



NEW UNION WHARF

LONDON E14



WELCOME HOME

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 heading west to the boutiques of Soho – living here brings you the best of London.

HIGH *Five*









INTRODUCTION - A NEW UNION

Rising up as a local landmark in one of London's most characterful riverside locations, this stylish collection of one, two and three bedroom homes bring the best of young urban living.

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 sought after locations. 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 innovation.

The 899 new apartments are built around an innovative street-based design that blends into the unique riverside setting and inspires the creative people 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.









NEW UNION WHARF - RENEWED

Architects Jestico + Whiles have designed a distinctive and progressive development that also takes elements from the area's rich past. Conceived with the community in mind, they created a pattern of wide streets, landscaped gardens, and inner courtyards that nod to the old East End. Children's play areas and the riverside walkway all make it easy to feel at home here.

It's the rich mix of apartments and the way they interconnect that impresses the most. 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.



A CONNECTED *community*







MAKE THE MOST OF LONDON

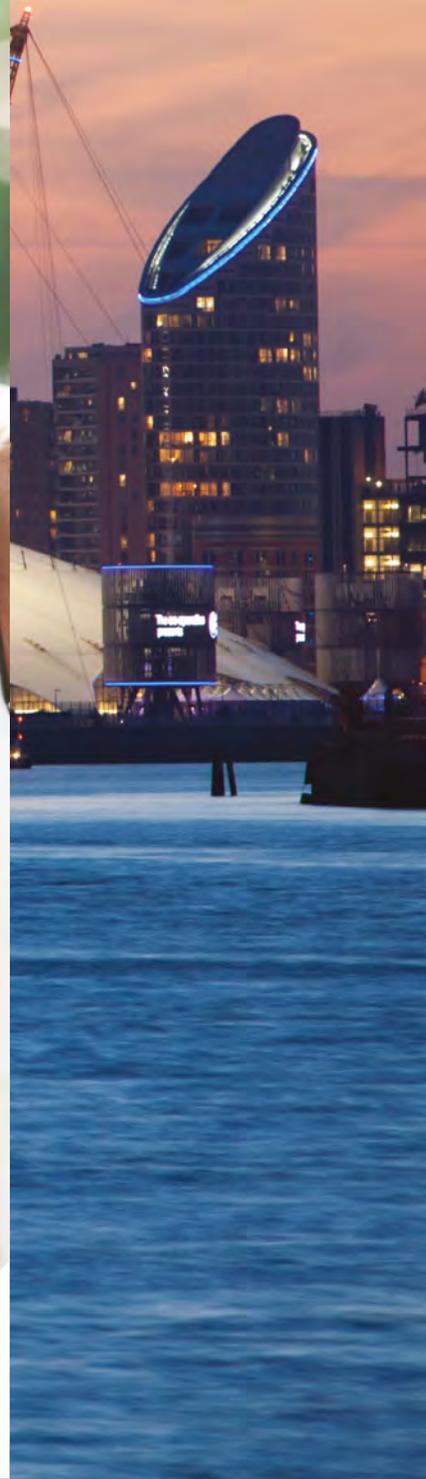
New Union Wharf is perfectly placed for you to enjoy this most historic and vibrant part of the capital.

Docklands' latest creative quarter, the Isle of Dogs is one of East London's most atmospheric and welcoming places to live. With pop up galleries attracting art lovers to what locals call the 'island', and new restaurants opening next to old neighborhood pubs there's a real buzz around the waterside streets.



Michelin-star restaurants around the characterful docks and relaxed shopping squares, nearby Canary Wharf is much more than a centre for business. Similarly, the O2 Arena is not just about concerts; take in a film at Cineworld, then choose from restaurants like Byron and Wagamama. Across the river is 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, Emirates Cable Car travels from O2 to City Airport and the Excel Centre while giving 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 local pubs where a real sense of the area's old dockside history remains.



