

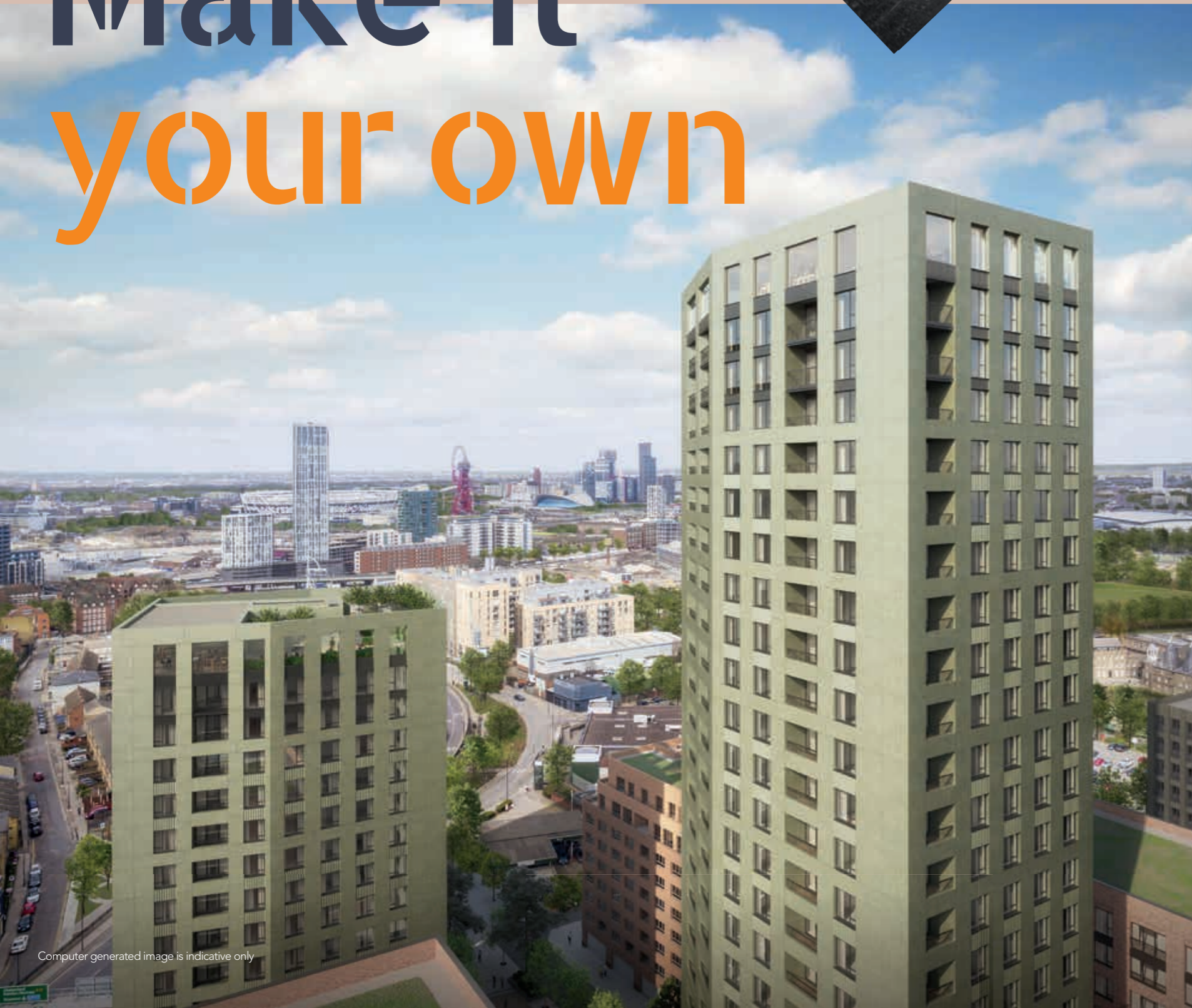


LEASIDE --- LOCK

LONDON • E3



Make it your own



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Welcome to Leaside Lock, a vibrant riverside neighbourhood in the heart of sought-after east London.

This contemporary collection of Studio, 1, 2 & 3 bedroom apartments is just a short stroll from the River Lea, surrounded by independent shops and bars and near to a number of well-known attractions like the Olympic Park.

Everything you need is all in one place, so whether you're hopping on the tube for the commute or heading out to meet friends, this new community is ideally located for everyday life.

Made for all

With a range of homes available and lots of things to see and do, life here really is what you make it. The neighbourhood has been designed with modern convenience in mind, so everything you need is on your doorstep.

There will be plenty of outdoor space to enjoy, with a shared courtyard garden and riverside park. And lots of opportunities to connect and meet like-minded people with a new riverside cafe, leisure facilities and co-working spaces.



For movers and makers



The perfect balance

Life here is all about striking the perfect balance. Whether you're into browsing boutiques, finding quirky places to eat, tuning into up and coming bands, discovering indy art, or walking in nature – Leaside Lock is perfectly placed for every lifestyle.

While this energetic community will offer most of what you need for everyday life, it's good to know that there's plenty to explore within walking distance. Round the corner you'll find the Three Mills, a historic industrial island that houses tidal mills that date back to the 16th century. As well as being a fascinating piece of heritage, it's also where television and film studios are based, and it's a popular location for local events and festivals.

The neighbourhood is also less than a 30-minute walk from Bow and Hackney Wick, which is known for its independent cafes, bars and warehouse pop-up galleries.



This area is ideal for makers and creators of all shapes and sizes. Located near to well-known creative hubs like Hackney Wick and Here East, you'll find inspiration around every corner. Fashion outlets, tech start-ups, artists, innovators and visionaries all flock to the area for its close-knit community and waterside lifestyle. And Leaside Lock has been created with all of this in mind. There's space for independent cafes and restaurants to pop-up, and an innovative co-working space for busy entrepreneurs, freelancers and digital nomads looking for a new office setup and a chance to meet new people.

