

THE
KILN WORKS
LIMEHOUSE

SHARED OWNERSHIP

THE KILN WORKS

SHAPED BY
THE PAST,
MADE FOR
THE FUTURE

You can feel it in the air in Limehouse, where the true spirit of east London is alive and well.

It is present in the nearby glittering towers of Canary Wharf. In the famous street markets where people created and built businesses. In the neighbourhoods where artists and writers like Charles Dickens were inspired. In the green open spaces where families play and aspiring athletes train.

In this same spirit, Notting Hill Genesis is proud to present The Kiln Works, an exciting collection of just eleven 1 & 2 bedroom apartments, available to buy through Shared Ownership.

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**Connect with the spirit of the past,
connect with contemporary London.**



SHAPE YOUR LIFESTYLE

From your desk in the City you can be home at The Kiln Works in well under 30 minutes with plenty of energy left to make the most of life in Limehouse.

There are acres of open green space in which to walk, cycle, exercise or just hang out including Mile End Park, home to Mile End Leisure Centre and the Climbing Wall.

For everyday shopping, you have all the major supermarkets to choose from, including a Sainsbury's Local at the end of your road.

On the last Saturday of every month, Limehouse Basin Market showcases a mouth-watering blend of street food from around the world and an eclectic mix of artisanal products.

When it comes to living the good Limehouse life, you're close enough to The Grapes and The Narrow, two fantastic pubs on Narrow Street, to make them your local.

The Grapes, at number 76, is a Georgian gem that was once the haunt of Charles Dickens and has been at its present location since the 1720s. The famous wooden terrace on the riverside of the pub is the perfect spot to sit and watch the river go by.

Or you can choose Gordon Ramsay's bar, restaurant and terrace, The Narrow at number 44 Narrow Street. Here you can enjoy panoramic waterside views while you enjoy a drink and a menu that combines British ingredients and Mediterranean flair.



Local photography in Limehouse.



Enjoy a cycle ride along the River Thames.



Plenty of local parks for exercise.



Troxy.

Looking for entertainment on your doorstep? Try Troxy, which describes itself as London's most versatile venue. A Grade II-listed art deco building that opened in 1933, Troxy offers live music, stand-up comedy and unusual events.

Genesis Cinema, also a short walk from The Kiln Works, bills itself as east London's oldest cinema and also has a popular bar and restaurant.

The nearby Half Moon Young People's Theatre, occupying a Victorian townhouse, was opened in 1972 and is still going strong. Today, it produces plays, hosts national touring productions and has an extensive creative learning programme.

