

A large, abstract graphic consisting of several overlapping brushstrokes in shades of teal and blue, set against a dark grey background. The strokes are horizontal and have a textured, painterly appearance. A white square frame is centered behind the text.

# TANDEM

**12 one & two bedroom apartments  
across two new developments  
available for Shared Ownership**

## WELCOME HOME...

If you're looking to buy your own home in London, this is your ideal opportunity. With a collection of brand-new apartments at Tandem, London E3, available on a Shared Ownership basis from Poplar HARCA, you could soon have somewhere special to come home to.

At Tandem, you'll have a choice of 12 apartments set in two new contemporary buildings. Whether you choose a one-bedroom or a two-bedroom apartment, you can be sure that it will be well-designed with clean lines, a light and airy open-plan living space, a stylish kitchen, bathroom and a private balcony.





Olympic Park



Olympic Park

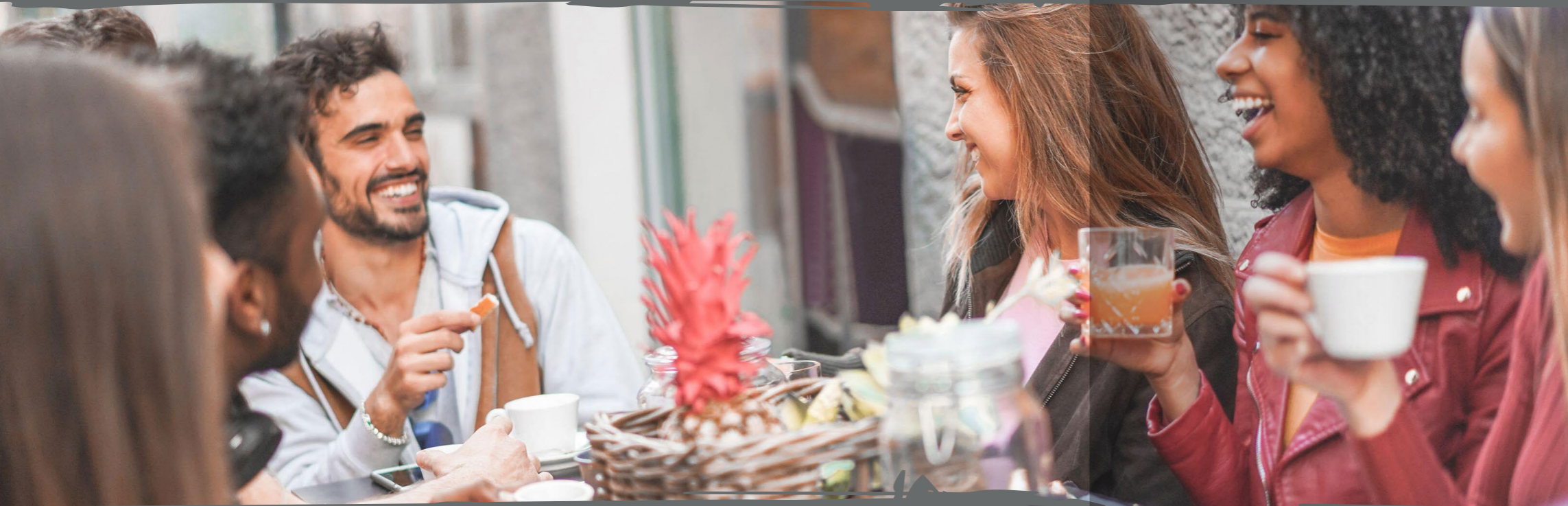
## LONDON LIFE

Living here, you'll discover the best of London life with everything you need on hand, from shops, healthcare, fitness, schools, great transport links – and much more.