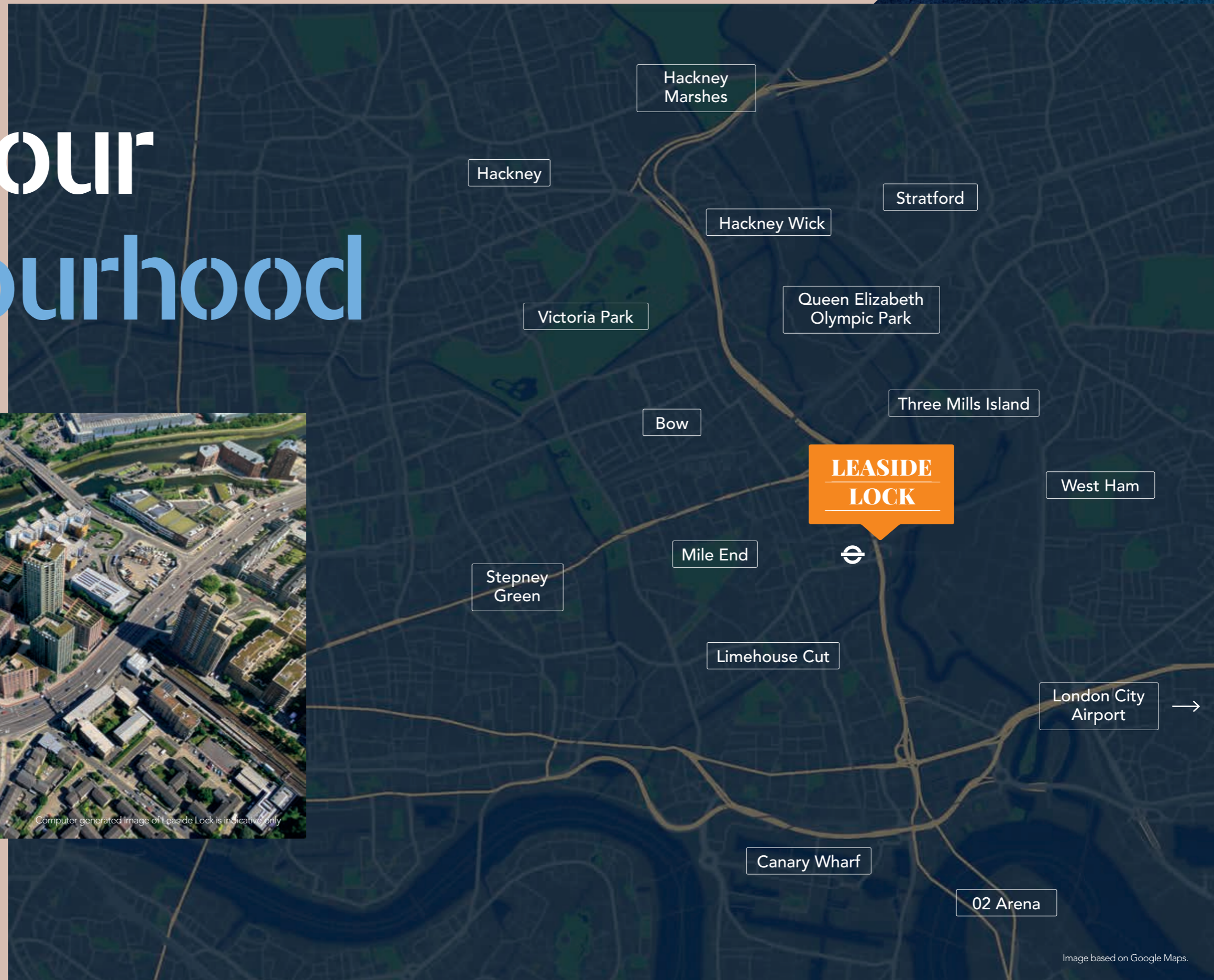


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Know your neighbourhood



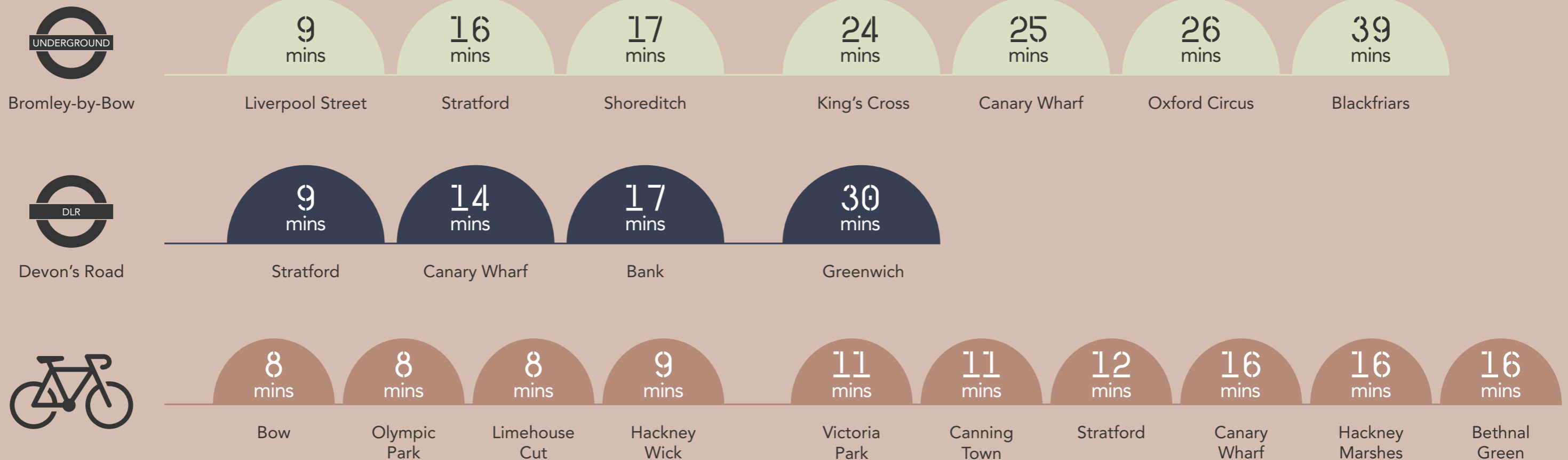
This new community in the making will offer something for everyone.



Make the most of city life

Cycle, walk, or tube – you’re spoilt for choice here. And whether it’s commuting into work or exploring the city during the weekend, you’re brilliantly connected to all that London has to offer. This is the ideal spot for work, rest or play. Bromley-by-Bow tube station is on your doorstep, so the whole of central London is within easy reach including commercial hubs like Stratford and Canary Wharf. And popular attractions like the Olympic Park, Westfield, and the vibrant East Bank are also just a few tube stops away. Devon’s Road DLR is also less than a 10-minute walk from Leaside Lock. And what makes this location really special is the amount of transport options on offer. It’s good to know that if you don’t want to use public transport, you don’t have to; you can hop on your bike to travel along the Cycle Superhighway or use the towpath where you can make it all the way along the water’s edge to Canary Wharf.

Getting around



*All times are approximate and sourced from Google Maps and TFL

It's all on your doorstep

From historical landmarks to modern bars and boutiques, this area has it all. Three Mills is on the doorstep and is a magnificent example of industrial heritage. The 18th century House Mill that stands here was once a source of flour and gin, and is now a visitor attraction. Three Mills Island also hosts many local events and has

lots of green space to enjoy as well as Wild Kingdom, an outdoor children's play area.

For shops, restaurants and bars, there are plenty of nearby options in Bow. Roman Road (near Victoria Park) is a local hotspot and has an array of independent eateries serving up a variety of cuisines.



