

ROPE

MAKERS

YARD

LIMEHOUSE E14

INTRODUCING



A PREMIUM COLLECTION OF ONE AND TWO BEDROOM APARTMENTS

On the doorstep of the City but with an East End identity all of its own, Limehouse is one of the most historic and atmospheric corners of London. At the heart of this vibrant and prestigious riverside neighbourhood sits Ropemakers Yard.

It takes its name from the craftsmen who worked the dockyards back in the 18th Century. With strong roots in the past, Limehouse is now mapping out its future through innovation and originality. Ropemakers Yard gives you the chance to become part of this exciting new story.

The sleek, contemporary apartments are complemented by landscaped gardens. Tree lined walkways are divided by thoughtfully situated benches where you can plan your day ahead. Walking around the distinctive old streets, where attractive Victorian terraces and Georgian squares are interspersed with independent cafés, renowned restaurants, and famous pubs, you will soon feel at home.

A COLLECTION OF CONTEMPORARY CITY HOMES

ROPEMAKERS YARD





Computer Generated Image







WATERLOO

LIVERPOOL ST. STATION

ELEPHANT & CASTLE

CITY/BANK

LONDON BRIDGE

FENCHURCH ST STATION

CANARY WHARF

**ROPE
MAKERS
YARD**

LIMEHOUSE E14

LIMEHOUSE STATION

ROPEMAKERS YARD



KINGS CROSS ST PANCRAS

THE ROYAL LONDON HOSPITAL

STEPNEY GREEN

STRATFORD

QUEEN MARY'S UNIVERSITY

ROPEMAKERS YARD

MEET

THE LOCALS

IN THE FOOTSTEPS OF THE DOCKSIDE CRAFTSMEN WHO HELPED FORM THIS UNIQUE PART OF EAST LONDON, A NEW CREATIVE GENERATION ARE GIVING THE AREA ITS 21ST CENTURY INDIVIDUALITY. WALK AROUND YOUR NEIGHBOURHOOD AND YOU WILL MEET THE LIMEHOUSE LOCALS, A WELCOMING AND ECLECTIC COMMUNITY OF YOUNG BARISTAS, FILMMAKERS, GALLERISTS, CRAFT ALE EXPERTS, AND SKILLED ARTISANS SHAPING THE FUTURE WITH A NOD TO THE PAST.



MEET
THE LOCALS



THE
BARISTA



**GEMMA, BARISTA AT HUSK
COFFEE & CREATIVE SPACE**

An East Londoner through and through, Gemma loves the passionate freelancers that come into Husk and her affable colleagues, who may be better described as family. She sees Limehouse as a hidden gem, tucked away from the hustle and bustle of the city but brimming with young creatives, things to do and people who care about their community.

MEET
THE LOCALS



THE
FOUNDER



**ROGER, CO-HEAD POURER AT
THE BRONZE AGE FOUNDRY**

A proper down to earth Aussie from a farming family, Roger was an art teacher in inland Australia when he met his future wife. He followed her back to London and forged a job that suits him “down to the ground”. A sculptor himself, Roger works with artists from near and far to bring their chiselled pieces to metallic life! You’ll often find him nursing a rich ale in The Old Ship, one of the area’s many traditional pubs.



WELL CONNECTED

Just a short walk to Limehouse DLR Station, you are perfectly placed to access Central London and beyond and to enjoy the delights of this magnificent City.



Travel times for cycling and walking source:
 Google maps (without traffic)
 Tube travel times source: tfl.gov.uk.
 all times and distances are approximate



ROPEMAKERS YARD

PLEASE
EN
UP AND
WALKING
TO
KEEP
TIP

+oconoco
FINGERLESS GLOVES

Advertisement for +oconoco fingerless gloves. The ad features a hand icon pointing to the right and a grid of images showing various styles of fingerless gloves in different colors and patterns.

