

SNG @

# PUDDING MILL LANE

E15 2NH

# A HIDDEN GEM IN STRATFORD



An opportunity to make home ownership possible, in a design-led development, available through Shared Ownership. Moments from Queen Elizabeth Olympic Park, historic waterways and excellent connections across London.

SNG AT  
PML  
PUDDING MILL LANE

Stylish waterside apartments sit among landscaped green spaces, with wide pedestrian walkways and calm, connected public areas designed for everyday living.

Set beside Pudding Mill Lane and moments from the waterways of Queen Elizabeth Olympic Park. SNG at Pudding Mill Lane presents a limited collection of just eight Shared Ownership apartments within Stratford Mill.

Contemporary architecture and landscaped surroundings create a modern, well-connected setting in one of East London's most dynamic neighbourhoods.



Computer generated images are indicative only.

# ONE AMAZING LOCATION



View the 360° aerial view.



**1** SNG at Pudding Mill Lane

**2** ABBA Arena\*

**3** Hackney Marshes

**4** London Stadium

**5** Pudding Mill Lane DLR

**6** ArcelorMittal Orbit

**7** London Aquatics Centre

**8** Westfield Stratford City

**9** Stratford Station

**10** Stratford High Street

**11** Wanstead Flats

**12** Three Mills Wall River Wier

\*Temporary venue

# QUEEN ELIZABETH

# OLYMPIC PARK

**Over £9 billion  
regeneration**

Queen Elizabeth Olympic Park  
is one of the largest new urban parks  
in Europe in over 150 years



**A lasting  
legacy**

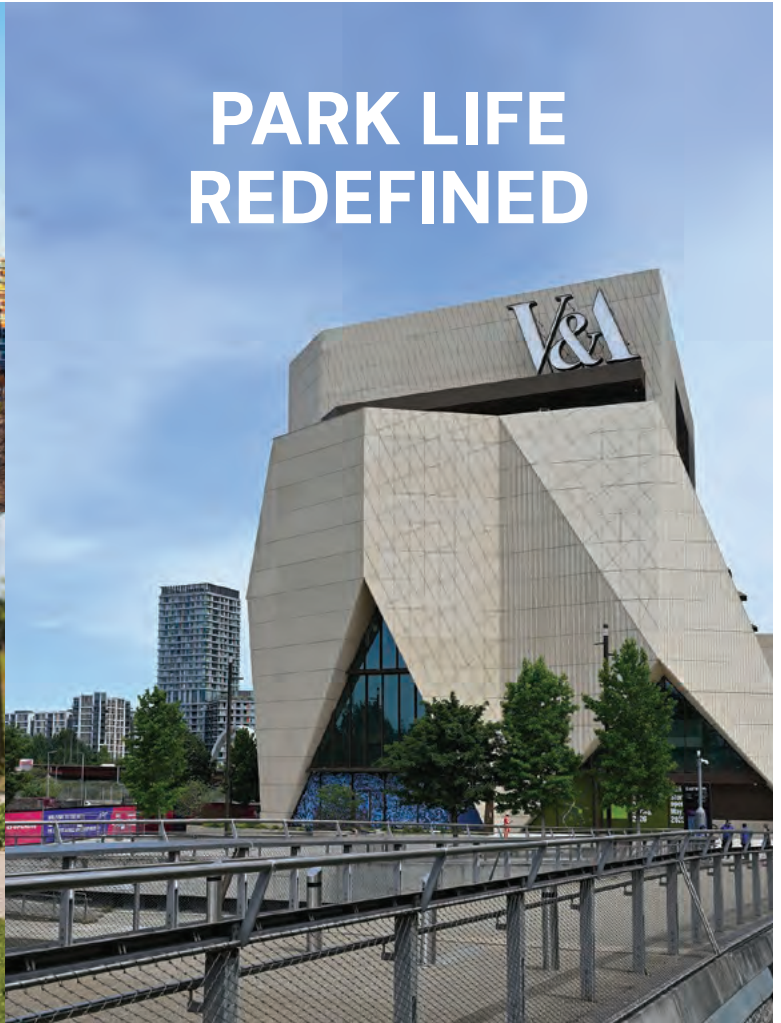
Queen Elizabeth Olympic Park  
is set to deliver over 6,000 homes  
and 40,000 jobs\*

\*Source: [queenelizabetholympicpark.co.uk](http://queenelizabetholympicpark.co.uk)





## PARK LIFE REDEFINED



## All this on your doorstep

With over 100 hectares of beautiful parkland and 8.5km of scenic walking and cycling routes, Queen Elizabeth Olympic Park offers space to explore and unwind. Home to iconic venues such as the London Stadium and Aquatics Centre, it's a vibrant, year-round destination for events, sport and outdoor living.