Three Mills Island

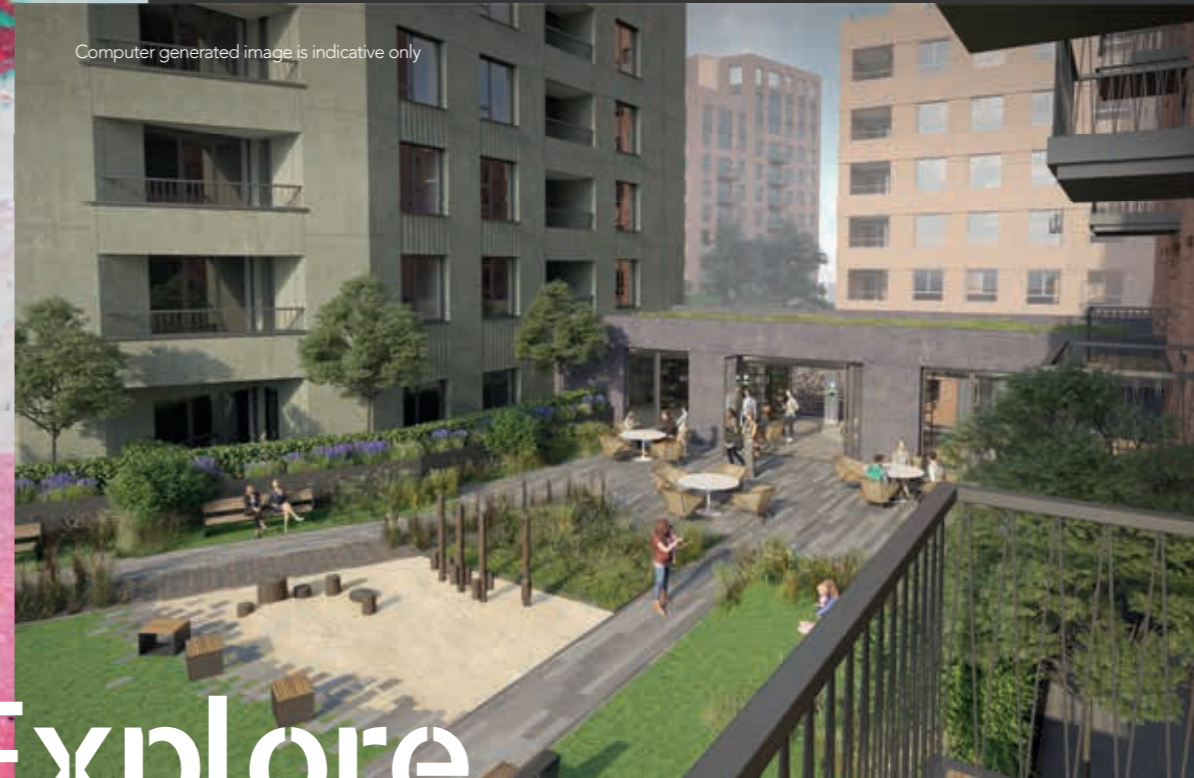


A cultural hub

East London is home to entrepreneurs, dreamers, makers, creators, and innovators. And Leaside Lock is right at the heart of all of this, positioned between two of the world's biggest financial powerhouses and just a stone's throw from one of the capital's most exciting cultural hubs.

The canal paths along Hackney Wick are all brimming with warehouses and industrial buildings, many of which have been converted into art studios and creative spaces. This area is known as one of Europe's largest creative communities, so it's no wonder there are plenty of spaces and places for artists to gather. Stour Space is a local haven for creators looking to display their work, Grow is an inspiring space to make music, while Hackney WickED has been putting on dynamic events for over a decade to showcase painters, designers, sculptors, film makers, performers and musicians.

With Stratford and the Olympic Park just a 30-minute walk away, there's always something to see and do. The park has been developed since the 2012 games and attracts thousands of visitors every year, with its world-class sporting facilities, walking and cycling routes, and entertainment venues including the Copper Box Arena. This part of London is going through exciting change and is a firm favourite amongst the creative start-up community, with spaces like Here East, Make Shift and East Bank attracting some of the freshest talent from across the tech and innovation sectors. Next-door neighbour Stratford also has plenty to offer with theatres, urban hangouts, funky pop-ups and one of the largest shopping centres in Europe, Westfield.



Explore the great outdoors

Located next to the iconic Three Mills and the River Lea, and within easy reach of east London's bustling canal network, this area is ideal for explorers and adventurers looking to make the most of the outdoors.

As well as the courtyard garden and riverside park to enjoy within the community, there are also plenty of cycling and walking routes nearby (most of which have waterside views).

Limehouse Cut, the oldest canal in London which links the Thames to the River Lea, is a short walk away. The floating towpath offers plenty of opportunities to admire the scenery and spot local wildlife. And this is a great location for fitness enthusiasts too; you can cycle all along the towpath to the Olympic Park where you'll find stretches of outdoor space alongside the world-famous London Aquatics Centre and Velodrome.



The place to be



Make Shift Ltd., Hackney Bridge (hackneybridge.org)



Hackney Bridge is just one part of east London's regeneration. Brought to life by Make Shift, this creative canalside destination gives local businesses the chance to bring their vision to life, with space for studios, pop-up markets, bars and restaurants.

A bright future

Leaside Lock is at the heart of Bromley-by-Bow, which is undergoing an exciting period of transformation. This new riverside quarter is being rejuvenated with the creation of new green open spaces, river walkways, and cycle and pedestrian bridges (that provide better links to the surrounding area and popular places such as Sugar House Island). There are also new and improved transport connections, with road improvements planned for the A12 linking to Stratford, and TFL upgrading Bromley-by-Bow station.

As part of the Leaside Lock community you'll benefit from all of these improvements, as well as the wider regeneration plans happening throughout east London. Bromley-by-Bow is the gateway to the Lower Lea Valley and Stratford Opportunity Area, which is one of the largest regeneration projects in the country. There are over 30,000 homes and 50,000 jobs being created along with new parks, improved water spaces and wildlife habitats. While there's lots still to come, there's already lots here including The International Quarter, one of London's most exciting business districts. There's also East Bank (the new Culture Quarter in the Olympic Park), and innovation campuses like Here East.

Hackney Wick is also just a short walk from Leaside Lock and is also going through rapid expansion. The area, which is known as one of the fastest growing creative hubs in east London, has been designated as a Creative Enterprise Zone, with £11million being invested for workspaces and job opportunities.



Photography of Here East by Jason Hawkes



Park life

As well as having an unrivalled waterside location, Leaside Lock is also really close to some of London's best green spaces. Victoria Park is just over a mile away and is ideal for outdoor sports with its running trails, tennis courts and sports ground. Local Yoga teachers also often host sessions here, and there's a big arts and entertainment scene with some of the area's biggest shows and festivals being held here.

About Guinness Homes

We're one of the biggest housing and care providers in the country, with over 66,000 homes across the UK and over 140,000 customers. We're focused on improving people's lives by building new homes and improving services, and we've been doing it for 130 years.