MEET
THE LOCALS



THE
CANOEIST



**KATY, CO-DIRECTOR AT
MOO CANOES**

When her mum was late picking her up from school, a teenage Katy stumbled onto the local canoe club in her native Norfolk. She's paddled along ever since. In 2012, she took the plunge with business partner Alfie, creating Moo Canoes, a kayak hire and tour centre on the Limehouse Basin. The company has a real community spirit and runs two canal clean-up events each month.

MEET
THE LOCALS



THE
FILMMAKER



**JUSTIN, CREATIVE DIRECTOR AT
MAD COW FILMS**

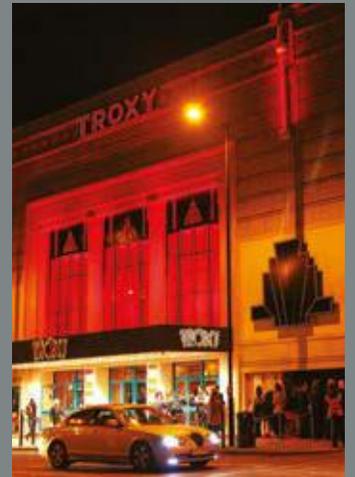
Justin caught the directing bug when he landed a small role in zombie blockbuster 28 Days Later. That experience crystallised his ambitions and he seized the opportunity to shadow Danny Boyle on a handful of films. Now a BAFTA-winning documentary filmmaker, he's moved back to the area where he grew up to find a creative, buzzing neighbourhood with "lots to see and lots to eat"!

WELCOME TO A TREASURE TROVE OF MULTI
CULTURAL DELIGHTS. MUNCH ON BAGELS IN
BRICK LANE. SWIM IN THE LIDO IN
LONDON FIELDS. HANG OUT WITH PEARLY KINGS
AND QUEENS IN STEPNEY. CANOE ON THE CANAL
IN LIMEHOUSE. TRY THE OYSTERS IN
BROADWAY MARKET. RACE A
GO-KART AT MILE END LEISURE PARK
CATCH A MOVIE AT THE GENESIS CINEMA

ROPEMAKERS YARD

ROPEMAKERS YARD

GO TO A MUSIC FESTIVAL IN VICTORIA PARK
TAKE A BIKE RIDE DOWN THE CANAL
SMELL THE ROSES AT COLUMBIA ROAD MARKET
LISTEN TO SOME JAZZ AT THE VORTEX, DALSTON
TAKE IN A PLAY AT THE WILTON MUSIC HALL
ADMIRE ART AT THE WHITECHAPEL GALLERY
SHOP FOR VINTAGE FURNITURE AT
SPITALFIELDS MARKET. PICNIC ON VICTORIA PARK
DANCE THE NIGHT AWAY AT THE TROXY





ROPEMAKERS YARD

GOING OUT



Gordon Ramsay's 'The Narrow'



Stepney City Farm

Some of the area's best bars and restaurants sit on the waterside below the Limehouse Basin, now a picturesque marina that is home to narrow boats and yachts. On this most majestic and imposing curve of the Thames is Gordon Ramsay's The Narrow, serving a modern British menu with impressive views and an inviting terrace.