**LIVE
DIFFERENT**

live better







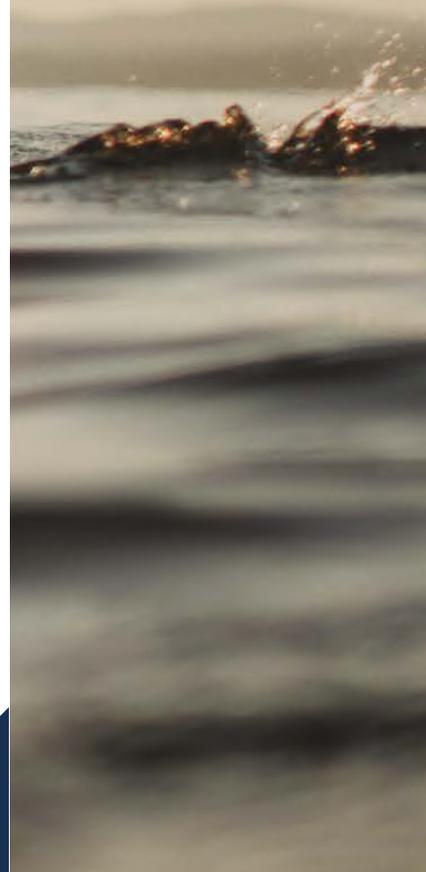


ENJOY THE RIDE

Just a 10 minute cycle ride from your new home is Canary Wharf, where relaxation and entertainment go hand in hand. Make sure to check into Bespoke Cycling where bikes are more than a passion – they are a way of life.

For a fun ride around your unique waterside neighbourhood pick up a 'Boris' bike at South Quay. Cycle down through the streets of Docklands and discover new spots along the way. Head on through your local streets to Greenwich, less than 20 minutes away through the famous tunnel, a location for many a music video.

For more serious riding, join the National Cycle Network on its 26-mile route from Greenwich to Banbury Reservoir. Whichever way you choose to explore the area it's tailor made for two wheels.

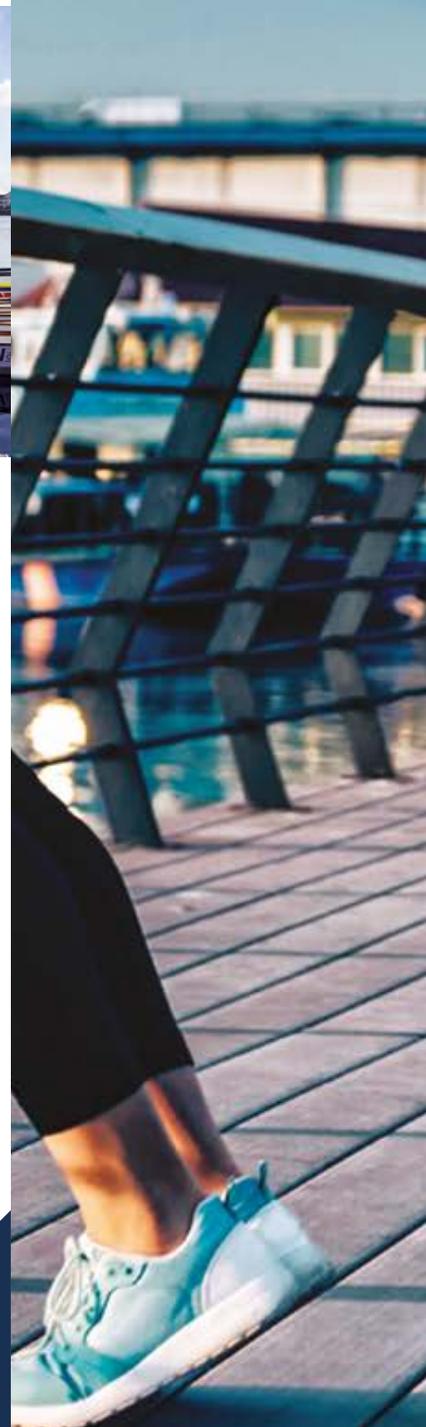


HEALTHY LIVING.. *riverside*









THE WATERSIDE FEEL GOOD FACTOR

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

Set in over 30 acres of countryside, Mudchute Park is an oasis of green space that brings the country to the city. It even has a working farm and stables. A short walk from here is the Island Gardens with impressive views across the water. Next door is Poplar, Blackwall & District Rowing Club, welcoming everyone from beginners to Olympic athletes.