We combine our deep heritage with our forward-thinking ambition and commitment to sustainability. We recognise that the world around us is changing, and while our purpose will always remain the same, we're constantly evolving to make sure we're building energy-efficient homes that last for future generations.



Making it together.

leasidelock.com



Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Computer generated images are for illustration purposes only. Features such as windows, brick and other materials may vary. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Landscaping is shown for illustrative purposes only. Map not to scale. Plans are indicative only. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand. Details correct at time of going to print, November 2020.

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Building A Floor Plans

 **guinness**
homes



Making it for you

We aim to create new homes that are energy-efficient, feature contemporary designs and excellent build quality.

What's more, you can also enjoy the following features:

- Stainless steel cooker, hob and extractor
- Fridge/freezer
- Washer/dryer
- Flooring
- Superfast broadband
- Energy saving features like low-energy lighting and solar panels to communal areas

1 Bedroom Apartments

Floor	1	2	3	4	5	6	7	8
Apt No.	A1-1	A2-1	A3-1	A4-1	A5-1	A6-1	A7-1	A8-1



Overall size	52.6 sqm
Kitchen/living room	5.58m x 4.18m
Bedroom	4.44m x 2.89m

Second - Eighth Floors



First Floor



Development Plan



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Making it for you

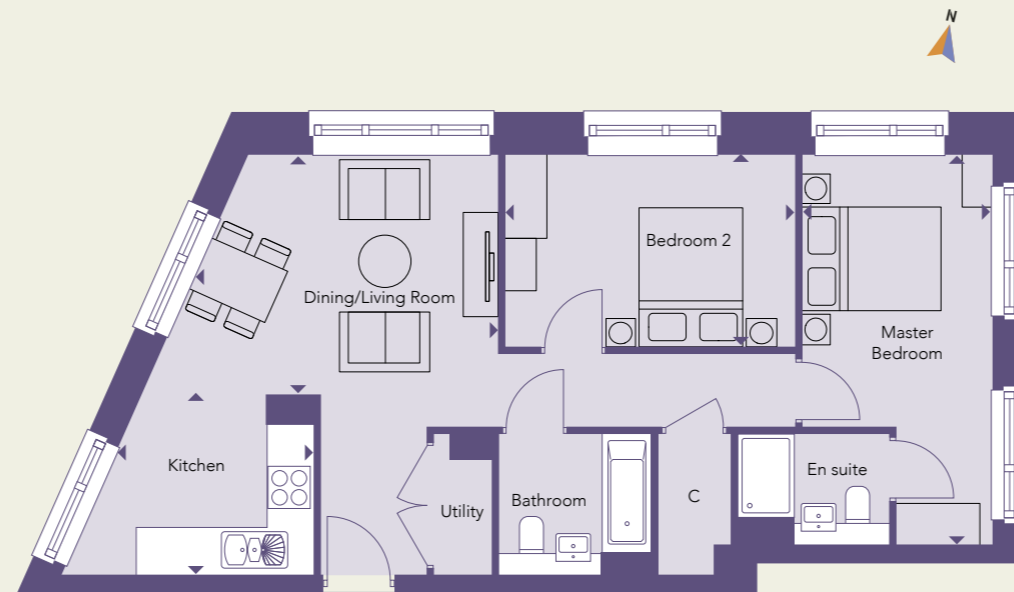
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2 Bedroom Apartments

Floor	1	2	3	4	5	6	7	8	9
Apt No.	A1-2	A2-2	A3-2	A4-2	A5-2	A6-2	A7-2	A8-2	A9-2



Overall size	72.4 sqm
Kitchen	3.05m x 2.58m
Dining/Living Room	4.36m x 3.45m
Master Bedroom	5.61m x 2.75m
Bedroom 2	4.17m x 2.76m

