

LEAS/DE  
LOCK

A CONTEMPORARY COLLECTION OF STUDIO, 1, 2 & 3 BEDROOM APARTMENTS

## *East* LONDON

A place where the history is so rich, yet there's always something new to discover. Where creativity spills onto the streets and where innovators flock, creating new ideas and new communities.

Its effortless connectivity seamlessly links to all zones and major stations. Whether you're a city trendsetter or prefer the gentler side of London, both are on your doorstep. Scan the skyline around you and you'll grasp the activity that's making this corner of East London a place to invest in, a place to immerse yourself in – a place to call home.

*Elevate your every day at Leaside Lock*

E3



Nestled within this setting sits Bromley-by-Bow, an ever-evolving district on the banks of the River Lea.

Close to the City and a few steps from the water, it's impossible to find another destination where brunch in Shoreditch, shopping in Stratford, and paddleboarding along the canal are Sunday morning options, all reachable in 20 minutes or less. With two tube lines passing through the station, nothing is more than a hop, skip and train away.

Rising up into this view is Leaside Lock, a new collection of contemporary homes, crafted with modern living in mind. Here, a new heart is coming to Bromley-by-Bow, beating with the personality of East London, but offering West End sophistication. Behind the statement red brick and green pre-cast concrete, think sleek concierge\* lobbies, on site workspaces\*\* and a health and relaxation studio\*\*. Not forgetting the residents' lounge\*\* and a roof terrace, where sunsets over the skyline should never be missed.

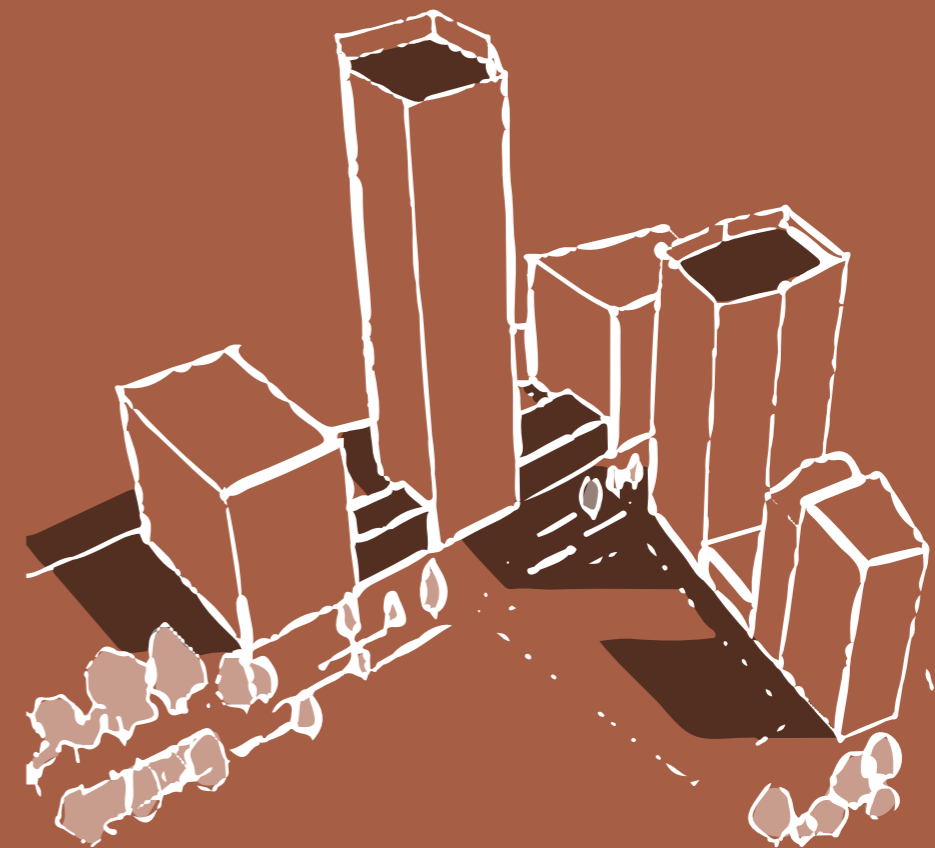
\*Concierge will be launched in a later phase for all residents at Leaside Lock. \*\*Proposed amenity spaces correct at time of print (December 2021). Train times taken from [tfl.gov.uk](https://tfl.gov.uk) and are approximate only. Walking times taken from [google.co.uk/maps](https://google.co.uk/maps) and are approximate only.

