New Spitalfields Market
- 4 West Ham Park
- 5 University of East London
- 6 The Holly Tree Restaurant and Pub
- 7 Tesco Express
- 8 Morrisons
- 9 Forest Tavern
- 10 Wild Goose Bakery





# LET'S DO THIS TOGETHER

Shared Ownership means buying into your own home can become a reality. It has already helped thousands of people just like you, and even better it's flexible, so it can work around your personal finances.

## What exactly is Shared Ownership?

Shared Ownership is a government approved scheme where you part-buy and part-rent your new home. It's designed to help people who would find it difficult to buy a home outright, and who are at least 18 years old. The cost of your new home is divided – shared – with you taking out a mortgage for one share, which can be between 25% and 75% depending on your circumstances. You pay rent on the remaining share.

## In the know

- You don't have to be a first-time buyer, a key worker, or live in a council home to apply
- In London, to be eligible for a Shared Ownership home, your annual household income needs to be less than £90,000
- The mortgage will be either a Fixed Rate one – where the interest rate stays the same for the duration of the mortgage which gives you some certainty, or will be a variable rate, that can go up or down depending on the movement of interest rates
- You will need a deposit of 5-10% of the total price
- Don't forget to budget for costs like mortgage application fees and Stamp Duty. Check for any maintenance charges for your home. Although you own a share you'll need to pay these charges on all of it

## FAQ

### Where do I find a Shared Ownership mortgage?

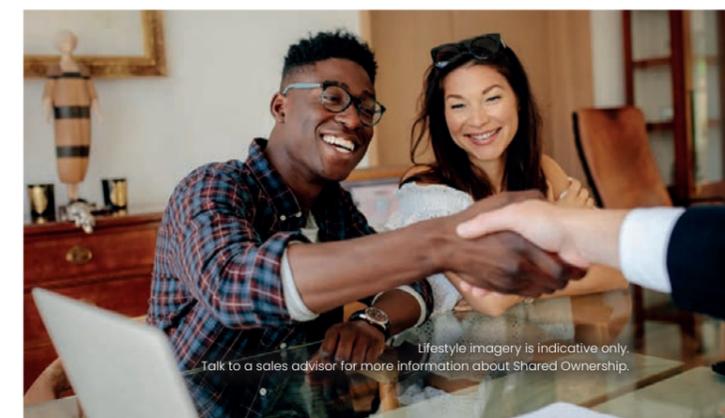
Not all lenders offer Shared Ownership mortgages but most of the major ones do. Just as with any mortgage there will be strict affordability checks by the lender.

### Will my credit history be important?

You must not be in rent or mortgage arrears to be eligible for Shared Ownership, and you need to be able to demonstrate you have a good credit history with no County Court Judgements (CCJs) for example.

### What happens if I want to own a larger share of my home in the future?

That's perfectly fine, the Shared Ownership scheme is designed so that can happen. It's called 'staircasing' and you increase your share as and when your circumstances change.



Lifestyle imagery is indicative only. Talk to a sales advisor for more information about Shared Ownership.

# GATEWAY HOUSING HAS BEEN SUPPORTING COMMUNITIES TO THRIVE

*Since 1926*



Gateway Housing Association is an ambitious housing association with 3,000 homes in the heart of London's East End.

We operate mostly in the London Borough of Tower Hamlets but we have some properties in Hackney and Newham. These are made up of social rented homes, shared ownership homes, outright sale homes and homes exclusively for rent and sale for the over 55's.

Developing new homes is a priority for us. Our focus is on 'supporting communities to thrive'. That's why we invest so much in community projects for resident groups and young people each year, making us so much more than a landlord.

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**We strive to meet  
our purpose:**

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**To provide great homes for  
people in East London and  
to support communities  
to thrive.**

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[newhomes.gatewayhousing.org.uk](http://newhomes.gatewayhousing.org.uk)

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