Second - Eighth Floors



Ninth Floor



First Floor

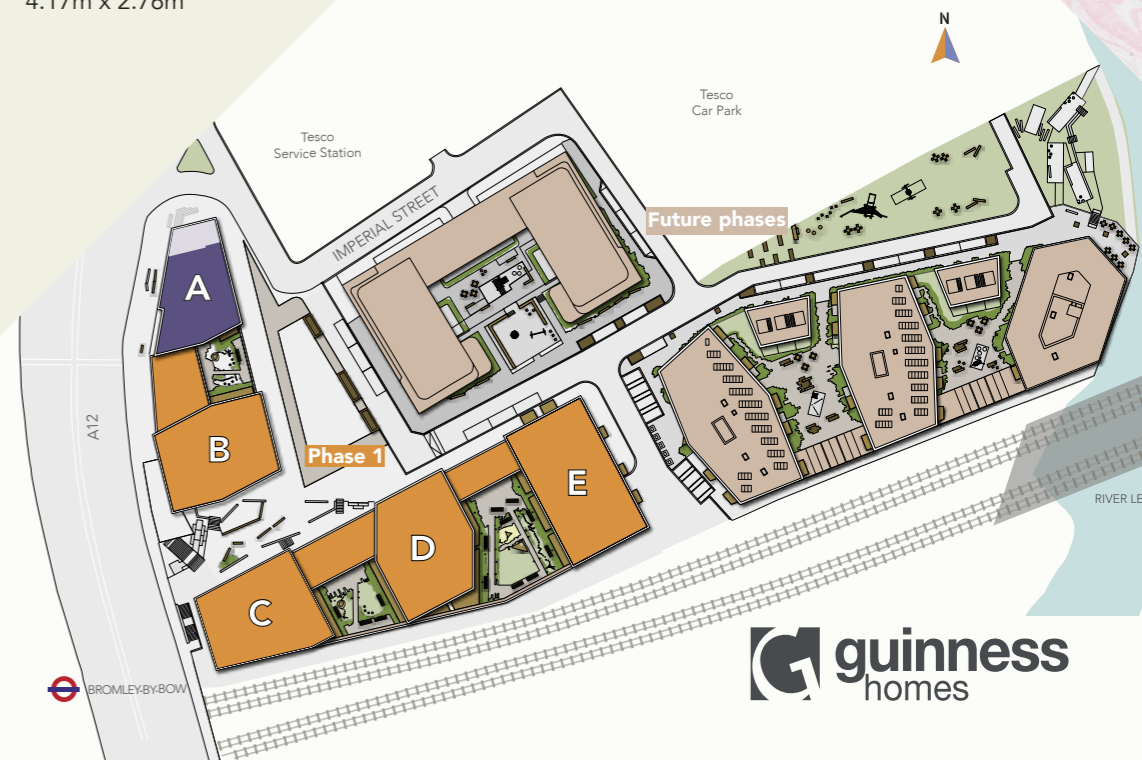


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Development Plan



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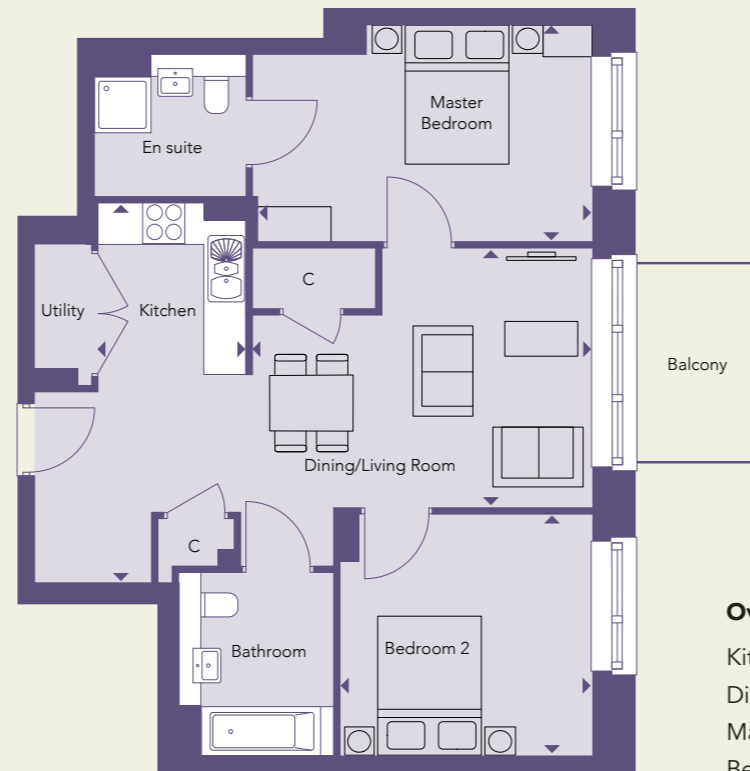
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2 Bedroom Apartments

Floor	2	3	4	5	6	7
Apt No.	A2-3	A3-3	A4-3	A5-3	A6-3	A7-3



Overall size	75.2 sqm
Kitchen	5.46m x 2.17m
Dining/Living Room	4.80m x 3.78m
Master Bedroom	4.80m x 3.05m
Bedroom 2	3.61m x 3.46m

Second - Seventh Floors



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Development Plan



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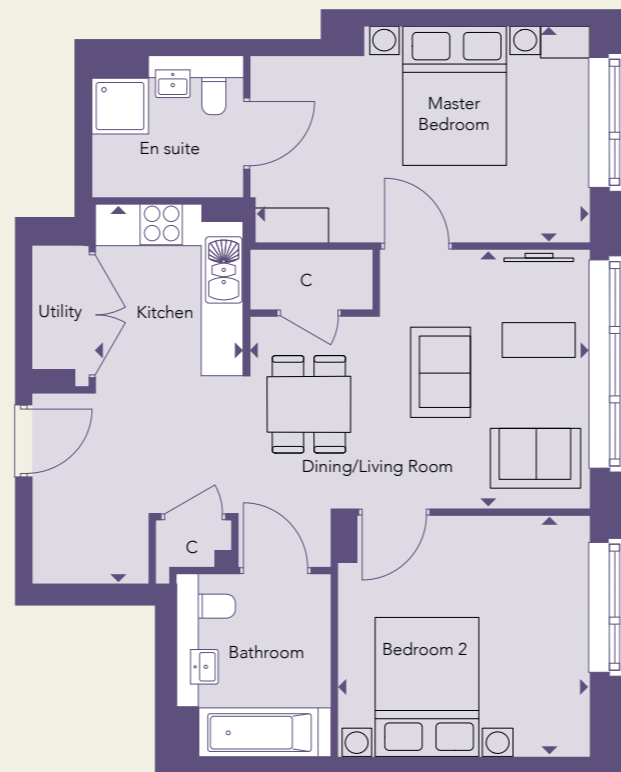
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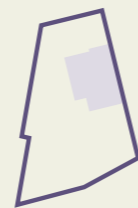
2 Bedroom Apartments

Floor	1	8
Apt No.	A1-3	A8-3



Overall size	75.2 sqm
Kitchen	5.46m x 2.17m
Dining/Living Room	4.80m x 3.78m
Master Bedroom	4.80m x 3.05m
Bedroom 2	3.61m x 3.46m

Eighth Floor



First Floor



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Development Plan



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1 Bedroom Apartments

Floor	2	3	4	5	6	7	8
Apt No.	A2-5	A3-5	A4-5	A5-5	A6-5	A7-5	A8-5



Overall size
 Kitchen/Dining/Living Room 7.35m x 3.59m
 Bedroom 4.00m x 3.01m



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Second - Eighth Floors



Development Plan



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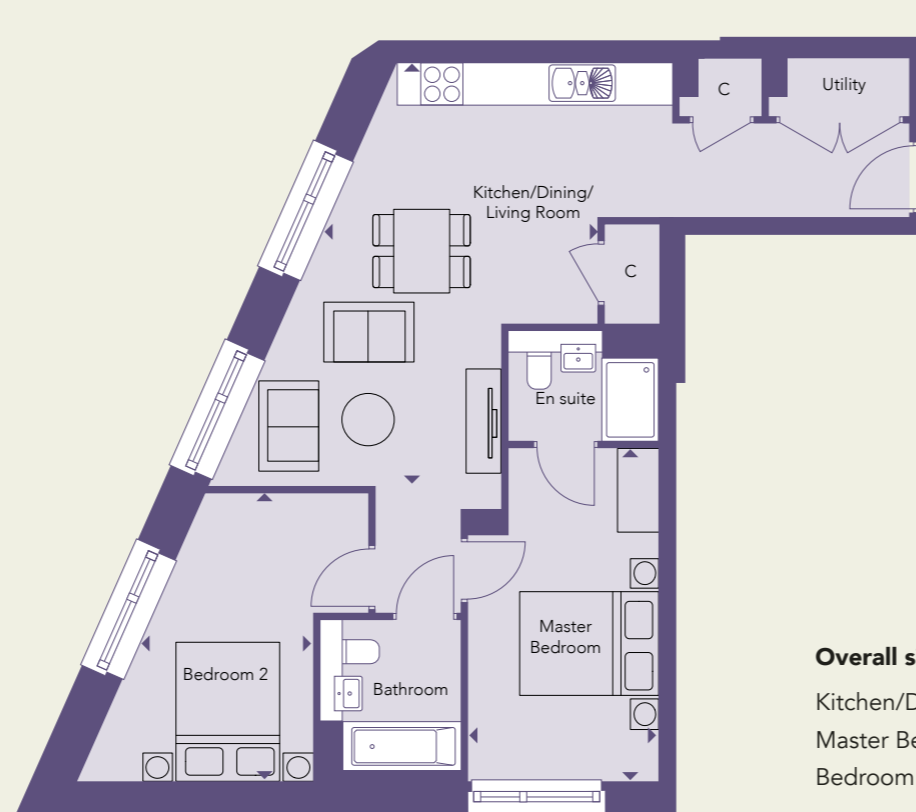
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2 Bedroom Apartments