# EAST LONDON'S *newest* NEIGHBOURHOOD



Three Mills Island.

OLD



Artist impression of Phase One for indicative purposes only.

NEW

Three Mills Island rests just behind Leaside Lock. With records dating back to 1086, these historic mills have made flour for bread, gunpowder for battles and gin for the city's free houses. The tradition of local creativity lives on. The Three Mills studio today produces reels of iconic TV, film, music and theatre productions, which are shot moments away from Leaside Lock.

Inspired by this vivid past and the industrial red brick buildings so typical of the area, Leaside Lock features warm, clay facades. The palette is interspersed with towers of sage concrete that take influence from the mossy tones of the tidelines along the river's edge.

Phase One has been designed by award-winning architects, Assael Architecture. These new additions to the skyline share a timeless, cohesive aesthetic with a strong family resemblance. At their centre, a tree-lined public square will create a bustling hub for pop-up markets, outdoor cinema screenings and connecting with neighbours. More than a collection of apartments, Leaside Lock brings a new focal point to Bromley-by-Bow: a thriving cultural district with plentiful amenity space. You'll be spoilt for choice with the offering of workspaces\*\*, podium chill-out areas\*\* and roof terraces, to meet and relax with friends and family.

\*\*Proposed amenity spaces correct at time of print (December 2021).

# WATER

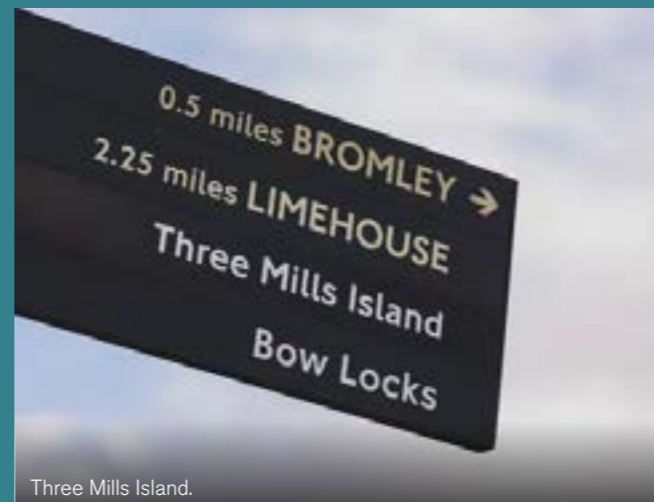
## WATERSIDE *living* WITH THE CITY ON TAP

Of course, the buzz of the city is what makes London so magnetic. But what about the quieter moments when a wide, open sky and something greener underfoot is needed?

At Leaside Lock, waterside living comes into its own. There's little else as tranquil as a sunrise stroll along the River Lea, over bridges and under willow trees, as colourful narrowboats ripple across the water. A short walk down the reedy path is Limehouse Cut, the oldest canal in the capital. With a floating towpath, kayaking and wildlife to spot, it's the ideal place to reconnect with nature.

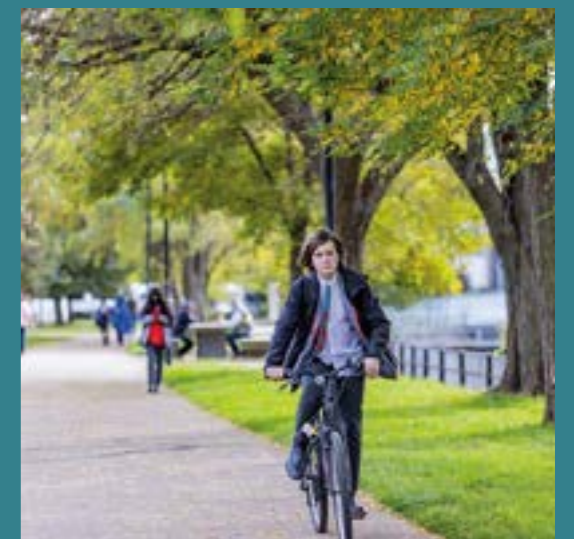


The River Lea.