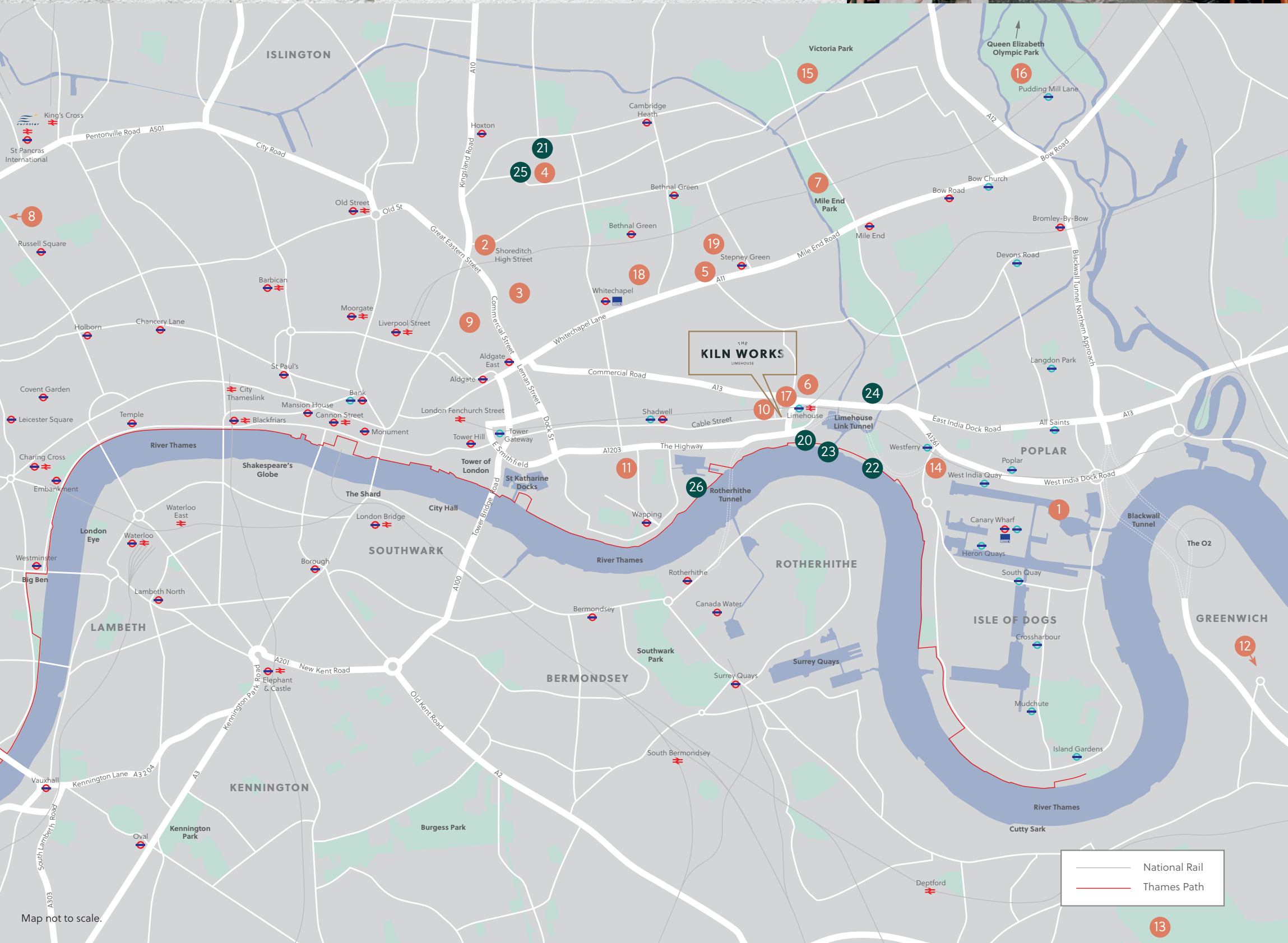
Inspiring, healthy, creative: shape your Limehouse life your way.



Local photography in Limehouse.

SHAPING HOW YOU LIVE

Everything you need to enjoy the best that London has to offer is either on your doorstep at The Kiln Works or a short journey away.



RETAIL OUTLETS / PLACES OF INTEREST

- 1 Billingsgate Fish Market
- 2 Boxpark
- 3 Brick Lane Market
- 4 Columbia Road Flower Market
- 5 Genesis Cinema
- 6 Half Moon Young People's Theatre
- 7 Mile End Park
- 8 Regent's Park
- 9 Spitalfields Market
- 10 Troxy
- 11 Tobacco Dock
- 12 Millennium Leisure Park
- 13 Greenwich Park
- 14 Museum of London Docklands
- 15 Victoria Park
- 16 Queen Elizabeth Olympic Park
- 17 Sainsbury's Local
- 18 Sainsbury's
- 19 Asda

FOOD AND DRINK

- 20 La Figa
- 21 Nelson's Head
- 22 The Grapes
- 23 The Narrow
- 24 The Indiana
- 25 Cake Hole Cafe
- 26 Wapping Food

SHAPE YOUR LONDON JOURNEY

TRAVEL BY DOCKLANDS LIGHT RAILWAY AND LONDON UNDERGROUND

The quality of your commute plays a key part in deciding where you'd like to live in London.

Limehouse station, on the Docklands Light Railway (DLR) and C2C networks, is just 5 minutes' walk from The Kiln Works.

From there, you can be anywhere you want or need to be in London in minutes.



Victoria Park.



London City Airport.



Olympic Park.

CYCLING OR WALKING LIMEHOUSE CUT CANAL

For a pleasant, safe cycle ride or walk of three miles, follow Limehouse Cut from Limehouse Basin along the Lea Valley Walk through Bow Common and Bromley and Bow.