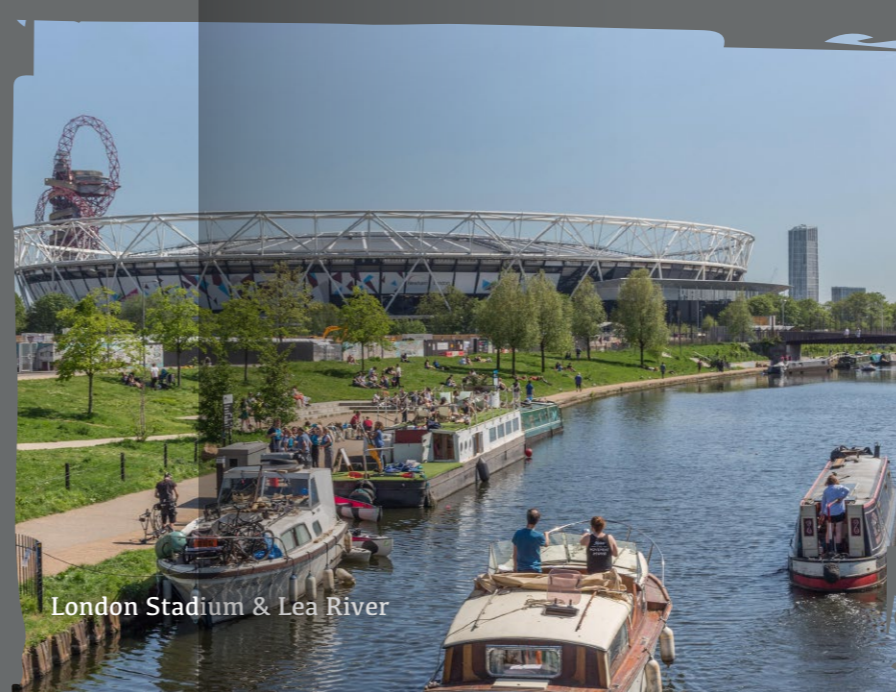
Retail opportunities vary from Roman Road market to Westfield Stratford City, which includes over 300 retail outlets, restaurants and cinema or you can head to Canary Wharf for al fresco dining, open-air films and live music.

There's no shortage of green space either: Mile End Park is home to a leisure centre with pools, gyms and fitness classes and Victoria Park offers running trails, boating and fishing lakes and tennis courts. Follow the Limehouse Cut along the River Lea and you'll soon reach the Olympic Park with its world-class sports facilities.

If you're more into culture than sport, Hackney Wick & Fish Island host one of Europe's largest creative communities – and the dynamic art festival, Hackney WickED with workshops, live art, fashion shows and performances of all types, attracts artists from all over the world.