Three Mills Island.

# PARK



Images depict Three Mills Island.

For space to run and share an afternoon picnic, Three Mills Green is located under a 5-minute walk from Leaside Lock. On any given day, expect to find a game underway on the ping pong tables, maybe an art trail sculpture or two and some little ones enjoying the Wild Kingdom playground. In the summer, the green comes alive when a perfectly curated list of independent street food, craft beer and music festivals arrive.

A wander through Bow leads to Mile End Park, another canal-side retreat. And at its most northerly tip sits all 200 acres of Victoria Park. Cafés, sports facilities, playgrounds and world-class events are all found here.

# THE NEW *heart* OF BROMLEY-BY-BOW, BEATING WITH EAST LONDON PERSONALITY

ENERGETIC



Print House Bar & Kitchen.



Creative Quarter at Sugar House Island.

Leaside Lock fuses East London expression with the refinement of the West End, where an afternoon spent discovering the latest art exhibition in Bow is followed by drinks on the residents' roof terrace. The best of the capital is encapsulated in one destination, with a doorstep full of options.

Leaside Lock's local, The Galvanisers Union has everything a classic pub should have. An impressive beer menu, locally renowned roast beef and prices that make you smile as much as the weekly comedy nights. Print House offers sourdough pizza, charcuterie boards and something tangy from the mezcal bar. All served on the terrace with a side of table tennis.

# SOPHISTICATED



The River Lea, Queen Elizabeth Olympic Park, Stratford.

It's easy to while away a day on Bow's Roman Road – the historic street lined with independent cafés, boutiques and bakeries. Three times a week the 150-year-old market brings fashion stalls, fresh produce and delicious street food to both locals and visitors. Or there's the riverside hotspots of Crate, Number 90 and Barge East, just a kayak paddle away.

Westfield, one of the largest shopping and entertainment destinations in Europe, can be reached by foot in 30 minutes. The peaceful walk meanders through Queen Elizabeth Olympic Park, where the monumental sporting facilities of London 2012 emerge through the trees and along the waterways, before reaching Westfield. Not only home to the biggest brands, there's also a cinema, a casino and a never-ending choice of restaurants.



Westfield Stratford City.



Roman Road.



Nunnery Gallery.

RELAX

CREATE A *life* LESS ORDINARY AT LEASIDE LOCK

Life at Leaside Lock is about balance. It's a place where the everyday is elevated and lifestyle takes centre stage. Here, there's something for everyone.

With a concierge\* desk within the development and convenience store downstairs, parcels are always signed for and the essentials are to hand. An energising workout in the gym\*\* or meditation in the health and relaxation studio\* can be followed by a freshly roasted coffee in the café. Enjoy an afternoon drink on the partially enclosed roof terrace', available for all season use. For those who like to travel on two wheels there's cycle storage available to residents on site.



Roof terrace (Block A) at Leaside Lock.

WORK



Workspace at Leaside Lock.

Situated in London's Zone 2 and opposite the underground station, journeys across London couldn't be simpler – whether it's to the City, Canary Wharf or the West End.

But that's not even the best part. With innovative, flexible on site co-working spaces\*, entrepreneurs and freelancers won't need to travel at all. Not just an idyllic office set up, it's a place to build connections with like-minded creators.

With the legacy of London 2012 flowing down the river, the future of the area feels just as exciting as its past. East Bank and the International Quarter will bring a vibrant culture, education and business district, with the likes of Sadler's Wells, BBC Studios, the V&A, Transport for London, The British Council and UNICEF all making a home here.