Floor	2	3	4	5	6	7	8
Apt No.	A2-6	A3-6	A4-6	A5-6	A6-6	A7-6	A8-6



Overall size	71.4 sqm
Kitchen/Dining/Living Room	6.15m x 4.75m
Master Bedroom	4.78m x 2.75m
Bedroom 2	4.14m x 2.48m

Second - Eighth Floors



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Development Plan



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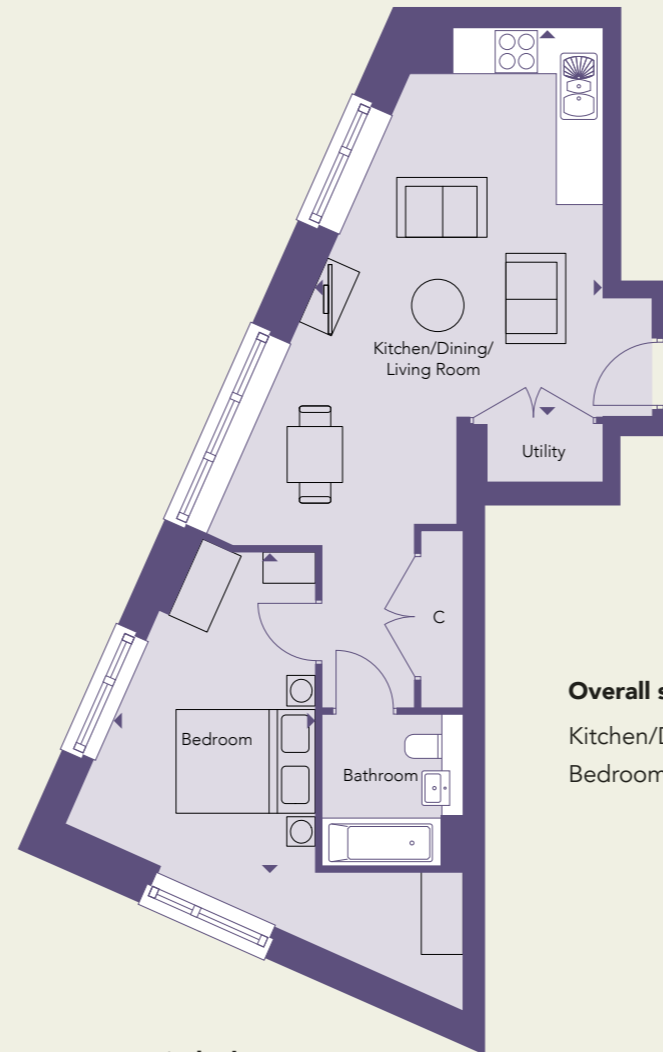
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1 Bedroom Apartment

Floor	9
Apt No.	A9-1



Ninth Floor

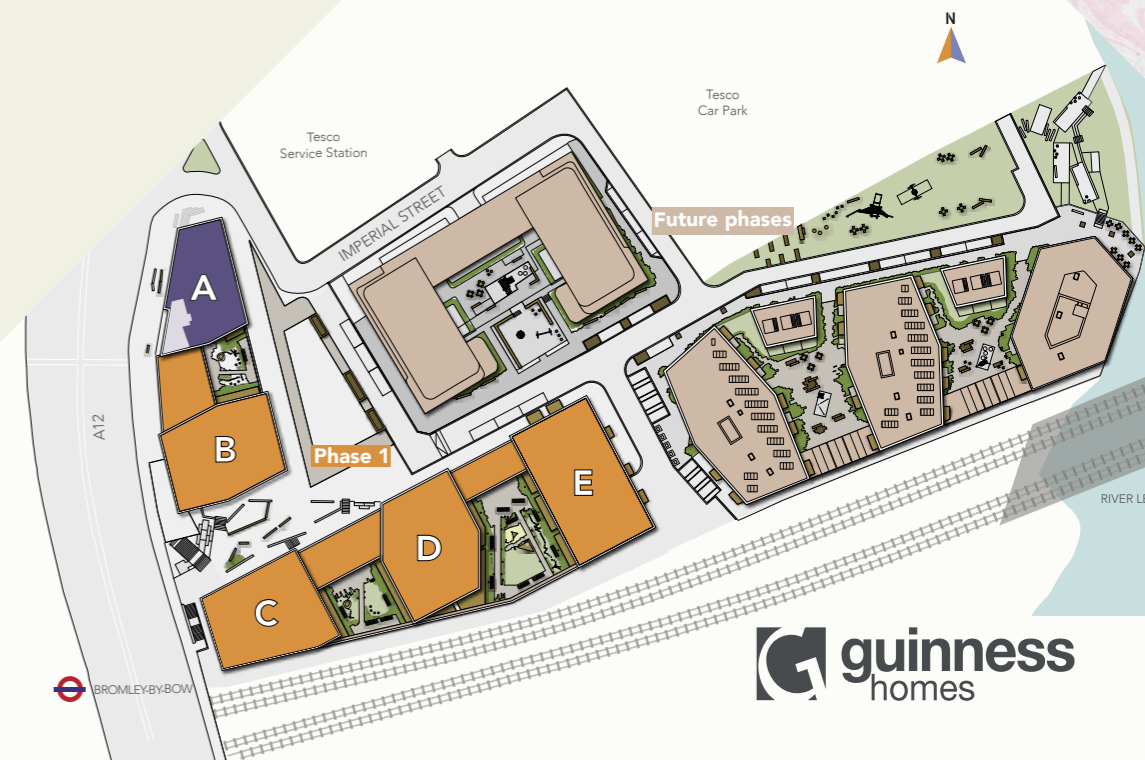


Overall size	57.3 sqm
Kitchen/Dining/Living Room	5.58m x 4.18m
Bedroom	4.54m x 2.89m