You'll see plenty of wildlife, including coots, swans, ducks and cormorants by the canal.

If you'd like to keep going when the cycle route ends, continue along the River Lea Navigation to Olympic Park where you can explore more footpaths and cycling trails.



At Olympic Park, you could follow the Hertford Union Canal to Victoria Park if you still have plenty of energy.



Royal Exchange building in Bank.

WALKING AND CYCLING

The Kiln Works is well placed for access to the River Thames or Regent's Canal, enabling you to explore London on foot or by bicycle.

			
THE KILN WORKS	VICTORIA PARK	42 MINS	14 MINS
THE KILN WORKS	LONDON CITY VIA COMMERCIAL ROAD	46 MINS	15 MINS
THE KILN WORKS	OLYMPIC PARK	1HR 2MINS	16 MINS
THE KILN WORKS	GREENWICH PARK	1HR 10MINS	28 MINS

WHAT IS SHARED OWNERSHIP?

Shared Ownership* is a Government-funded part-buy, part-rent scheme designed to help people buy a home of their own.

You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').

Shares available to buy at The Kiln Works may vary.

Please speak to a Sales Executive for the latest eligibility criteria.

*Shared Ownership – Affordability and eligibility criteria apply. Please see a Sales Executive for further details.



FIND

1. Start your journey

Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

2. Are you eligible?

Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.

3. Check out the development

Book your viewing at The Kiln Works with our Sales Team.

APPLY

4. Select your preferred home

Have you seen something you like? Tell us which apartment is your preferred one.

5. We offer you a home

We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at The Kiln Works or at another of our developments.

6. Purchasing interview

You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A Sales Executive will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

BUY

7. Instruct your solicitor

When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

8. Exchange of contracts

You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

9. Home demonstration

When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.

10. Legal completion

Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at The Kiln Works!