\*Proposed amenity spaces correct at time of print (December 2021). \*\*Gym is proposed (subject to a minor amendment to the planning approval which is currently with the local authority). Advanced discussions with an operator are taking place December 2021. 'The roof terrace of Headwater Point B.

One Canada Square

The Shard

Limehouse

LEAS/DE  
LOCK

River Lea

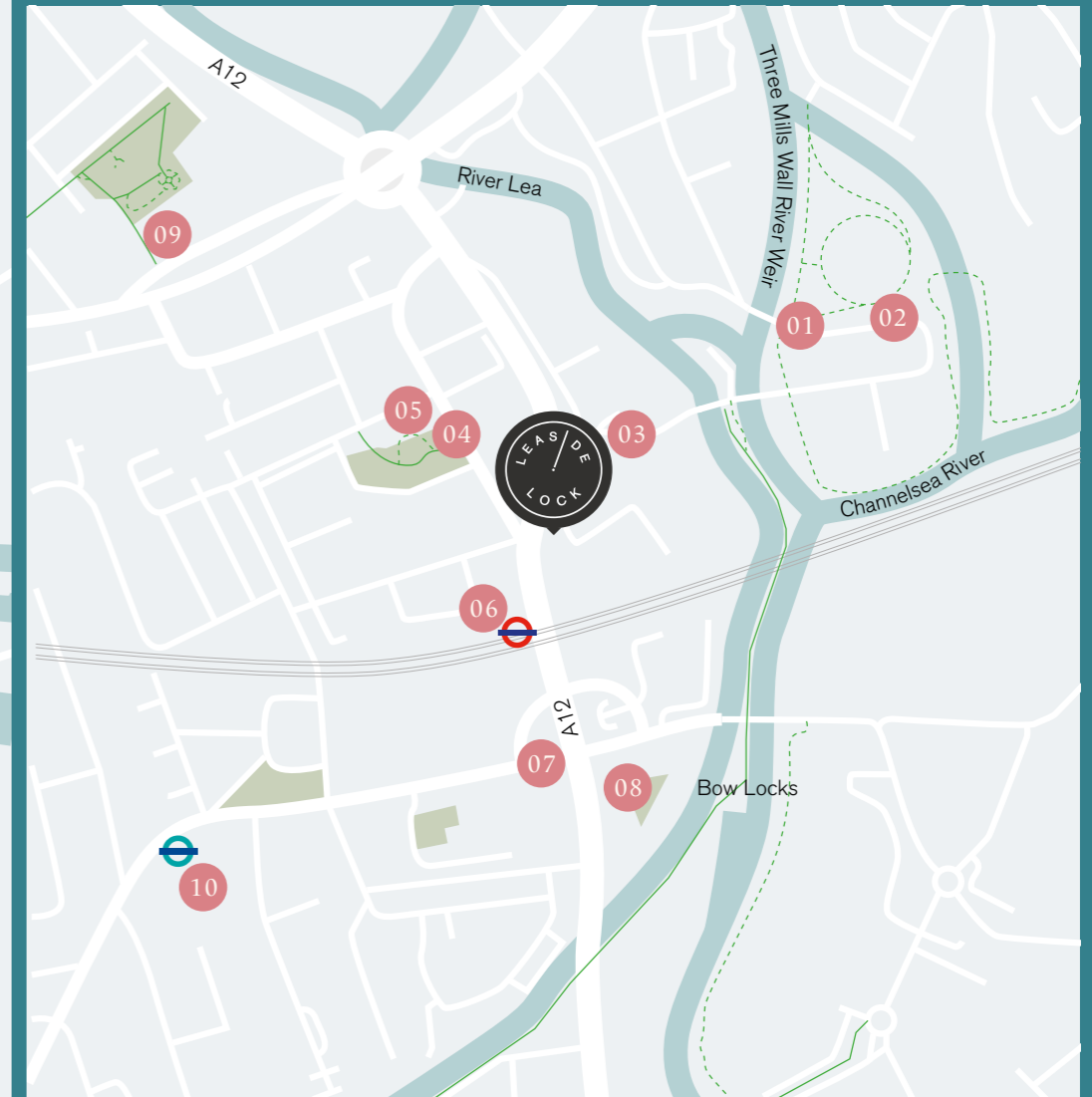
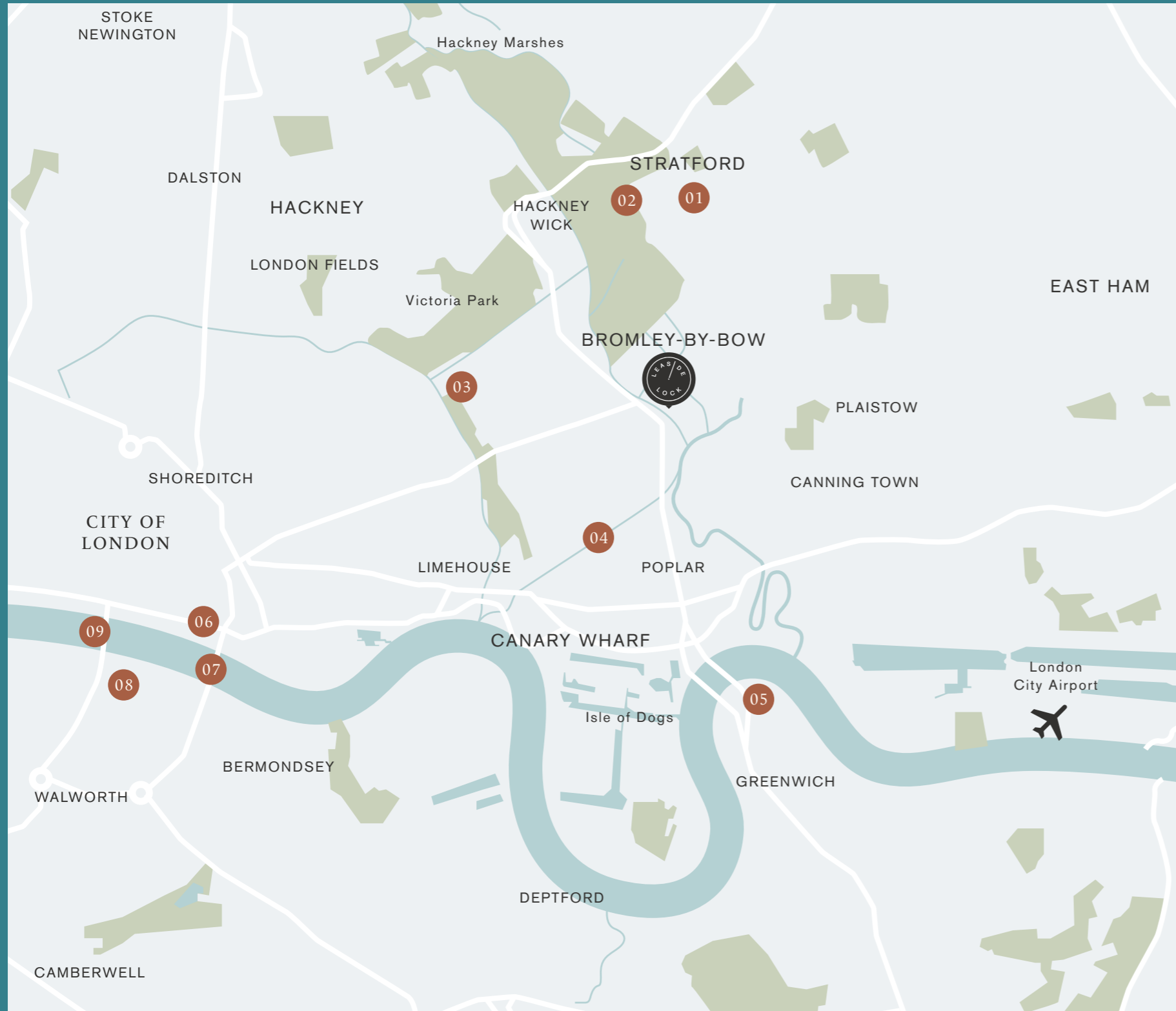
Three Mills Island





# LONDON'S vibrant DISTRICT

A growing neighbourhood on the banks of the River Lea, celebrating all that the East has to offer. From Stratford and Hackney Wick to Canary Wharf and Greenwich, this bustling district of London is alive from morning to night.