## A growing cultural district

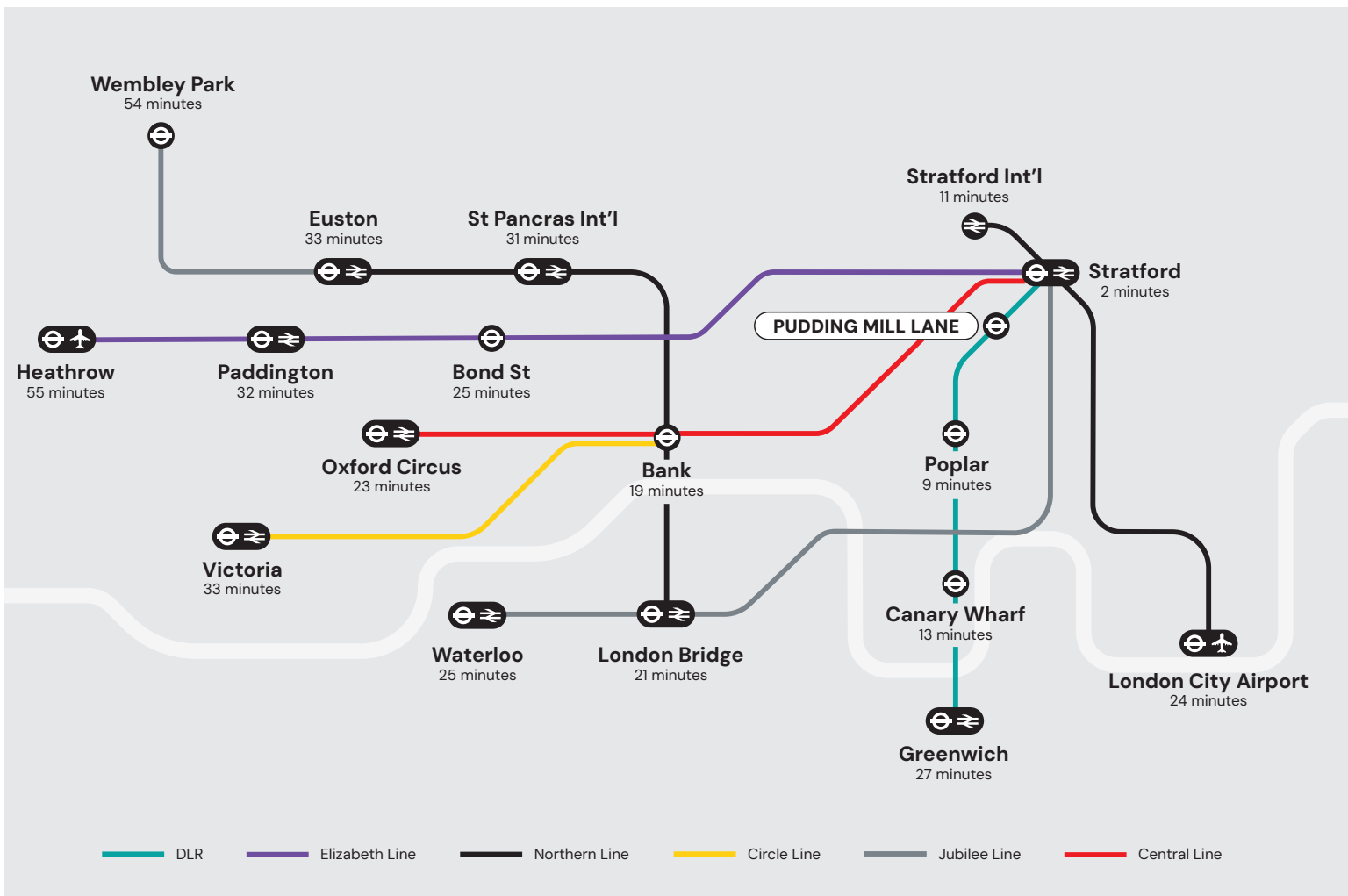
Includes universities, theatres, museums  
and new world-class institutions



# ACCESS TO EVERYWHERE

## London within easy reach

Stratford is one of London's best-connected hubs, with national and international rail links on the doorstep. Just minutes from Stratford Station, it offers fast connections across London and beyond, with easy access to Canary Wharf, The City of London and the West End.



# Westfield Stratford City

With over 350 shops, restaurants and everyday essentials, Westfield Stratford City is just a 10–12 minute walk from Pudding Mill Lane.



## SEAMLESS CONNECTIONS

From Pudding Mill Lane, hop on the DLR and you'll be at Stratford Station in just one stop — around two minutes — from where fast, direct connections make travelling across London and beyond simple.