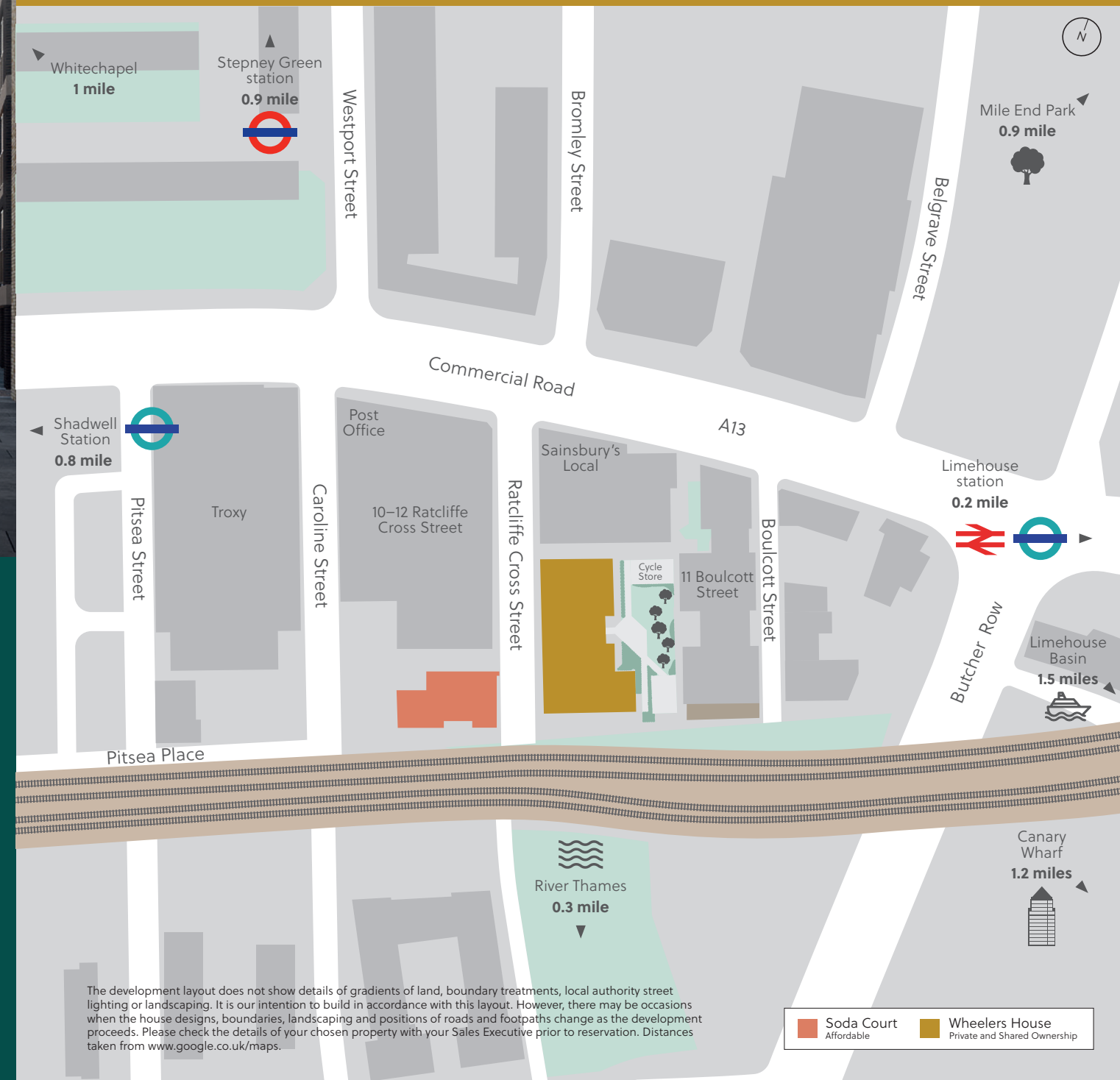




Computer generated image of The Kiln Works.

THE APARTMENTS AT THE KILN WORKS

The development is located on Ratcliffe Cross Street, just off Commercial Road which links the City to Canary Wharf. Our Shared Ownership apartments are found within Wheelers House, which also boasts cycle storage and landscaped communal gardens to the east of the building. Discover the wide range of styles and sizes that our homes offer.



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 check the details of your chosen property with your Sales Executive prior to reservation. Distances taken from www.google.co.uk/maps.

■ Soda Court Affordable
 ■ Wheelers House Private and Shared Ownership

Notting Hill Genesis is one of the largest housing associations in the country, with around 64,000 homes across London and the South East.

Formed in April 2018 when Notting Hill Housing amalgamated with Genesis Housing Association, it is a social enterprise committed to creating thriving communities and providing homes for lower-income households.

Notting Hill Genesis owns and manages homes across a range of tenures including social, affordable and private rent, leasehold, care and support, temporary housing and Shared Ownership, of which we are the largest provider in the country.

NOTTING HILL GENESIS

APARTMENTS 2 & 8

1 BEDROOM APARTMENT

WHEELERS HOUSE



KITCHEN/LIVING/DINING AREA 6.42m x 4.96m 21'1" x 16'3"
BEDROOM 3.46m x 3.12m 11'4" x 10'3"
TERRACE 2.05m x 1.93m 6'9" x 6'4"

TOTAL
 48.26 sq. m. / 519 sq. ft.



14



KEY:
 DW = DISHWASHER FF = FRIDGE FREEZER HIU = HEATING INTERFACE UNIT
 HO = HOB S = STORAGE W = BUILT-IN WARDROBE WD = WASHER/DRYER

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your Sales Executive. All dimensions are + or - 50mm and floorplans are not shown to scale.