Local amenities in close proximity of Leaside Lock

- 01 Westfield Shopping Centre
  - 02 Queen Elizabeth Olympic Park
  - 03 Roman Road
  - 04 Limehouse Cut
  - 05 The O2
  - 06 Tower of London
  - 07 Tower Bridge
  - 08 The Shard
  - 09 London Bridge
- From the East to the West.  
This map shows Leaside Lock's position between London City Airport and the City of London.*

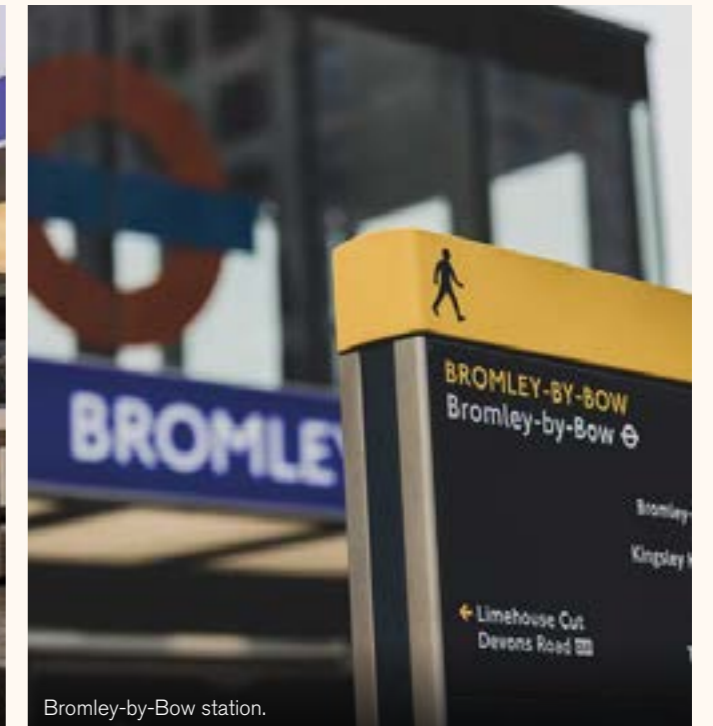
- 01 3 Mills Studios
- 02 Three Mills Green & Three Mills Island
- 03 Tesco Superstore
- 04 Bromley-by-Bow Health Centre
- 05 Bromley-by-Bow Centre
- 06 Bromley-by-Bow Station
- 07 The Galvanisers Union – Pub
- 08 Bow School
- 09 Nunnery Gallery
- 10 Devons Road DLR
- Footpaths

# PERFECTLY *placed* TO ENJOY LONDON'S BEST BITS

With two tube lines running through Bromley-by-Bow station, the DLR at Devons Road and numerous bus stops nearby, travel options from Leaside Lock are varied. The Cycle Superhighway and canal towpath add convenience with a view. And London City Airport is only 4.6 miles away.



Bromley-by-Bow station.



Bromley-by-Bow station.

# 2.0

MILE WALK

From Leaside Lock along the tranquil towpath to Limehouse Basin



Limehouse Basin.

# 4.6

MILE DRIVE

From Leaside Lock to London City Airport



London City Airport.



Lifestyle imagery is for indicative purposes only.

## CYCLE HIGHWAY

Cycle Superhighway 3 is a long bike freeway in London. It is part of the Cycle Superhighway network coordinated by TfL, running from Barking in the East to Lancaster Gate in central London.