## Travel times

From Pudding Mill Lane DLR

### CANARY WHARF

13 minutes

### BANK

19 minutes

### WESTMINSTER

25 minutes

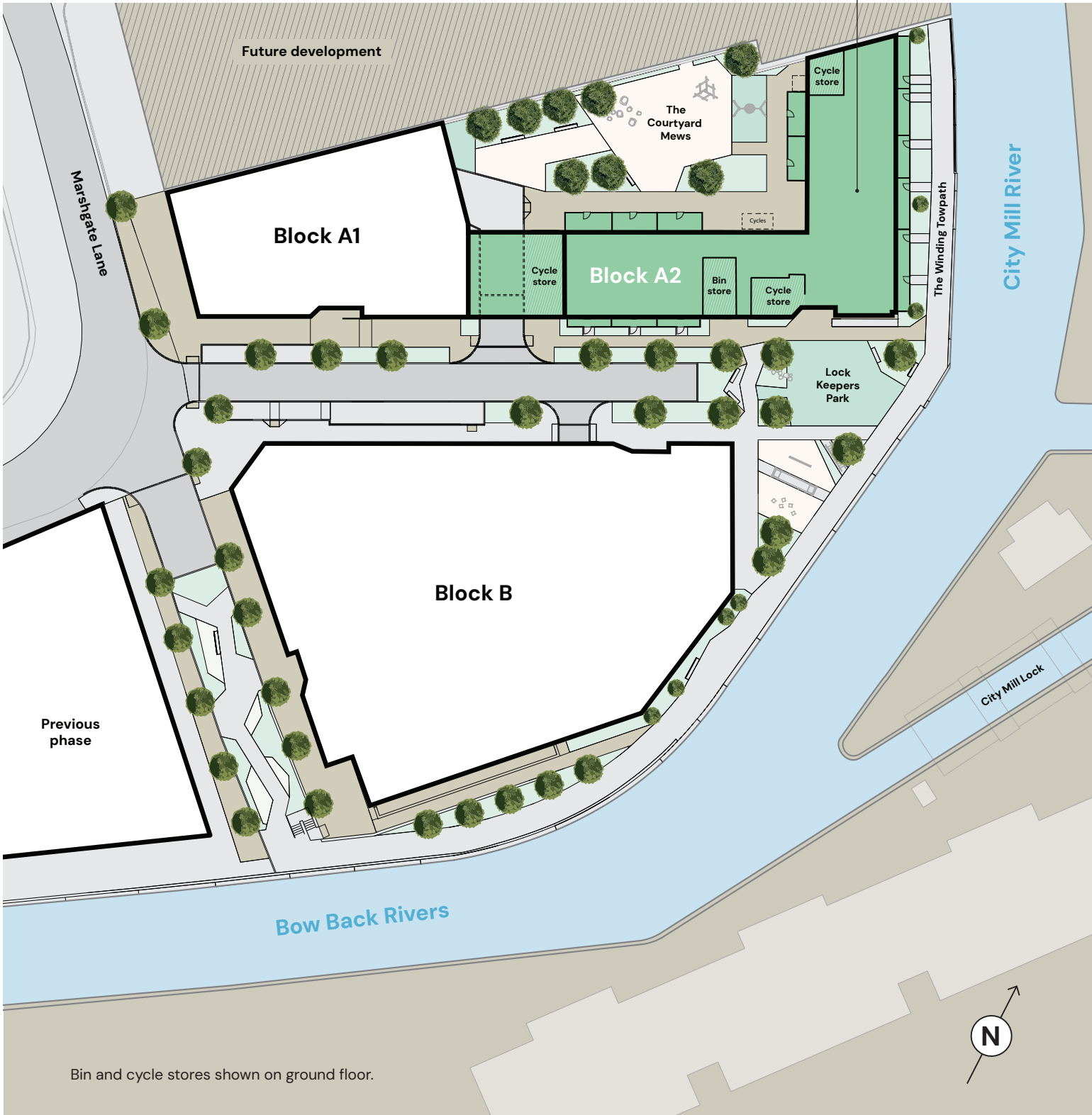
### GREENWICH

27 minutes



Travel times courtesy of Google Maps

# Site plan



Bin and cycle stores shown on ground floor.

# THE APARTMENTS

SNG AT  
**PMML**  
PUDDING MILL LANE

## Designed to fit you

SNG at Pudding Mill Lane offers a choice of 1, 2 or 3 bedroom apartments – thoughtfully created to suit the way you live.



Computer Generated Image. Indicative only.