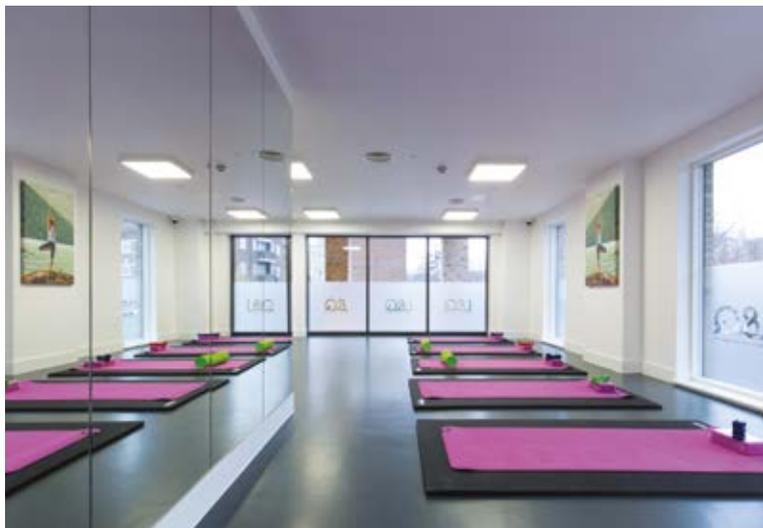
Also on historic Narrow Street, next to an elegant Georgian terrace, is The Grapes. Owned by one of Limehouse's many artistic residents, actor Sir Ian McKellen, this old pub has looked across the river here for over 500 years. Then there's the Old Ship an independently run local, known for its inventive cocktails and live cabaret nights. For a new East London atmosphere head to Craft Beer Co. with an ever-changing list of cutting edge brewers. Or try one of the nearby Italian restaurants like La Verde and La Figa.

An art house cinema on the site of a 19th Century music hall, the Genesis is also home to the Grindhouse Café, serving coffee from London's leading micro-roastery Nude Espresso, and pastries from the 100 year-old family bakers Rinkoff.

Named by Time Out as one of the little known gems of Secret East London, the Grade II listed Limehouse Town Hall puts on events from its resident arts collective. Also check out the eclectic programme at the art deco live music venue The Troxy after an early evening art trail around spaces like Gallery 46.

But beside the urban cool, the area also boasts unexpected little finds like Stepney City Farm and Rural Arts Centre. With the organic and artisan stallholders of its Farmers' Market setting up every Saturday it's the perfect respite from the urban buzz around. Or take a walk along Limehouse Cut, London's oldest canal, stopping for lunch at e5 Roasthouse in Poplar Union arts centre.