From kayaking and windsurfing to serious racing, the Docklands Sailing & Watersports Centre also offers the perfect way to enjoy this picturesque stretch of the Thames. And with the state of the art fitness centre Club Baltimore Gym right on your doorstep, feeling good is easy.





A WARM

welcome

Around your new home are the historic old corners of the Isle of Dogs where casual pubs and cafes sit on quiet Victorian streets.

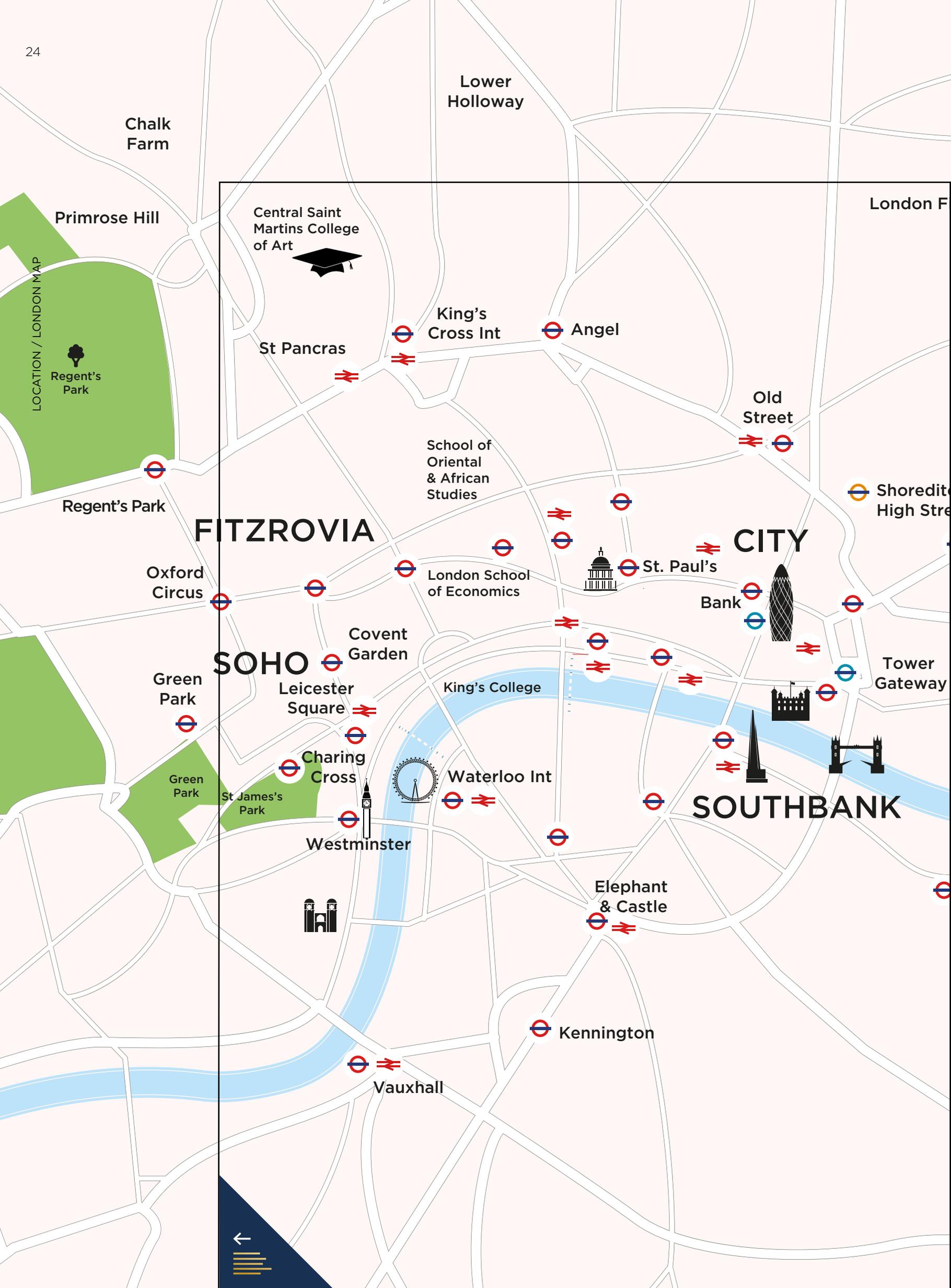
One of the most evocative streets is Coldharbour, home to The Gun, a cozy old local where riverside views complement one of the best Sunday roasts in East London. Also try The George, a traditional East End pub that even serves Pie & Mash. For Modern British try Pepper Saint Ontiod, a buzzy place overlooking the attractive Inner Millwall Dock. Then there's Neama on Cuba Street, a homely little Italian café serving thin crust Americana pizza and specialty coffee.