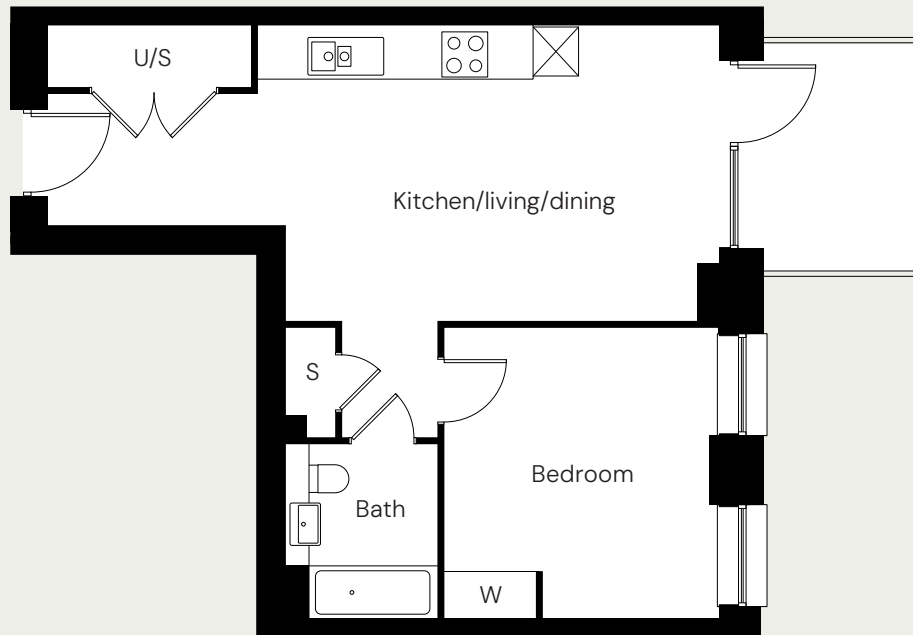


## Your space Your way

Enjoy beautifully designed, open-plan living with clean lines and refined finishes throughout. Thoughtfully created spaces maximise light and comfort, while high-quality materials and modern detailing create a stylish home ideally suited to today's urban lifestyles.

# 1 bed with balcony

Plot A2-05-002



**Key:**

- S Storage
- U/S Utility/Storage
- W Wardrobe

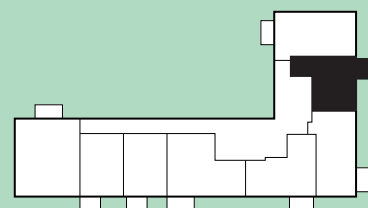


**Dimensions**

Kitchen/living/dining	8.7m x 3.9m
Bedroom	3.6m x 3.8m
<b>Total area</b>	<b>52.8m<sup>2</sup></b>

**Apartment locator**

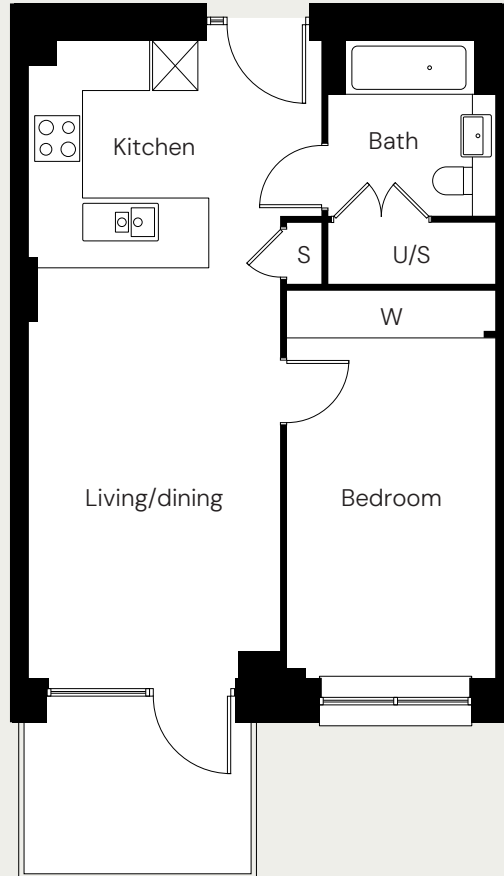
Fifth floor



Floor plan for illustration purposes only and not to scale.  
 Dimensions are maximum and for general guidance, not suitable for furniture, appliances, or carpet sizing.