THE KILN WORKS

APARTMENTS 1 & 7

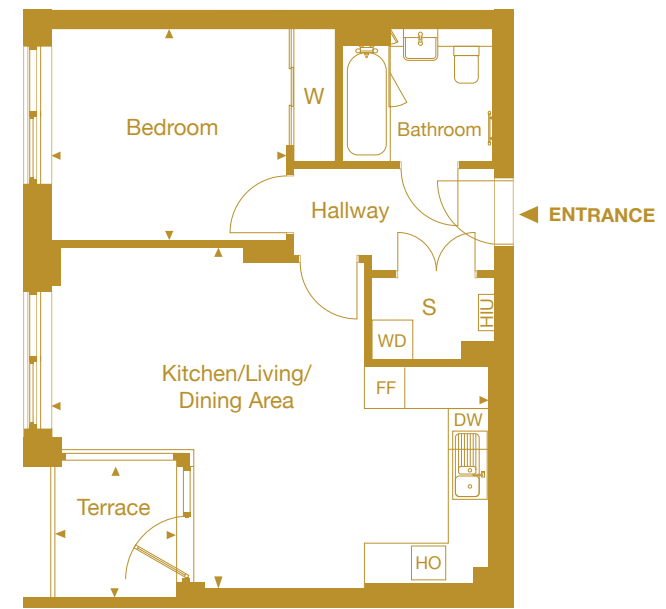
1 BEDROOM APARTMENT

WHEELERS HOUSE

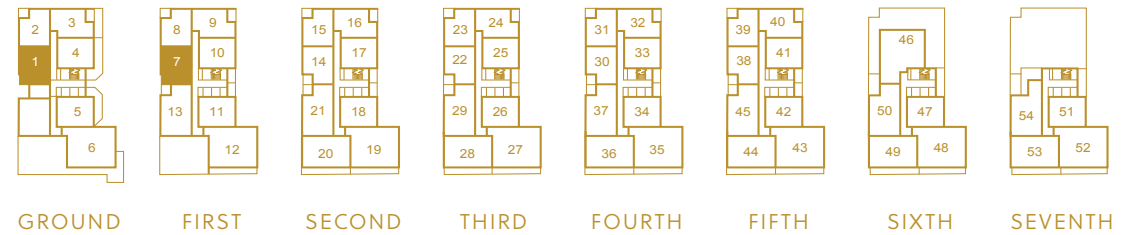


KITCHEN/LIVING/DINING AREA 7.27m x 3.03m 23'10" x 9'11"
BEDROOM 3.98m x 3.13m 13'0" x 10'3"
TERRACE 1.93m x 1.80m 6'4" x 5'11"

TOTAL
 48.52 sq. m. / 522 sq. ft.



15



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LIMEHOUSE

APARTMENT 3

1 BEDROOM APARTMENT

WHEELERS HOUSE

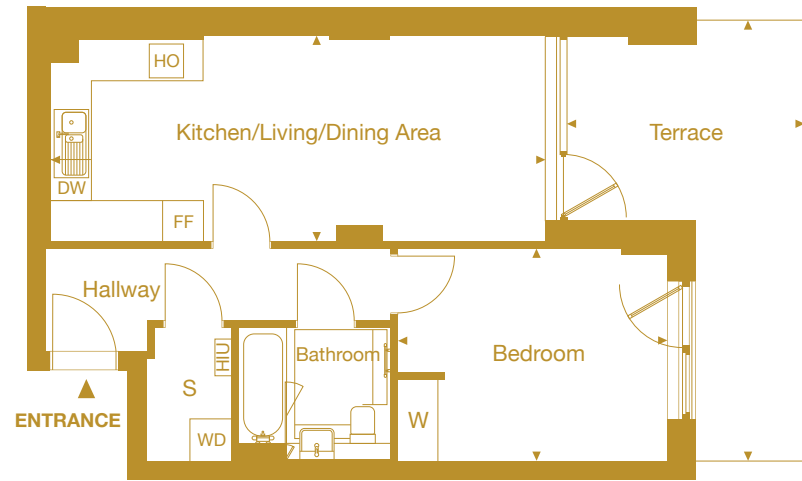


KITCHEN/LIVING/DINING AREA
7.27m x 3.03m 23'10" x 9'11"

BEDROOM
3.98m x 3.13m 13'0" x 10'3"

TERRACE
6.48m x 3.50m 21'3" x 11'6"

TOTAL
49.11 sq. m. / 528 sq. ft.