Whether starting the day with Truffle Eggs Benedict at Tom's Kitchen or ending it with a Manhattan at Smollensky's, Canary Wharf has something for everyone. Choose from Sticks n Sushi for highly rated Japanese food or Gaucho, the Argentinian where the Empanadas match the steaks.

And with supermarkets such as Tesco, Asda and Co-op alongside the local stores like The Flower Shop on Pepper Street, you will soon settle into your new neighbourhood.







Chalk Farm

Lower Holloway

Primrose Hill

London F

Central Saint Martins College of Art



King's Cross Int

Angel

St Pancras

Old Street

School of Oriental & African Studies

Shoreditch High Stre

Regent's Park

Regent's Park

FITZROVIA

CITY

Oxford Circus

London School of Economics

St. Paul's

Bank

Tower Gateway

SOHO

Covent Garden

Green Park

Leicester Square

King's College

Charing Cross

Waterloo Int

SOUTHBANK

Green Park

St James's Park

Westminster

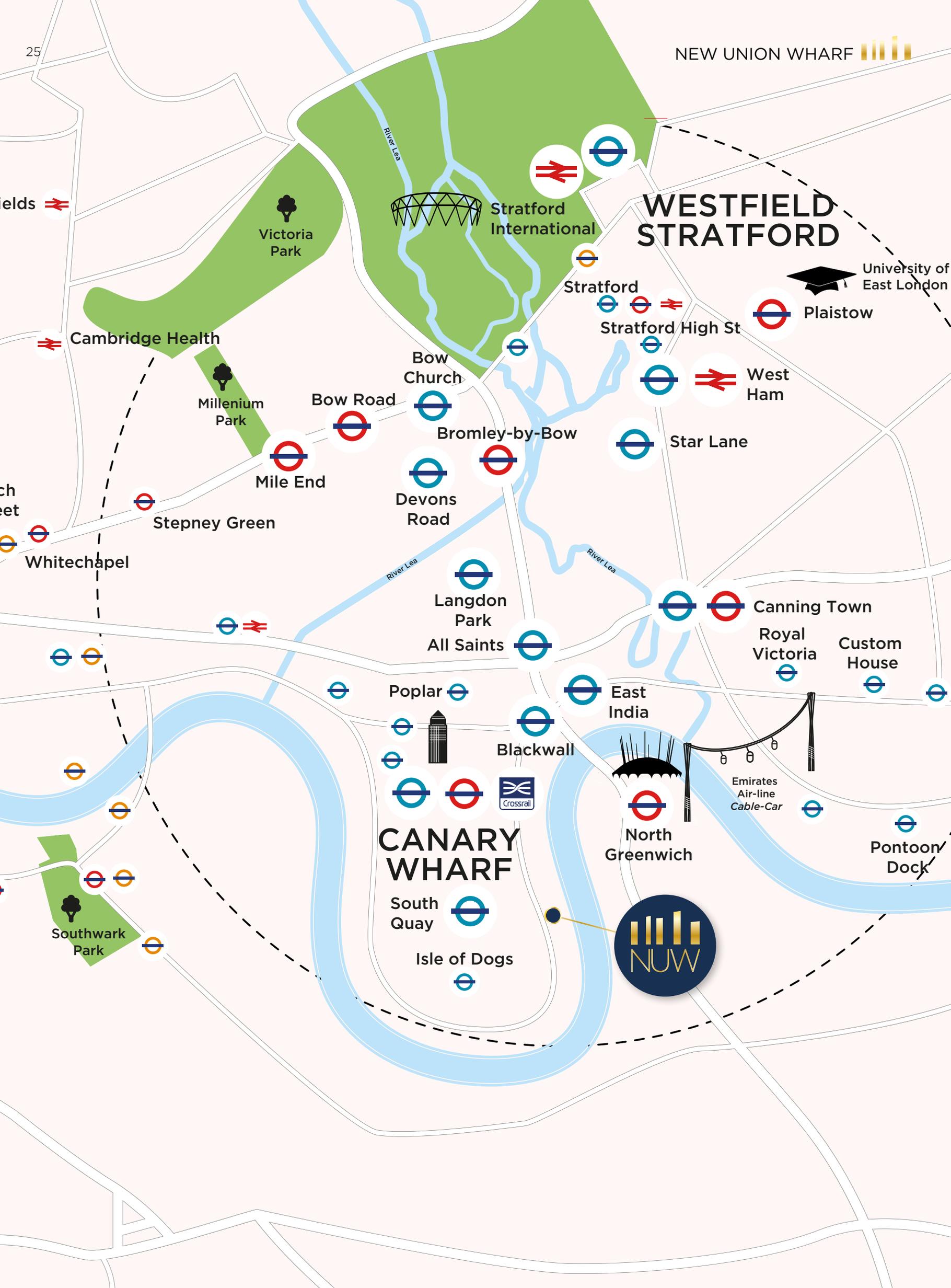
Elephant & Castle



Kennington

Vauxhall





WESTFIELD STRATFORD

Stratford International

University of East London

Plaiستow

Stratford High St

West Ham

Star Lane

Bow Church

Bow Road

Bromley-by-Bow

Devons Road

Mile End

Stepney Green

Whitechapel

Langdon Park

All Saints

Canning Town

Royal Victoria

Custom House

Poplar

East India

Blackwall

Emirates Air-line Cable-Car

North Greenwich

Pontoon Dock

CANARY WHARF

South Quay

Isle of Dogs

Southwark Park



Victoria Park

Millenium Park

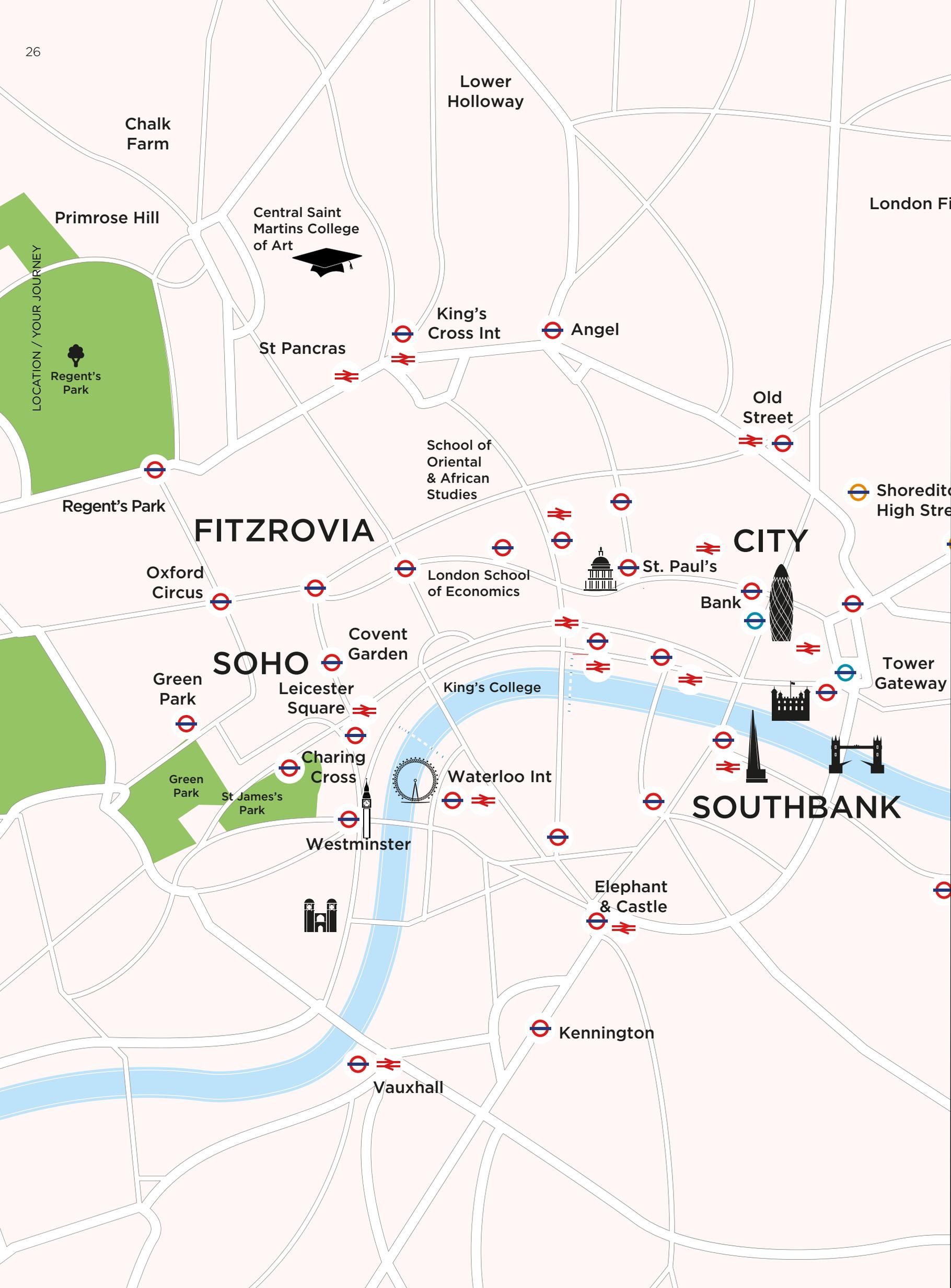
Cambridge Health

Fields

ch
et

South Quay

25



Chalk Farm

Lower Holloway

Primrose Hill

Central Saint Martins College of Art

London F...

LOCATION / YOUR JOURNEY

Regent's Park

St Pancras

King's Cross Int

Angel

Old Street

Regent's Park

School of Oriental & African Studies

Shoreditch High Stre

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Green Park

St James's Park

Westminster

Elephant & Castle



Kennington

Vauxhall

YOUR *journey*

7

mins



Walk to **Crossharbour** DLR Station

4

mins



From **Crossharbour** DLR Station to **Canary Wharf** DLR & Crossrail Station.

15

mins



To **Bank** Tube and DLR Station

20

mins



To **Stratford International** Tube and Rail Station

28

mins



To **Bond Street** Tube and Crossrail Station

22

mins



London City Airport DLR Station

*Obtained from TFL

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.



STFIELD
TTFORD



University of East London



Plaistow

West Ham

Canning Town

Royal Victoria

Custom House

Emirates Air-line Cable-Car

Pontoon Dock





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 selected apartments*
- Zendo 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

* Specification may differ in some apartments due to layout.