# 1 bed with balcony

Plots A2-05-006 & A2-05-007



**Key:**

- S Storage
- U/S Utility/Storage
- W Wardrobe



**Dimensions**

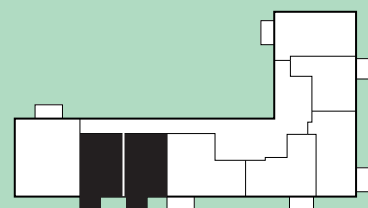
Kitchen/living/dining 3.9m x 8.4m

Bedroom 2.8m x 4.6m

**Total area 51.8m<sup>2</sup>**

**Apartment locator**

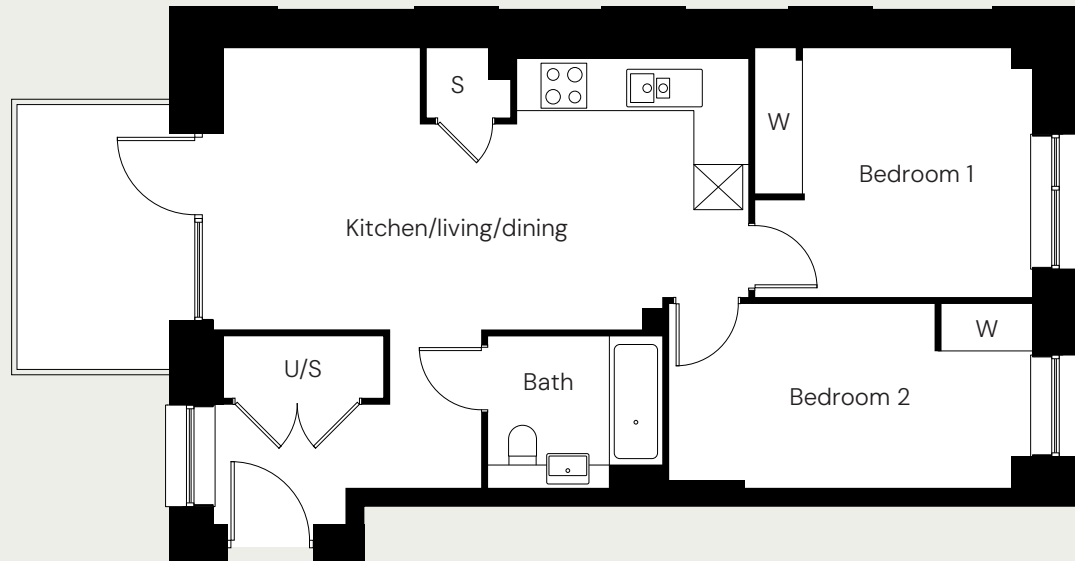
Fifth floor



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## 2 bed with balcony

Plot A2-05-001



**Key:**

- S Storage
- U/S Utility/Storage
- W Wardrobe

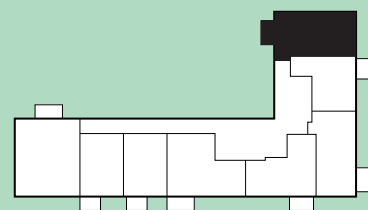


**Dimensions**

Kitchen/living/dining	6.8m x 3.7m
Bedroom 1	3.6m x 3.3m
Bedroom 2	4.8m x 2.4m
<b>Total area</b>	<b>63.4m<sup>2</sup></b>