Westfield

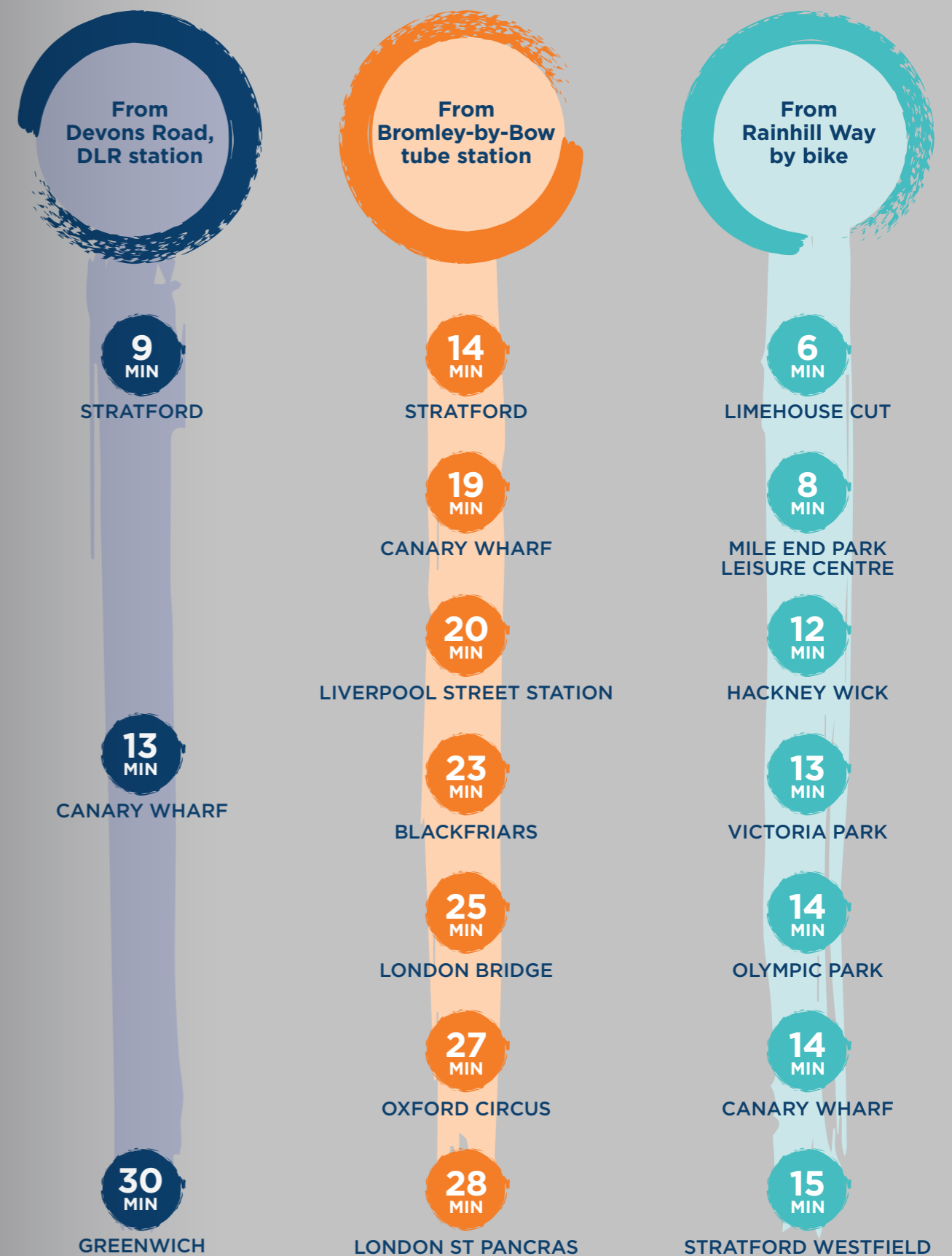


London Stadium & Lea River

## THE BEST CONNECTIONS...

Living near great transport links is a priority for London home buyers – and it doesn't get much better than this: Bromley-by-Bow tube station (on the District & Hammersmith & City lines) and the DLR station at Devons Road are both within walking distance. Crossrail's new Elizabeth Line, at Stratford, will provide a high-speed train and tube link between Reading and Heathrow in the west and Shenfield in the east.

Travelling abroad? City Airport is less than 5 miles from Tandem. London Stansted is less than 40 minutes' by road via the A12 and M11 and you could be at London's St Pancras International Rail Terminal in less than 30 minutes.



VICTORIA PARK



FISH ISLAND

QUEEN ELIZABETH OLYMPIC PARK

A12

FAIRFIELD ROAD

HIGH STREET

# TANDEM

BOW

BROMLEY BY BOW

BOW CHURCH

A11

BOW ROAD

TESCO

THREE MILL LANE

BROMLEY-BY-BOW



SAINSBURYS LOCAL

TOWER HAMLETS CEMETERY PARK



BROMLEY-BY-BOW

DEVONS ROAD



RAINHILL WAY

DEVONS ROAD

TALWIN STREET

DEVAS STREET

B140

DEVONS ROAD



MILE END PARK

B140

A12



## HIGH QUALITY CRAFTSMANSHIP

### Kitchen/Dining

- Symphony Linear Trend range in anthracite finish, black trims and handle-less units
- The Bianco Massa quartz marble worksurface with matching 150mm upstand
- Integrated appliances from Bosch including: single oven, ceramic hob, chimney-style extractor, dishwasher and fridge/freezer
- Marble splashback to hob
- Chrome mixer taps
- Recessed downlights to ceiling