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

- 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



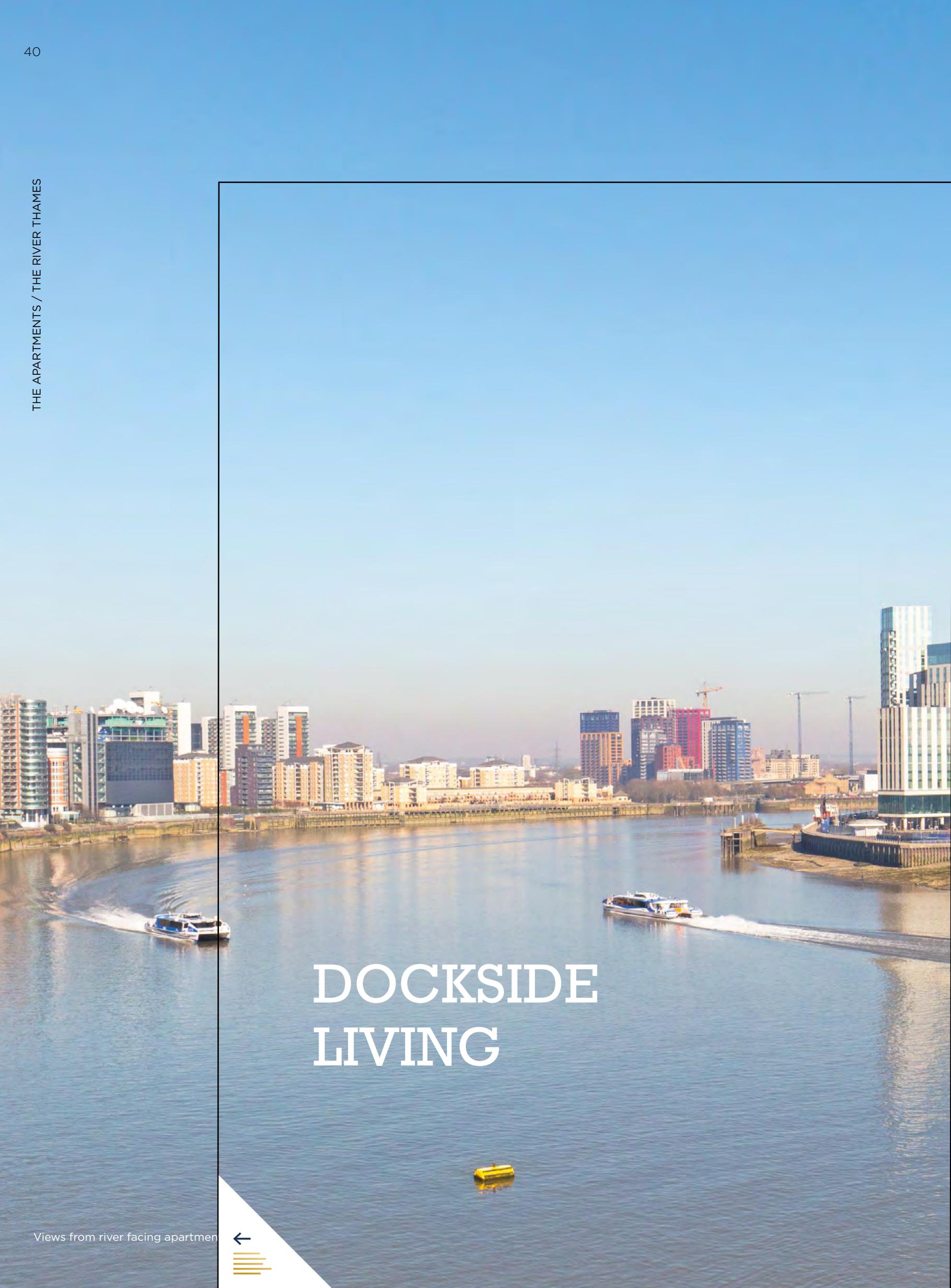
EN-SUITE*

- 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





DOCKSIDE LIVING









Views from river facing apartments

WITH VIEWS ACROSS THE THAMES AND TRANQUIL COURTYARDS LEADING ONTO THE RIVERSIDE WALK, YOUR NEW HOME REALLY DOES MAKE THE BEST OF THIS IMPRESSIVE SETTING.

So enjoy the unique backdrop and feel the buzz of this lively waterside community.





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.

newunionwharf.co.uk

All information in this document is correct at the time of publication/going to print June 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 materials¹ 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.



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