**Apartment locator**

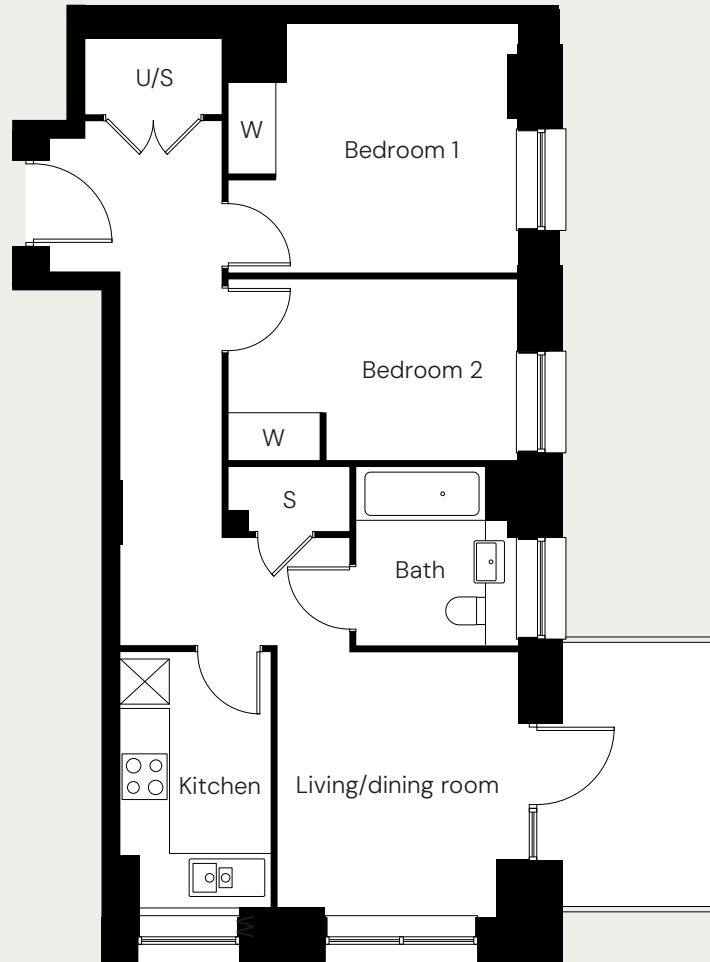
Fifth floor



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# 2 bed with balcony

Plot A2-05-003



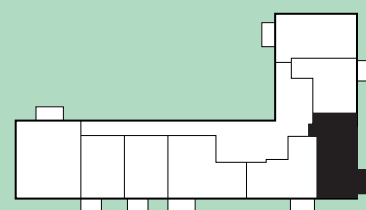
**Key:**  
 S Storage  
 U/S Utility/Storage  
 W Wardrobe

### Dimensions

Kitchen	3.4m x 2.0m
Living/dining room	3.5m x 3.2m
Bedroom 1	3.3m x 3.8m
Bedroom 2	2.4m x 3.8m
<b>Total area</b>	<b>64.4m<sup>2</sup></b>

### Apartment locator

Fifth floor



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## 2 bed with balcony

Plot A2-05-004



**Key:**

- S Storage
- U/S Utility/Storage
- W Wardrobe

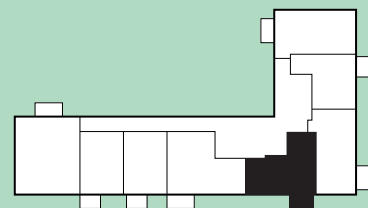


**Dimensions**

Kitchen/living/dining	4.0m x 5.9m
Bedroom 1	2.8m x 4.5m
Bedroom 2	3.0m x 2.9m
<b>Total area</b>	<b>61m<sup>2</sup></b>

**Apartment locator**

Fifth floor



Floor plan for illustration purposes only and not to scale.  
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# 3 bed with balcony

Plot A2-05-005



**Key:**  
 S Storage  
 U/S Utility/Storage  
 W Wardrobe

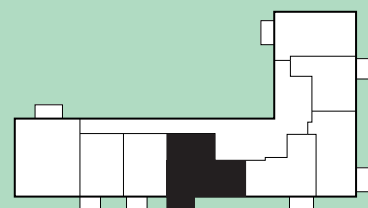


## Dimensions

Kitchen/living/dining	3.2m x 8.3m
Bedroom 1	2.8m x 4.5m
Bedroom 2	2.5m x 3.3m
Bedroom 3	2.5m x 3.3m
<b>Total area</b>	<b>77m<sup>2</sup></b>

## Apartment locator

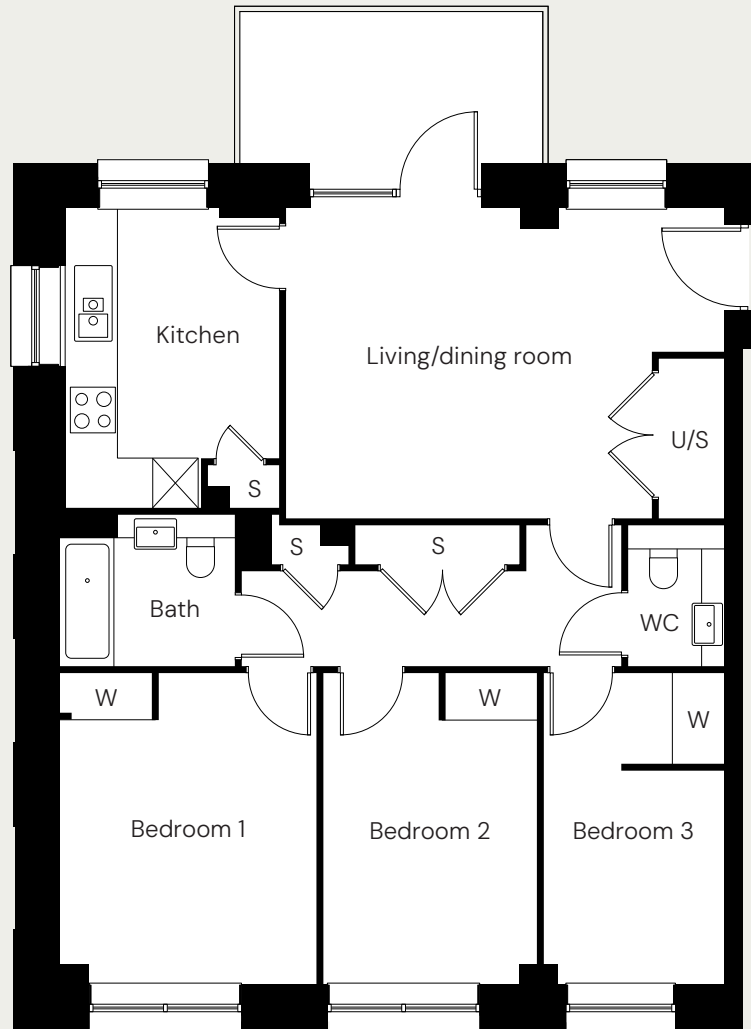
Fifth floor



Floor plan for illustration purposes only and not to scale.  
 Dimensions are maximum and for general guidance, not suitable for furniture, appliances, or carpet sizing.