## DISTRICT: 2 MINS WALK FROM LEASIDE LOCK



## HAMMERSMITH & CITY: 2 MINS WALK FROM LEASIDE LOCK



BAKERLOO ■ CIRCLE LINE ■ JUBILEE ■ PICCADILLY ■ NORTHERN ■  
CENTRAL ■ HAMMERSMITH & CITY ■ METROPOLITAN ■ DISTRICT ■

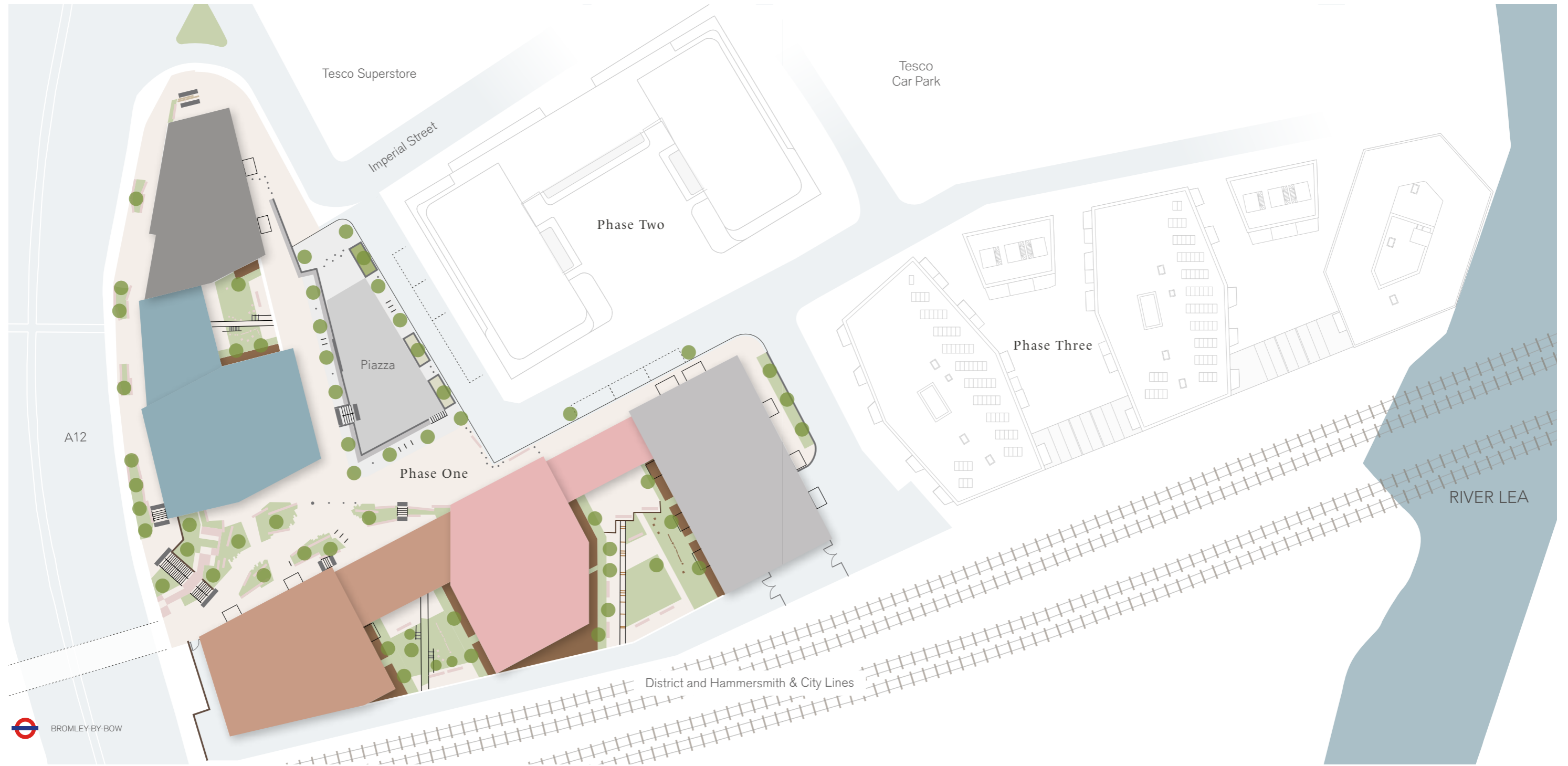
Distances taken from google.co.uk/maps. Walking times taken from google.co.uk/maps and are approximate only. Tube times taken from tfl.gov.uk and are approximate only.