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Development Plan



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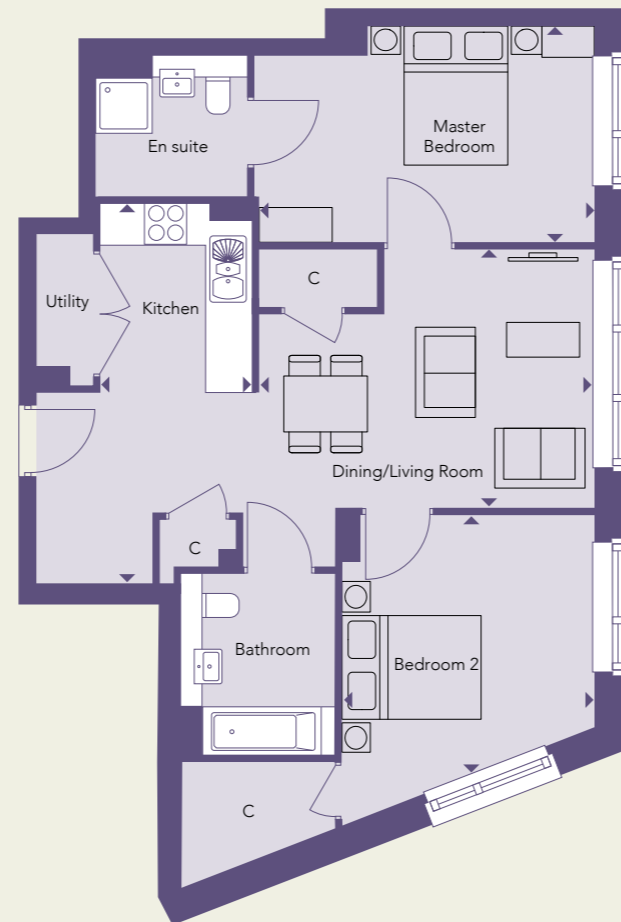
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2 Bedroom Apartment

Floor	9
Apt No.	A9-3



Ninth Floor

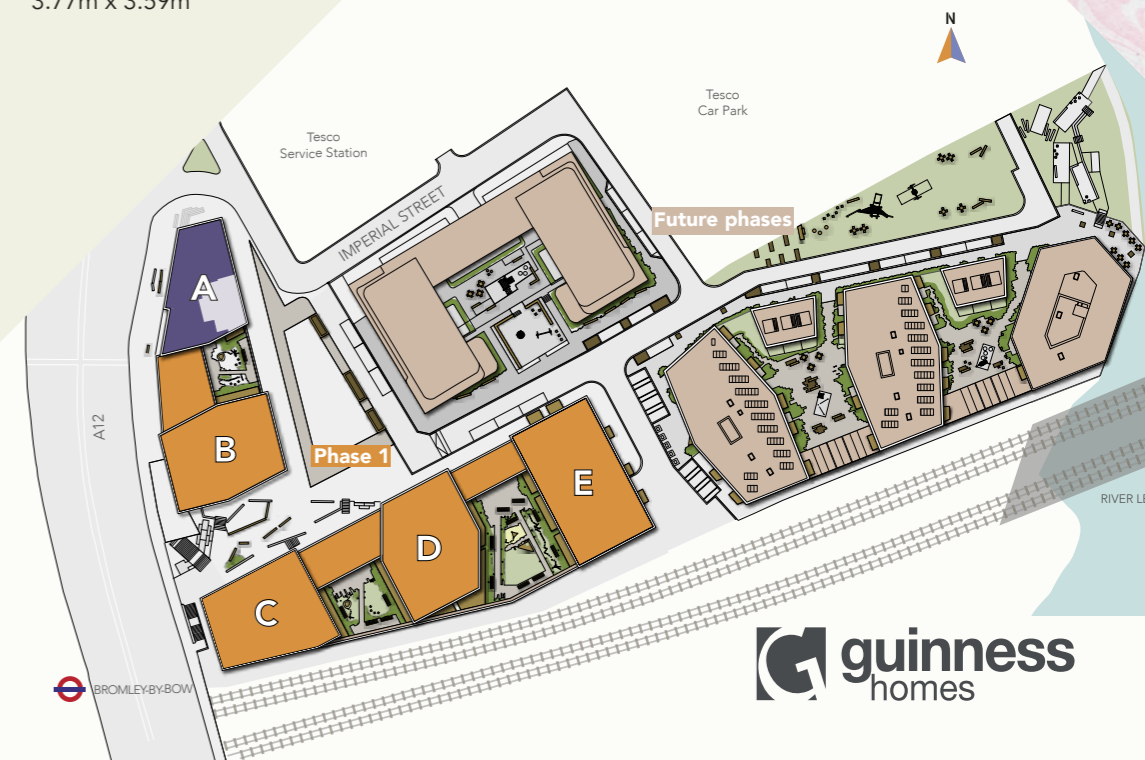


Overall size	79.6 sqm
Kitchen	5.46m x 2.17m
Dining/Living Room	4.79m x 3.78m
Master Bedroom	4.80m x 3.05m
Bedroom 2	3.77m x 3.59m



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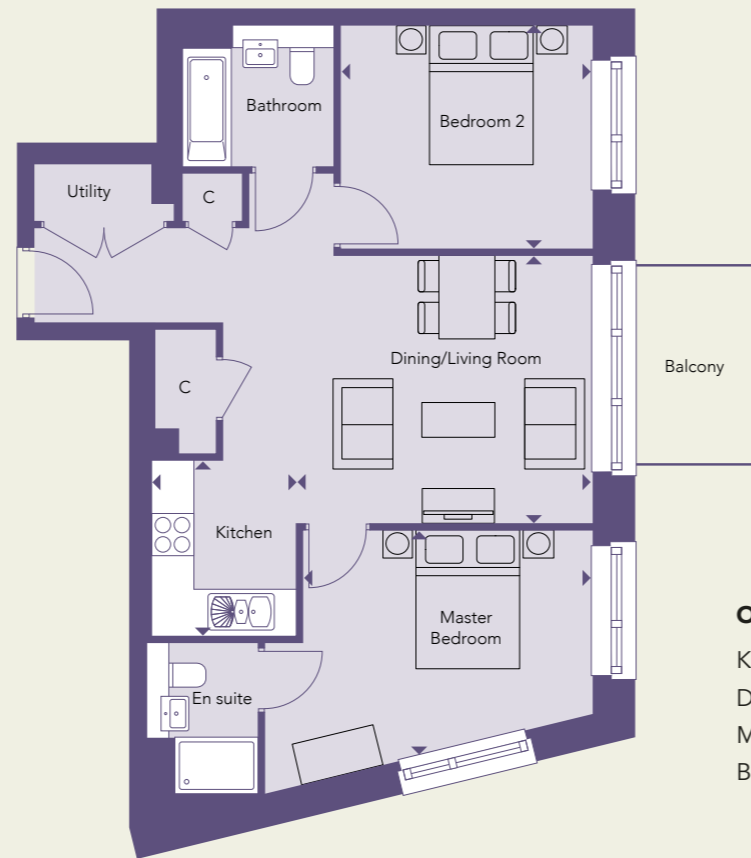
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2 Bedroom Apartments

Floor	2	3	4	5	6
Apt No.	A2-4	A3-4	A4-4	A5-4	A6-4



Overall size	71.3 sqm
Kitchen	2.53m x 2.15m
Dining/Living Room	4.25m x 3.85m
Master Bedroom	4.16m x 3.18m
Bedroom 2	3.62m x 3.20m