## 3 bed with balcony

Plot A2-05-008



**Key:**

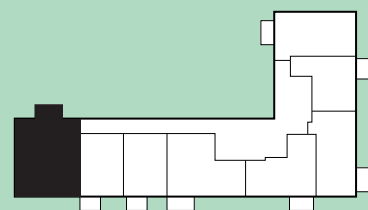
- S Storage
- U/S Utility/Storage
- W Wardrobe

### Dimensions

Kitchen	4.0m x 2.8m
Living/dining room	4.0m x 5.7m
Bedroom 1	4.1m x 3.3m
Bedroom 2	4.1m x 2.8m
Bedroom 3	4.1m x 2.3m
<b>Total area</b>	<b>88.6 m<sup>2</sup></b>

### Apartment locator

Fifth floor



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# Specification

## Kitchen

- Forbo Alura Decibel Pale Oak luxury vinyl flooring
- Designer kitchen units in Reed Green with soft close doors and drawers
- High quality laminate worktops in White Levanto Marble colour with matching upstands
- Integrated electrical appliances to include:
  - Indesit single fan oven/grill
  - Indesit touch control ceramic hob
  - Elica extractor with lights
  - Indesit dishwasher
  - Indesit fridge/freezer
- Hotpoint washer/dryer (free standing, located in utility cupboard)
- Alloy splashback in white marble shell finish behind hob
- Blanco 1.5 bowl anthracite composite Silgranit sink
- Blanco chrome mixer tap

## Living/Dining

- Forbo Alura Decibel Pale Oak luxury vinyl flooring
- Freeview and satellite TV points (communal system)

## Bathroom

- Large white ceramic floor tiles
- Full height ceramic tiles to walls around bath and shower enclosures, half height behind the basin and WC
- Roca white sanitaryware
- Toughened glass outward opening shower screen
- Chrome bath and shower mixer and basin brassware
- Heated chrome towel rail
- Chrome toilet roll holder & towel ring
- LED mirrored cabinet

## Cloakroom

- (where applicable)
- Chrome toilet roll holder & towel ring
  - Heated chrome towel rail

## Bedroom(s)

- Grey wool-mix carpet
- Wardrobe with sliding mirror glass doors to selected bedrooms
- To main bedrooms only, Freeview and satellite TV points (communal system)

## General

- Smoke detector
- Low energy downlights
- Matt white emulsion to internal walls and ceilings
- Satin white finish to internal windows, architraves and skirting
- Brushed stainless steel door handles
- Balcony to all apartments
- Heating and hot water provided via the Olympic Park District Heating system
- Mechanical ventilation with heat recovery (MVHR) systems
- Fibre broadband to premises (subscription required)

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change and should not be relied upon as true or accurate. SNG reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.

# SHARED OWNERSHIP



## How it works

Shared Ownership at Pudding Mill Lane offers you the chance to buy a share of your new home, typically between 25% and 75%, depending on what you can afford. The remaining share is owned by SNG, and you pay a subsidised rent on that portion, alongside your mortgage and service charge.

The service charge covers the cost of day-to-day maintenance and routine repair of communal areas and services, such as lifts, together with building insurance. It is calculated based on several factors, with full details provided during the sales process.