HEALTH KICK

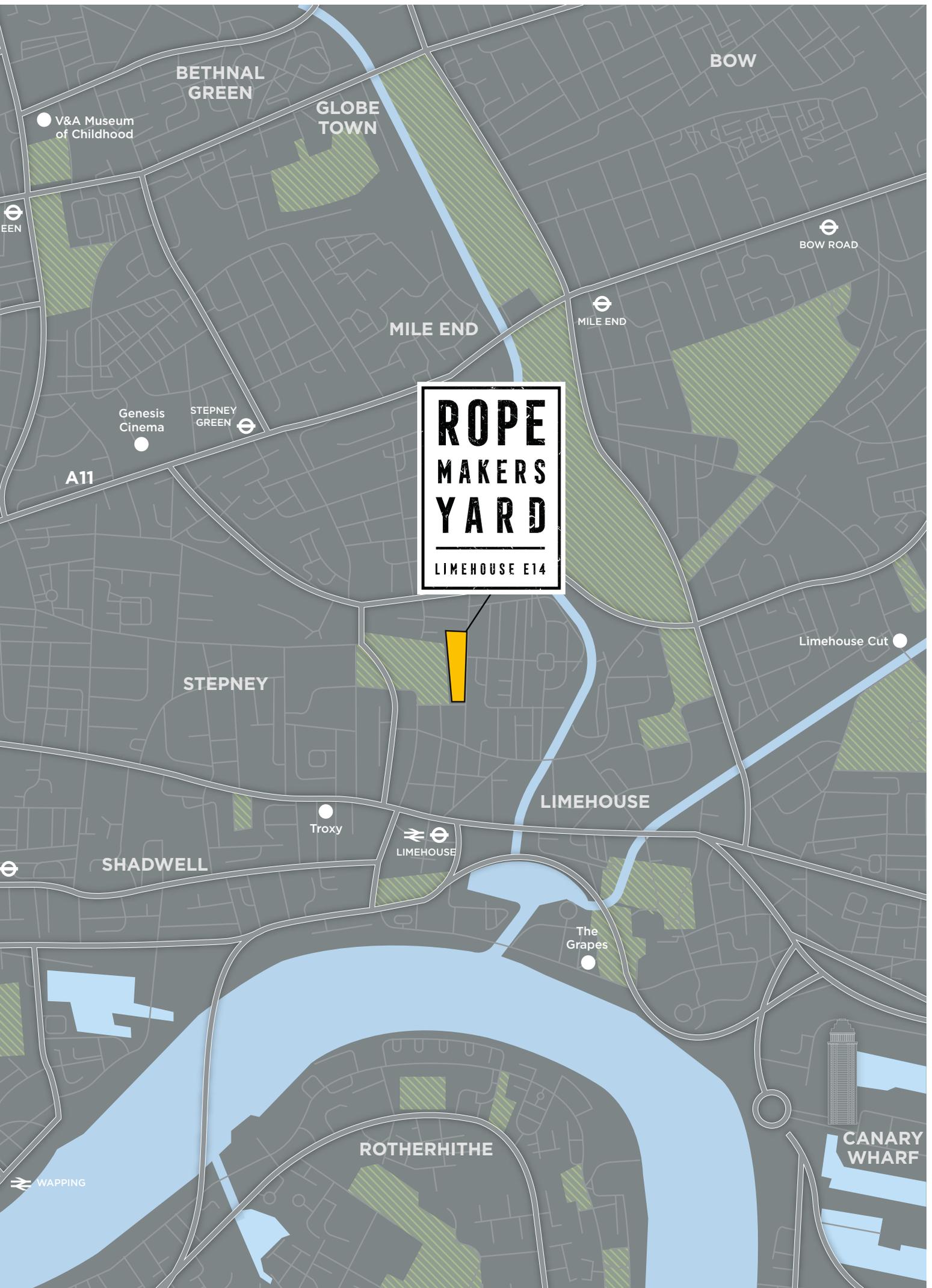


Designed with your well being in mind, Ropemakers Yard has its own state of the art gym for exclusive use by residents. Spacious and airy, it has a 'virtual studio' where you can follow your own workouts on a screen. Or try one of their many yoga and Pilates classes in the exquisite mirror walled studio.

The riverside is also tailor made for an early morning run. Alternatively, pick up the Thames Path on your bike and head east through Docklands and through to Greenwich Park. It's one of many green spaces nearby and home to the Royal Observatory. Or drop in to Curlew Rowing Club, founded in 1886 and always welcoming to new members.







MEET
THE LOCALS
•  •

THE
GALLERIST



**GEORGINA,
OWNER OF THREE COLT GALLERY**

A short walk from her houseboat in the Limehouse Basin, Georgina came across a tired, cluttered office and decided it needed a healthy dose of culture. She converted it into a multipurpose creative space and café where everyone from this diverse community can feel welcome and has a chance to experience art. Georgina is a huge fan of the area's rich history and eccentric venues. She loves that she's found a peaceful pocket in such a central location.

MEET
THE LOCALS
•  •

THE
BARMAN



**NICK, MANAGER OF
THE CRAFT BEER CO. LIMEHOUSE**

Before moving here, Nick thought Limehouse was somewhere commuters zipped past on their way to and from the City. What he found was a part of London where travellers choose to stop and locals actively foster a sense of community. His passion for the art and science of brewing is undeniable but, while beer is his thing, his ultimate aim is to create a "second living room" where both regulars and people passing through can connect.