# TAKE A *look* AROUND LEASIDE LOCK

Take a morning stroll along the canal path, sip on a freshly brewed green tea or enjoy the views from the roof terrace<sup>†</sup> in the sunshine. Catch up on emails in the workspace<sup>\*\*</sup> area or meet with neighbours in the residents' lounge<sup>\*\*</sup>. Everything needed to make a life less ordinary.



- Headwater Point A
  - Headwater Point B
  - Riverstone Heights C
- Riverstone Heights D
  - Riverstone Heights E



Map not to scale. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details. <sup>\*\*</sup>Proposed amenity spaces correct at time of print (December 2021). <sup>†</sup>The roof terrace of Headwater Point B.

# CONTEMPORARY HOMES *crafted* TO PERFECTION

PRIVATE SALE  
SPECIFICATION



## KITCHEN/DINING/LIVING AREAS

- Stainless Steel Bosch built-in oven with induction hob
- Bosch slimline cooker hood in silver
- Integrated Bosch microwave in black
- Integrated Bosch fridge/freezer\*
- Integrated Bosch dishwasher
- Gooseneck tap in brushed stainless steel
- Natural stone quartz countertop in ash grey
- Matt cabinets in graphite grey
- Glass splashbacks in graphite grey
- Recessed downlights throughout

## BATHROOMS

- Back-to-wall WC in white with chromium plated flush plate
- Semi-countertop washbasin in white
- Double robe hook and heated towel rail in chrome
- Chrome-plated toilet roll holder
- Steel bath in white with glass screen to main bathroom
- Flat top shower tray in acrylic/atone resin to en suite
- Semi-framed pivot door shower screen in silver to en suite
- Mirrored cabinet (including shaver socket) to the main bathroom



## FINISHES

- Off-white to living and bedroom walls and doors
- Brilliant white to bathroom walls
- Brilliant white to ceilings
- Matt finish porcelain tiles to bathroom walls in grey
- Ribbed dark tile to bathroom feature wall in black
- Karndean vinyl flooring to living areas in urban oak
- Cormar carpets to bedrooms in grey\*\*
- Natural tile flooring to bathroom in black peak
- Underfloor heating (except bathrooms)

The specification of the properties is correct at the date of print but may change as building works progress. 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. Unless specifically incorporated in writing into the sales contract 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. \*Undercounter Bosch fridge with freezer section to studio apartments. \*\*Karndean vinyl flooring to bedroom in urban oak to studio apartments.

# CONTEMPORARY HOMES *crafted* TO PERFECTION

## SHARED OWNERSHIP SPECIFICATION

### KITCHEN/DINING/LIVING AREAS

- Stainless steel Bosch built-in oven with electric hob
- Bosch slimline cooker hood in silver
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Gooseneck tap in brushed stainless steel
- Chicago laminate worktops
- Graphite grey kitchen cabinets
- Graphite grey splashback over the hob and upstand to kitchen worktop

### BATHROOMS

- Back-to-wall WC in white with chromium plated flush plate
- Semi-countertop washbasin in white
- Double robe hook and heated towel rail
- Steel bath in white with glass screen to main bathroom
- White resin shower tray to en suite
- Bath shower mixer in chrome

### FINISHES

- Off-white to living and bedroom wall and doors
- Brilliant white eggshell to bathroom walls
- Brilliant white to ceilings
- Large light grey porcelain tiles to bathroom walls
- Ribbed black peak feature wall tile
- Natural tile flooring to bathroom in black peak
- Avenue Oak laminate flooring to living area and bedrooms
- Mode range white switches and sockets
- Underfloor heating (except bathrooms)



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Computer generated image for indicative purposes only.



# GUINNESS HOMES BUILDING FOR THE *future*



# 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.

All content within this document is indicative only. Guinness Homes reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. December 2021.

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