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THE KILN WORKS

APARTMENT 4

1 BEDROOM APARTMENT

WHEELERS HOUSE

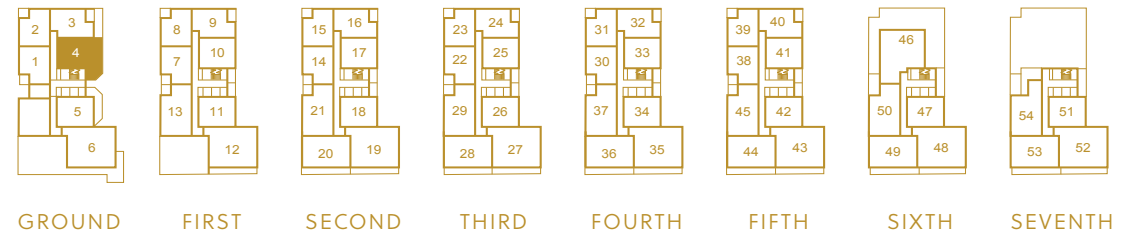
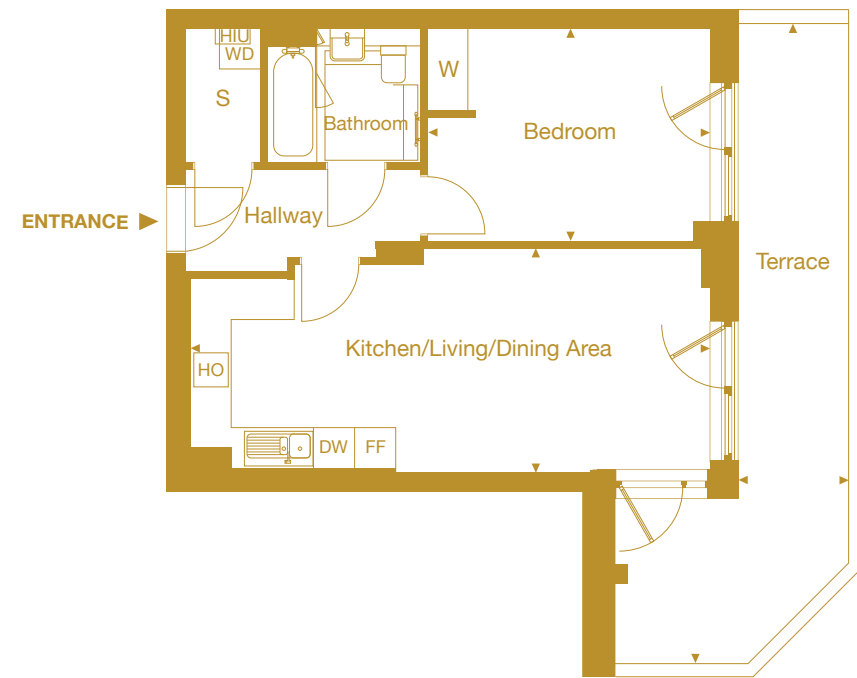


KITCHEN/LIVING/DINING AREA
7.67m x 3.29m 25'2" x 10'10"

BEDROOM
4.13m x 3.12m 13'7" x 10'3"

TERRACE
9.35m x 1.60m 30'6" x 5'2"

TOTAL
49.84 sq. m. / 536 sq. ft.



KEY:
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LIMEHOUSE

APARTMENT 5

1 BEDROOM APARTMENT

WHEELERS HOUSE



KITCHEN/LIVING/DINING AREA
7.60m x 3.32m 24'11" x 10'11"

BEDROOM
4.13m x 3.12m 13'7" x 10'3"

TERRACE
7.89m x 1.60m 25'9" x 5'2"

TOTAL
49.96 sq. m. / 537 sq. ft.