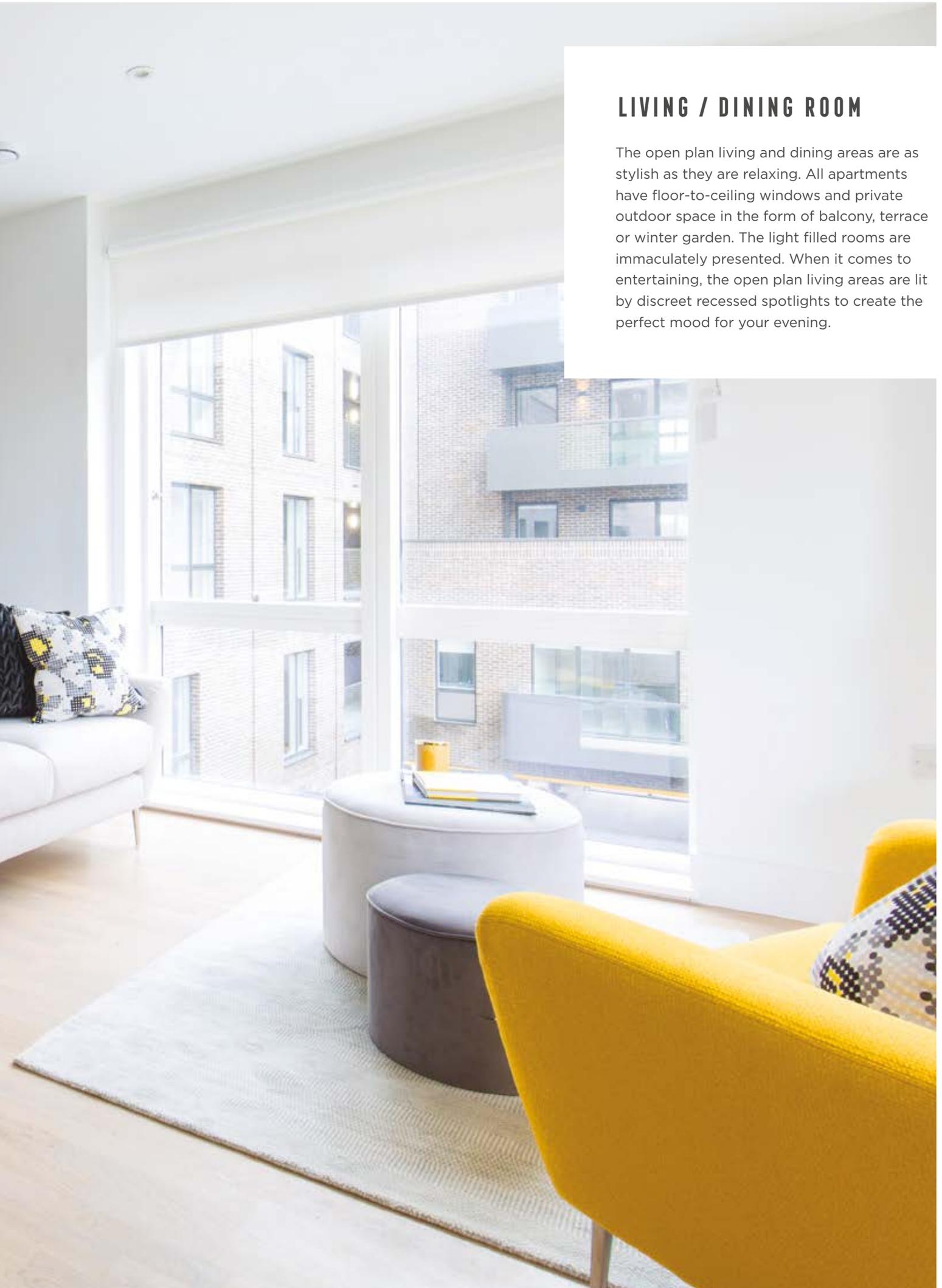
THE
APARTMENTS

A PREMIUM COLLECTION OF
ONE AND TWO BEDROOM
APARTMENTS



LIVING / DINING ROOM

The open plan living and dining areas are as stylish as they are relaxing. All apartments have floor-to-ceiling windows and private outdoor space in the form of balcony, terrace or winter garden. The light filled rooms are immaculately presented. When it comes to entertaining, the open plan living areas are lit by discreet recessed spotlights to create the perfect mood for your evening.