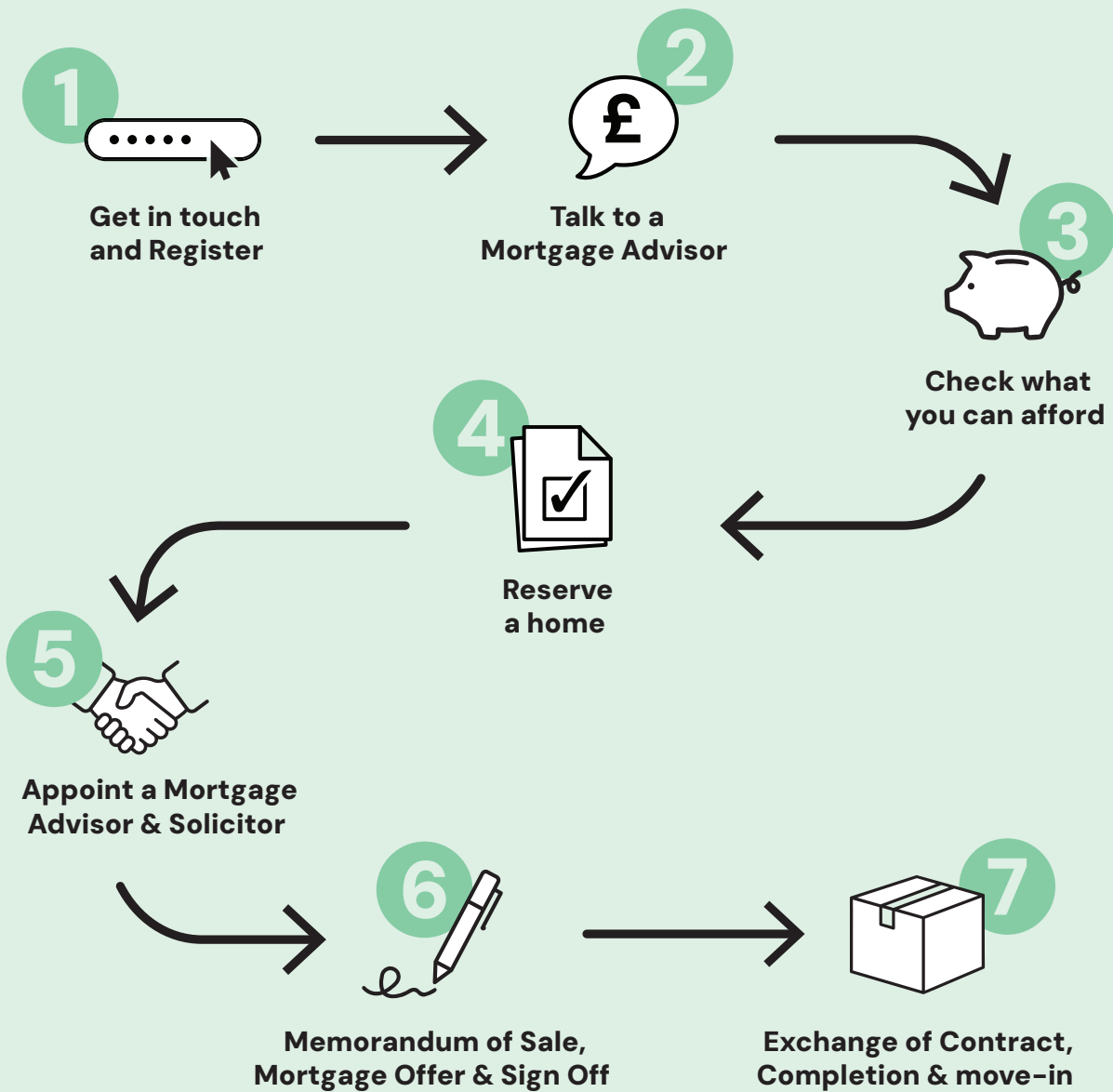
You will need savings to cover your mortgage deposit, as well as moving costs and legal fees.

As your financial situation improves, you can increase the share you own through a process known as 'staircasing'. This allows you to gradually purchase additional shares, up to 100%, at which point you will own your home outright and no longer pay rent.

For an initial period, priority will be given to applicants who live or work within the London borough of Newham.

# The process

When you're ready to start your Shared Ownership journey, there are a few simple steps to finding your new home.



# SHARED OWNER VIEWS



## **Anindya & Oishani**

Wembley

“The process took about three months and it was a smooth operation. We were happy with the support from Sovereign Network Group.”



## **Josephine & Baaba**

Barnet

“There are a lot of myths around Shared Ownership, but going through the process has busted so many of them for us. Having our own home has given us such a sense of freedom and independence.”





## Max & Charlotte

Basingstoke

“The staircasing experience with SNG was a lot smoother than we expected. It all worked seamlessly, and we were pleasantly surprised by how easy it was.”

## About SNG

SNG is one of the UK's top housing associations, providing over 86,000 homes across the South of England, including London.

We are passionate about giving everyone the opportunity to own a home of their own and work closely with local authorities to deliver high-quality, affordable homes in desirable places for our customers.

To date, we've helped thousands of customers step onto the property ladder with Shared Ownership, and thanks to our social purpose we will continue to help thousands more.

We're proud to be a home builder with a difference, reinvesting every pound of profit we make into our new and existing homes and services so that we can maintain the highest standards of living and environment for our customers and communities.

We know that the more houses we can build, the more homeowners we can help – and that's the best part.



**SNG AT**

**PMML**

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**E15 2NH**



**Unlock your home buying potential  
with Shared Ownership**

**sales.sng.org.uk | 0300 330 0718**