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APARTMENTS 13, 21, 29 & 37

2 BEDROOM APARTMENT
WHEELCHAIR ADAPTABLE

WHEELERS HOUSE



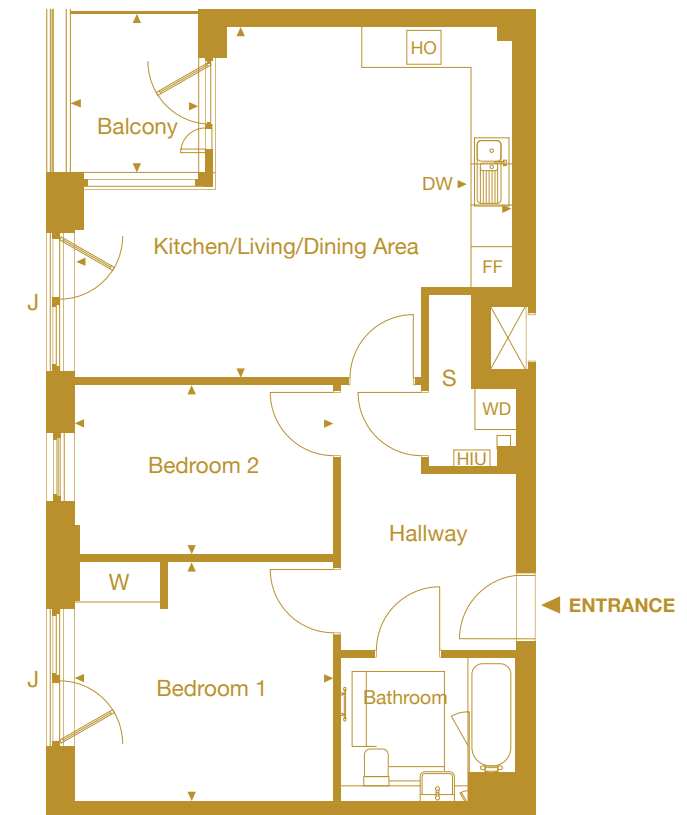
KITCHEN/LIVING/DINING AREA
6.40m x 5.16m 21'11" x 16'11"

BEDROOM 1
3.80m x 3.53m 12'7" x 11'7"

BEDROOM 2
3.80m x 2.50m 12'7" x 8'2"

BALCONY
2.34m x 1.90m 7'8" x 6'3"

TOTAL
67.87 sq. m. / 730 sq. ft.



KEY:
DW = DISHWASHER FF = FRIDGE FREEZER HIU = HEATING INTERFACE UNIT
HO = HOB J = JULIETTE BALCONY S = STORAGE W = BUILT-IN WARDROBE WD = WASHER/DRYER

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AN IMPRESSIVE SPECIFICATION



THE KILN WORKS

GENERAL

- Amtico strip flooring in Bordeaux Oak to hall, living area and kitchen
- Communal gas-fired heating system serving white radiators with individual thermostat controls
- Digital TV points and Virgin Media enabled TV points to living area and principal bedroom (requires subscription at additional cost)
- Data points for telephone and wireless broadband to living area and principal bedroom
- Smooth finished ceilings emulsioned in white to complement the emulsioned finish of the interior walls
- Flush internal doors painted white with black matt ironmongery
- Low energy LED white downlighters throughout
- Audio visual door entry system

COMMUNAL AREAS

- Two passenger lifts located within each entrance lobby
- Tiled communal entrance hall and carpet floor finish to communal corridors
- Cycle storage
- Landscaped communal gardens with lawn, play and seating areas

KITCHEN

- Fitted modular handleless kitchen units in grey matt finish
- White marble effect laminate worktops fitted with stainless steel one-and-a-half bowl sink and drainer
- Contemporary deck mounted matt black mixer tap
- Set of three pull-out 10-litre recycling bins
- Under cupboard recessed LED lighting
- Zanussi stainless steel built-in oven
- Zanussi black ceramic electric hob with white painted glass splashback
- Zanussi integrated extractor
- Fully integrated Zanussi dishwasher
- Zanussi integrated tall fridge freezer
- Zanussi A energy-rated washer/dryer located in separate utility cupboard

BEDROOMS

- Integrated wardrobes fitted in principal bedroom with sliding mirrored doors (where shown on the plan)
- 80/20 wool mix carpet to bedrooms in cool grey

BATHROOMS

- Fitted with Duravit bath with matt black thermostatic mixer tap
- Feature shower over bath in matt black and black framed glass bath screen
- White ceramic Duravit WC and wash hand basin with black mixer tap
- Blue glazed border feature ceramic wall tiles and square, large format light grey porcelain wall tiles
- Bespoke wall mounted mirror finished cabinet
- Black finish heated towel rail

BALCONY

- Painted metal balcony constructed with metal handrails and York stone paving (south-facing apartments have additional full-height mesh screening)

Specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

Notting Hill Genesis terms and conditions apply. Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within The Kiln Works development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. 41858/July 2020.

Ratcliffe Cross Street, Limehouse, E1 0FD

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HOME OWNERSHIP STARTS WITH US