ROPEMAKERS YARD

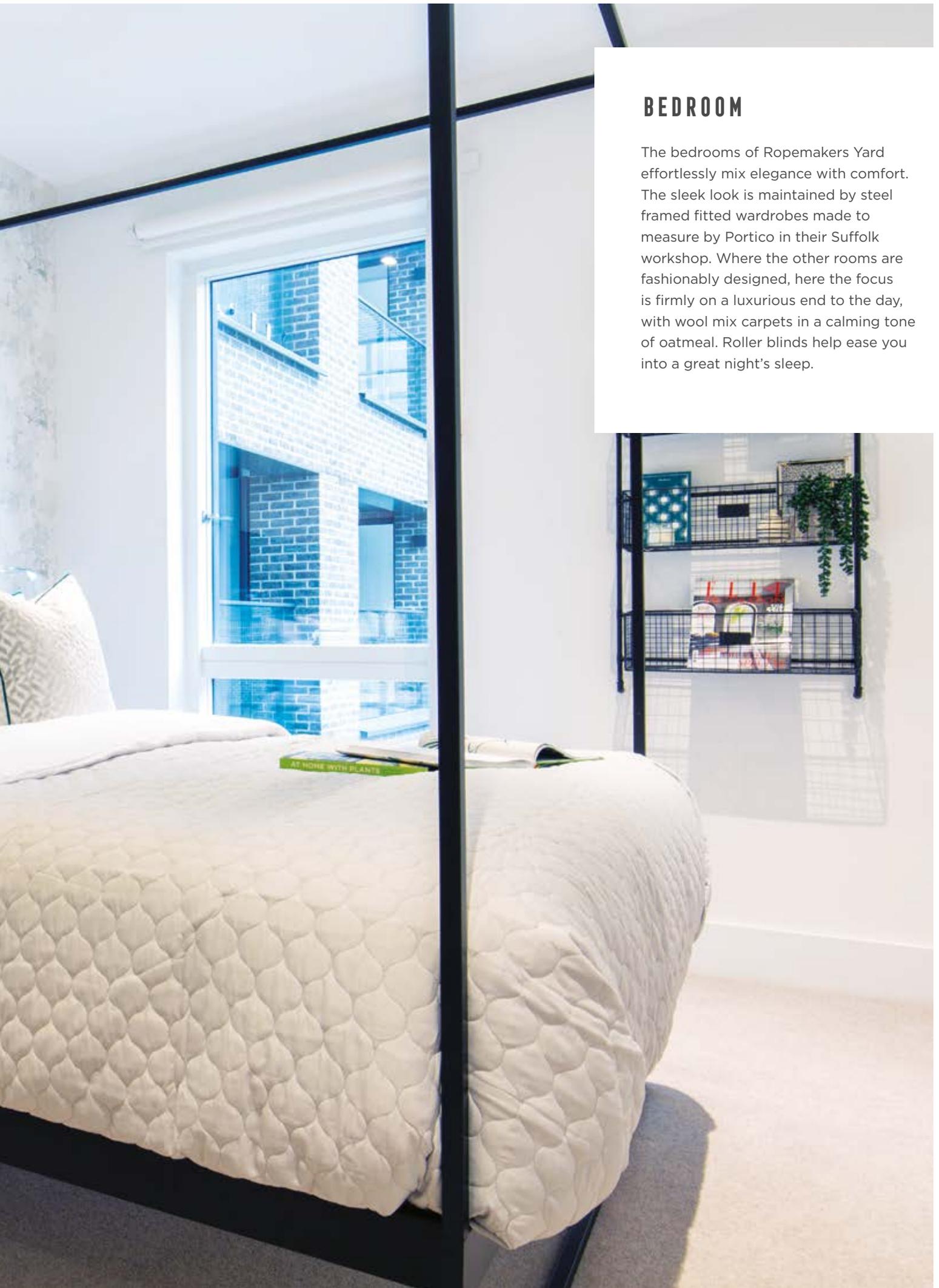
KITCHEN

Combining form with function, the kitchens at Ropemakers Yard are designed to be the hub of your new home. Units with handleless doors by Commodore complement the wooden flooring. Quartz worktops and polished splash backs in a hushed colour palette provide a natural yet dynamic aesthetic. While the design impresses, these kitchens are also fitted to the high-end specification you would expect, with integrated Bosch appliances and undermount sinks fitted with chrome mixer taps.



BEDROOM

The bedrooms of Ropemakers Yard effortlessly mix elegance with comfort. The sleek look is maintained by steel framed fitted wardrobes made to measure by Portico in their Suffolk workshop. Where the other rooms are fashionably designed, here the focus is firmly on a luxurious end to the day, with wool mix carpets in a calming tone of oatmeal. Roller blinds help ease you into a great night's sleep.





BATHROOM

The expertly designed bathrooms achieve the perfect balance between elegant styling and luxurious comfort. Large porcelain floor tiles and sensitively coordinated white wall tiles bring a contemporary touch that is continued throughout. From the thermostatic pillar mounted bath shower to the chrome mono basin mixer from Methven's elegant Kea Collection, these are bathrooms where every detail has been thought of.

KITCHEN/DINING & LIVING AREAS

- Kitchen units by Commodore Kitchens with handleless doors
- Corian Blanco Norte worktops and upstands - composed of 94% natural quartz
- Corian Blanco Norte splashback above hob
- Integrated Bosch oven and hob, fridge/freezer and dishwasher
- Bosch washer/dryer in utility cupboard
- Chromium-plated mixer tap with under-mounted sink
- Wooden three plank flooring in oak



BEDROOMS

- Fitted Portico wardrobes with sliding doors to master bedrooms
- New Oaklands 80/20 wool mix carpet

BATHROOMS

- Ideal Standard Concept Air WC