Second - Sixth Floors



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Development Plan



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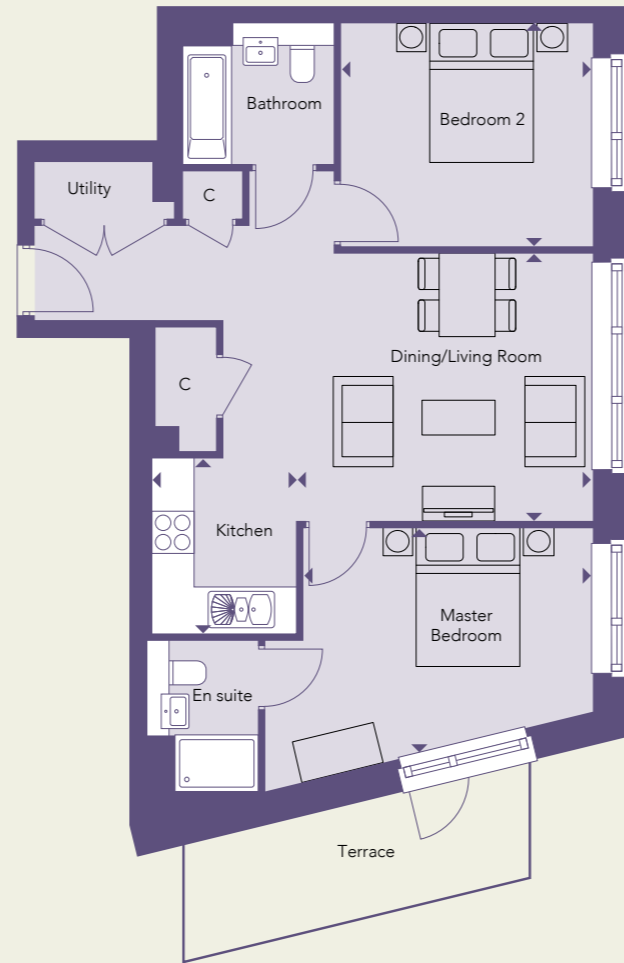
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2 Bedroom Apartment

Floor	1
Apt No.	A1-4



First Floor

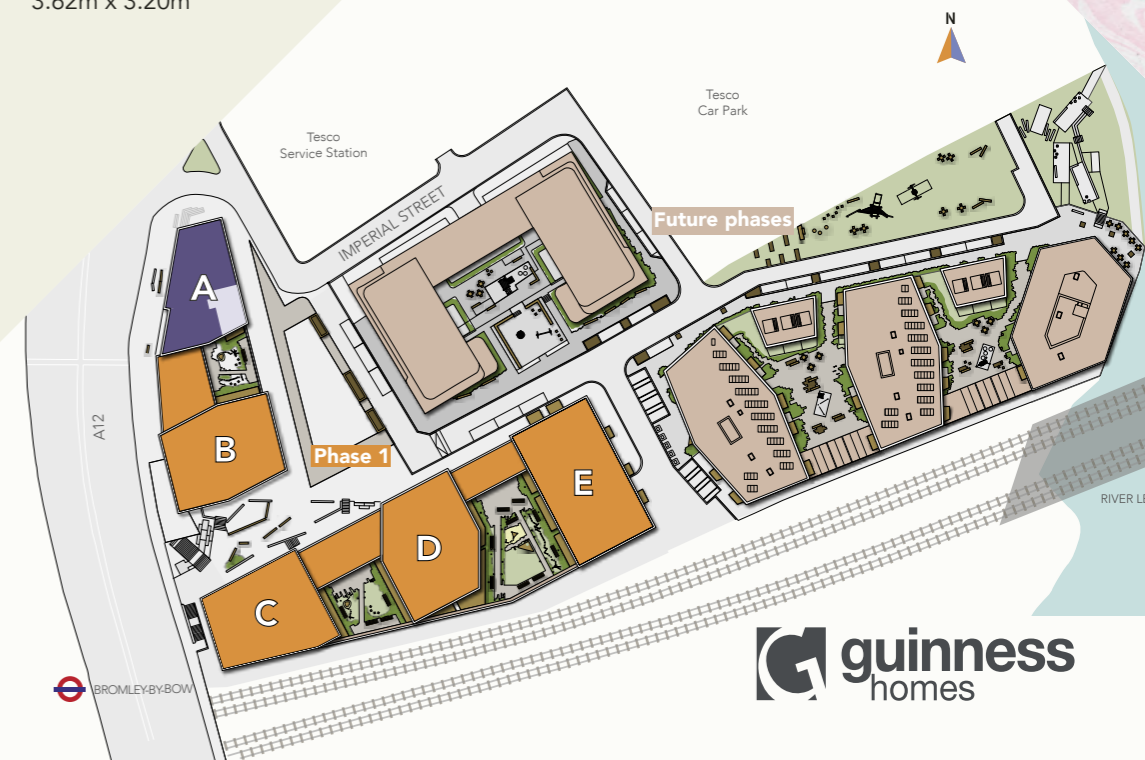


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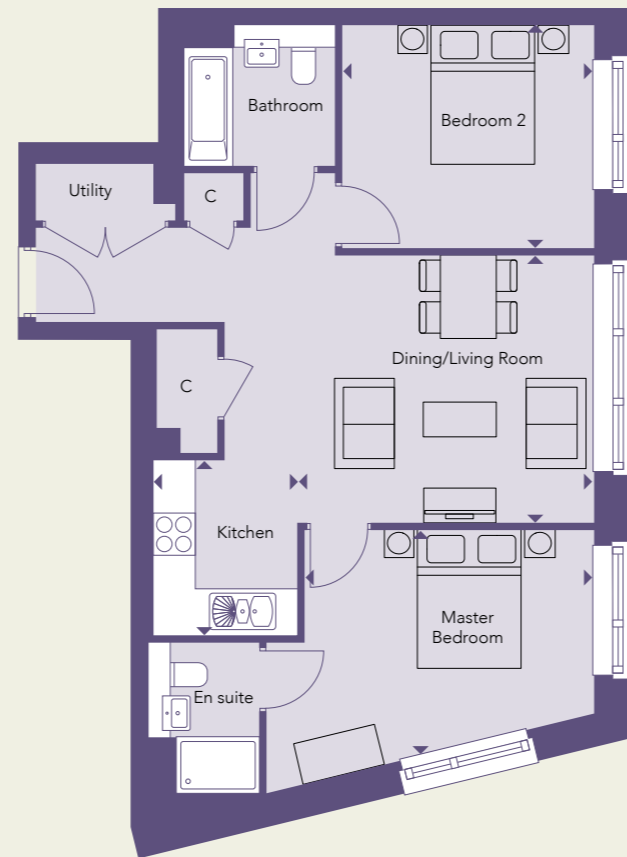
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2 Bedroom Apartments

Floor	7	8
Apt No.	A7-4	A8-4



Overall size	71.3 sqm
Kitchen	2.53m x 2.15m
Dining/Living Room	4.25m x 3.85m
Master Bedroom	4.16m x 3.18m
Bedroom 2	3.62m x 3.20m

Seventh - Eighth Floors



Development Plan