### Bathroom

- Stylish white bathroom suite from Twyfords with chrome brassware from Grohe
- Glass shower screen, thermostatic bath/shower mixer from Grohe, with adjustable rail-mounted shower head
- Pale grey stone-effect ceramic wall tiling, full height around sanitaryware
- Chrome, electrically-heated towel rail
- Mirror above basin
- Recessed downlights to ceiling

### Flooring

- Grey, wool mix carpets from Cormar's Oaklands range to bedroom(s)
- Grey, limed oak effect Karndean vinyl tiles to the kitchen, hallway and living/dining area, installed to a herringbone pattern.
- White ceramic floor tiling to store(s) and/or utility area
- Pale grey stone-effect ceramic floor tiling to bathroom floor

### Security and connectivity

- Mains-powered smoke and CO detection
- Media outlets to living area and bedrooms (subject to owner's subscription)
- Video entry system

### General

- Washing machine in utility cupboard
- Gas combi boiler
- 12-year Checkmate warranty



Images are of a previous Poplar HARCA show home.



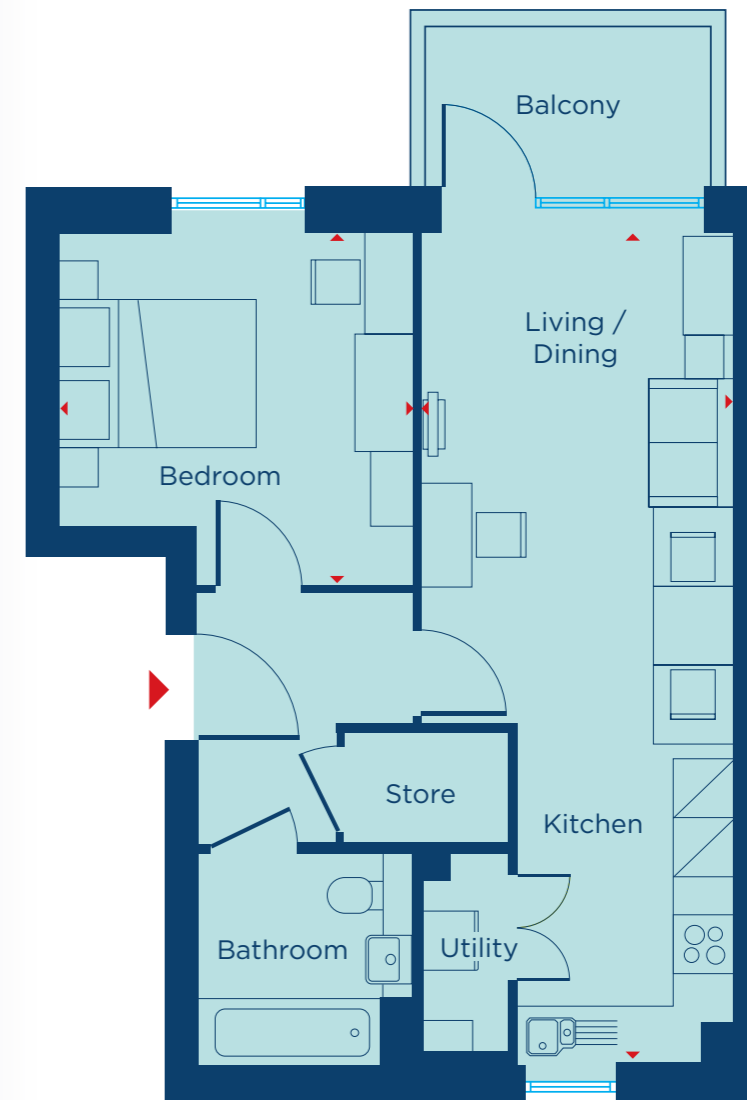
No parking is available on site, parking permits may not be transferred. All parking matters are determined by the local authority. Due to Poplar HARCA's policy of continuous improvement in quality and value, specifications are subject to review and may be changed at any time. No part of this brochure is offered as a contract or part of a contract. Speak to our sales team for more information.