- Ideal Standard Concept Air semicountertop basin
- Vanity unit with grey galaxy solid stone countertop and glass splashback
- Methven Kea mono basin mixer
- Ideal Standard Nisa bath
- Ideal Standard Connect Angle bathscreen
- Methven KIRI thermostatic pillarmounted bath shower mixer
- Chromium-plated Ideal Standard robe hook, toilet roll holder and towel ring
- Wall-mounted TidyDry clothes airer
- Porcelain 600 x 600mm floor tiles with matching wall tiles around sink and bath/shower



EN-SUITES

- Ideal Standard Concept Air WC
- Ideal Standard Concept Air Cube semi-countertop basin
- Vanity unit with grey galaxy solid stone countertop and glass splashback
- Methven Kea mono basin mixer
- Ideal Standard Simplicity 1200mm x 760mm low-profile shower tray
- Ideal Standard Simplicity shower riser kit and Methven shower hose and concealed thermostatic mixer valve
- Ideal Standard Synergy 760mm pivot door and 760mm side panel
- Porcelain 600 x 600mm floor tiles with matching wall tiles around sink and shower



COMMUNAL AREAS

- Secure letterbox system
- Concierge
- Fitness suite
- Lift
- Courtyards
- Play area
- Cycle store





BECAUSE HOMES MATTER

L&Q is a leading residential developer, founded over 50 years ago. We create high quality homes and places people love to live in. 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.



We are committed to the Consumer Code for Home Builders - an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.

All information in this document is correct at the time of publication/going to print April 2019. All images used are for illustrative purpose only. Please check with your sales adviser in respect of individual properties. 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. 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. Specification is subject to change. 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.

ROPE

MAKERS

YARD

LIMEHOUSE E14

L&Q

BECAUSE HOMES MATTER