

L&Q at



CHOBHAM
MANOR
E20

L&Q



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A piece of East London *and a place to call home*

Within a new cultural hub for East London, surrounded by the waterways, grasslands and world class sporting venues of Queen Elizabeth Olympic Park, Chobham Manor is where an exciting urban lifestyle meets a calm rural retreat.

This lively and evolving neighbourhood is ten minutes from the City but with an identity all of its own. Where else can you swim in the same pool as an Olympian or cycle in the slipstream of gold medal winners before brunch in a canal side café or parkside brasserie?

You might have visited the London 2012 Summer Olympics or watched it on TV but probably never dreamt you could live here. A piece of East London you can now call home.



Shorter commutes

and more time with family

Welcome to L&Q at Chobham Manor, located in one of the most well connected locations in the capital.

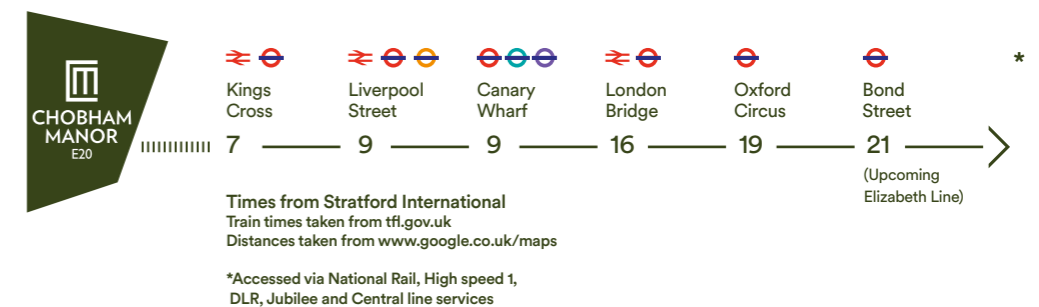
A short stroll brings you to Stratford International, one of London's major transport hubs. Enjoy the benefits of a shorter commute with Central Line trains to Liverpool Street and Jubilee Line trains to Canary Wharf taking less than 10 minutes. Or you can be amongst the bustle of the West End in less than 20 minutes.

Stratford will benefit from the upcoming Elizabeth Line which will link the capital's major commercial and business districts - Heathrow, the West End, the City and Canary Wharf more effectively than ever

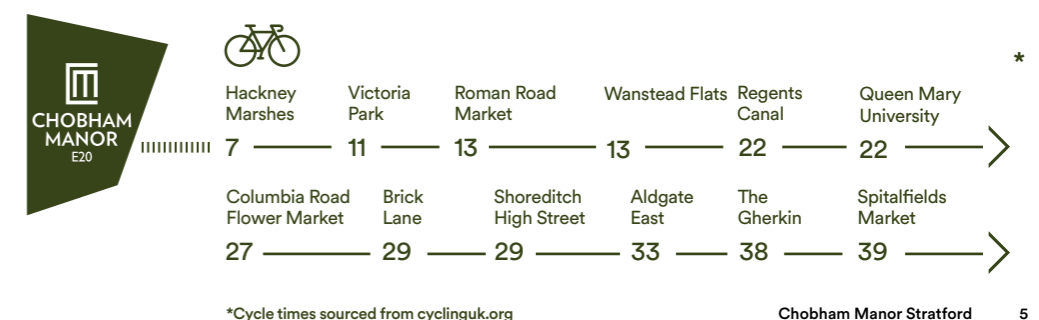
before. With the arrival of Crossrail your journey to Heathrow from Stratford will be cut to 40 minutes.

When it comes to weekend trips, London City Airport is 20 minutes away and Stansted 55 minutes. Or pack a weekend bag and head to Paris or Brussels via London St Pancras International in just 10 minutes.

Key transport (in minutes)



Cycle routes (in minutes)



Green surroundings *and time well spent*

Chobham Manor is nestled between East Village, formerly the Athletes' Village, and the Lee Valley. Step outside your new home and discover thoughtfully planted walkways, award winning parklands and peaceful waterways where it's easy to unwind.

Head to Queen Elizabeth Olympic Park for an outdoor yoga session or free fitness classes, run by Our Parks (ourparks.org.uk), before a pastry and coffee at Italian bakery Signorelli, or learn Italian cooking at the baking school. You can take a table outside and look out over the Portland's water glades nature area or enjoy Tumbling Bay Playground, the park's popular family area.