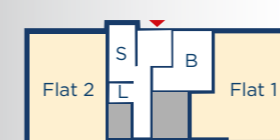
11 Rainhill Way

# APARTMENT TYPE 1

1 Bedroom  
Flats: 4 & 7



Total:	50.3 Sq M	541 Sq Ft
Kitchen / Living / Dining:	3.16 x 8.44m	10' 4" x 27' 8"
Bedroom:	3.61 x 3.60m	11' 10" x 11' 9"



Ground Floor



First Floor



Second Floor

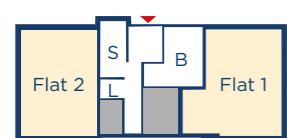
11 Rainhill Way

## APARTMENT TYPE 2

2 Bedrooms  
Flats: 3 & 6



Total:	73.9 Sq M	795 Sq Ft
Kitchen / Living / Dining:	7.27 x 3.31m	23' 10" x 10' 10"
Bedroom one:	3.89 x 3.33m	12' 9" x 10' 11"
Bedroom two:	3.80 x 3.24m	12' 5" x 10' 7"



Ground Floor



Second Floor



Second Floor

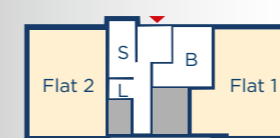
11 Rainhill Way

## APARTMENT TYPE 3

2 Bedroom  
Flats: 5 & 6



Total:	73.5 Sq M	791 Sq Ft
Kitchen / Living / Dining:	7.20 x 4.34m	23' 7" x 14' 2"
Bedroom one:	3.99 x 3.18m	13' 1" x 10' 5"
Bedroom two:	3.90 x 3.38m	12' 9" x 11' 1"



Ground Floor



Second Floor



Second Floor





## HIGH QUALITY CRAFTSMANSHIP

### Kitchen/Dining

- Symphony Linear Trend range in anthracite finish, black trims and handle-less units
- “Mariposa Polish Buff” quartz marble-effect worksurface with Bellini Rustic White letterbox-style ceramic tiles as splashback
- Integrated appliances from Bosch including: single oven, ceramic hob, chimney-style extractor, dishwasher and fridge/freezer
- Tiled splashback to hob
- Chrome mixer taps
- Recessed downlights to ceiling

### Bathroom

- Stylish white bathroom suite from Twyfords with chrome brassware from Grohe
- Glass shower screen, thermostatic bath/shower mixer from Grohe, with adjustable rail-mounted shower head
- Pale beige stone-effect ceramic wall tiling, full height around sanitaryware
- Chrome, electrically-heated towel rail
- Mirror above basin
- Recessed downlights to ceiling

### Flooring

- Pale grey, wool mix carpets from Cormar’s Oaklands range to bedroom(s)
- Brushed oak effect Karndean vinyl tiles to the kitchen, hallway and living/dining area.
- White ceramic floor tiling to store(s) and/or utility area
- Pale grey stone-effect ceramic floor tiling to bathroom floor

### Security and connectivity

- Mains-powered smoke and CO detection
- Media outlets to living area and bedrooms (subject to owner’s subscription)
- Video entry system

### General

- Washing machine in utility cupboard
- Gas combi boiler
- 12-year Checkmate warranty

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- AFFORDABLE RENTED HOMES
- SHARED SPACE
- SHARED OWNERSHIP

81 TALWIN STREET  
E3 3YX

FLAT 1

DEVONS ROAD

TALWIN STREET



81 Talwin Street

## APARTMENT TYPE 4

1 Bedroom  
Flats: 3, 5 & 7



**Total:**

**51 Sq M**

**548 Sq Ft**

Kitchen / Living / Dining:

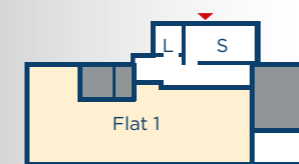
3.14 x 7.09m

10' 3" x 23' 3"

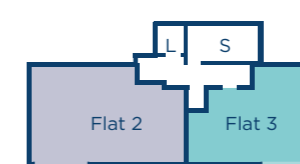
Bedroom one:

3.32 x 3.66m

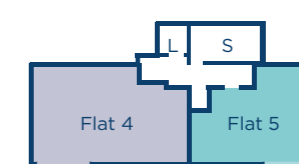
10' 10" x 12' 0"



Ground Floor



First Floor



Second Floor



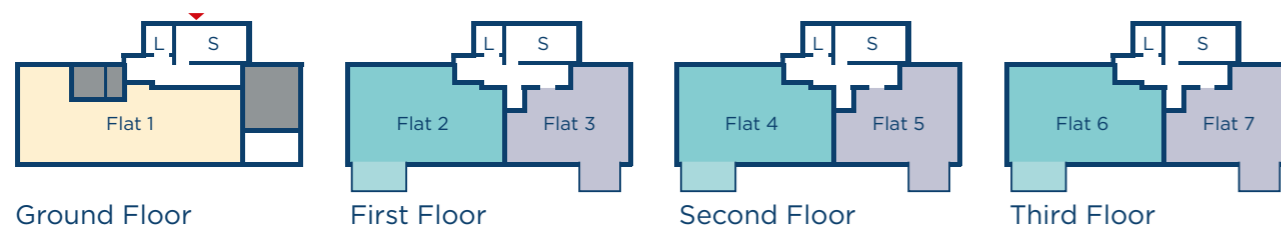
Third Floor

# APARTMENT TYPE 5

2 Bedrooms  
Flats: 2, 4 & 6



Total:	73 Sq M	785 Sq Ft
Kitchen / Dining:	4.42 x 3.50m	14' 6" x 11' 6"
Living:	3.85 x 3.57m	12' 7" x 11' 8"
Bedroom 1:	3.40 x 3.45m	11' 2" x 11' 3"
Bedroom 2:	3.68 x 3.45m	12' 1" x 11' 3"



## CREDENTIALS

### WHO WE ARE

Poplar HARCA is an award-winning Housing and Regeneration Community Association in East London.

### OUR PURPOSE

Together we create opportunities that realise community potential through exceptional homes and thriving places with social justice at our core.

### OUR STORY

Our residents voted us into existence over 20 years ago. We are led by the needs and aspirations of the community we serve. They are at the heart of every decision we make and hold us to account.

Today, we own and manage over 9,000 homes and, with partners, we are leading a £2.5bn place-shaping programme including new homes, education, healthcare, faith buildings, business and community spaces.

We invest around £4m each year in community regeneration. That means helping people into work and training, providing state of the art creative spaces for young people, initiatives to improve health and wellbeing, events, networking and affordable workspace.

We have strong and enduring partnerships with like-minded people and organisations. They support our ambitions and help us achieve so much more than we could alone.

We are a proud reflection of our East London community, and over a third of our 350 employees live locally.

### SHARED OWNERSHIP

Shared ownership is a part-buy, part-rent scheme designed to help those who can't buy on the open market. If eligible, you pay a deposit on the share you're buying - shares starting from 10% - and you'll need to take out a mortgage. You'll pay rent on the remaining share owned by Poplar HARCA and when you can afford, if you wish, you'll be able to buy further shares until you own 100% of your home. The monthly cost is often less than buying outright or renting privately and, with a home of your own, you'll be investing in your own future.



The logo for Poplar Harca features the word "POPLAR" in a small, dark blue, sans-serif font, positioned vertically to the left of the word "HARCA". "HARCA" is written in a large, bold, sans-serif font where each letter is a different color: 'H' is teal, 'A' is green, 'R' is yellow, 'C' is orange, and 'A' is pink.

POPLAR HARCA

0207 538 6460

[sales.enquiries@poplarharca.co.uk](mailto:sales.enquiries@poplarharca.co.uk)

Tandem is a marketing name only. Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments, please speak to the sales team for more information. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.