Flowing through the neighbourhood are the tranquil waterways and reed beds where you can watch rowers and canoeists pass by.

Or pick up the various cycle routes around the River Lea exploring the historic rural and urban landscape that makes this area of East London so unique.

Walk past the banks and meadows of wild flowers to the Pleasure Gardens, featuring planting from the world-renowned designer Piet Oudolf. Then head to the community orchards in Mandeville Place where you can try their own variety of apples.



Live the life of Champions

The 2012 Olympics left behind a legacy in the form of world class sporting venues, now accessible to everyone.

It's not just the transport links that makes Chobham Manor unique - it has something for everyone. Lee Valley Velopark, The London Aquatics Centre, Lee Valley Hockey and Tennis Centre, Copper Box Arena and London Stadium are within easy reach. Tennis, handball, cycling, fencing, basketball, hockey, gymnastics – Choose your sport and feel inspired by the glorious history.



Local area

Time for you in a cultural hotspot

This vibrant neighbourhood really is like no other in London. On your doorstep is the East Village cultural district, an eclectic mix of independent cafés, restaurants, bars and shops.

The Dark Horse is a local atmospheric restaurant with exposed pipework and concrete walls. Try the Char Grilled Rib Eye and you will be sure to plan a return trip for the Rosemary Pot Roast Rabbit.

When it comes to West End style shopping - Westfield Stratford City, one of Europe's largest shopping destinations is a short stroll away. It is home to 300 shops, restaurants, bars and entertainment including a bowling alley, casino and a 17 screen cinema complex.

Stratford also brings East London's artistic enclaves within easy reach. In the old warehouses of Hackney Wick around the Lee Navigation canalside sits the highest concentration of artist studios in Europe - just one stop on the Overground.

Venture a little further and it's easy to soak up more of that East London spirit at the arty neighbourhoods of Dalston and Hoxton, just a short train ride away. The community lives and breathes this hip local scene; hair cuts and beard trims at Bucks Barbers Hoxton always come with a free drink!

If theatre is your thing then you will not be disappointed. The 135 year old Grade II listed Theatre Royal Stratford East will enchant you with world famous and award winning productions. EastEnders legend Barbara Windsor still recalls this old Victorian theatre that made her a household name.



Enjoy East London's trendy scene lining Regent's Canal. You can choose Soho born community café 'The Breakfast' Club known for its sustainable sourcing or wild meat and line caught fish at Shane's.

The craft beer revolution is also well and truly alive here. Mother Kelly's at the East Village offering a constantly rotating variety of ales, pales and porters from around the world.

For a more refined evening try Village Vanguard E20, a live music spot and supper club space named after New York's famous jazz venue.





A future of growth *and exciting opportunities*



Here East, the former London 2012 Press Centre is now a progressive home for technology, design, new media, education and art where bright minds gather under one roof to collaborate and innovate. These creative visionaries are working in conjunction with global businesses like BT Sport and Ford alongside leading education establishments Loughborough University London, UCL and Staffordshire University to create a 21st century hub of originality and opportunity.

'Outstanding' Chobham Academy mixed school and sixth form is just a short walk away with excellent indoor and outdoor facilities to ignite young imaginations. The residents of East Bank, a unique collaboration between world-leading universities and arts/culture institutions will soon join them.

At the heart of this district is a theatre and academy for Sadler's Wells, campuses for UAL's London College of Fashion and UCL East, a new V&A East museum and state of the art music studios for the BBC. It all makes for an exciting future that will cement this cultural hotspot for years to come.

Invest for the future *and own your own home*

On a quiet tree lined avenue amongst beautifully landscaped gardens that draw inspiration from the surrounding greenery, Chobham Manor is a contemporary development infused with 21st Century sophistication.

The clean lined building exudes modernity with an attractive brick façade and views across this dynamic quarter from stunning balconies or terraces.

Now you can be part of an enticing East London lifestyle by becoming the homeowner of a stylish Shared Ownership apartment that exude elegance and comfort. With Shared Ownership available from as little as a 25% share of the property, this is a place for Londoners like you to call home.

Welcome to Chobham Manor.



A calm oasis

and vibrant city life



Shared Ownership at Chobam Manor

Enjoy all the benefits of home ownership,
with a lower upfront cost.

We know that buying a home in London – especially if you're a first time buyer – can often seem unachievable. Shared Ownership through L&Q at Chobam Manor is a way to get on the ladder that's more affordable than a traditional purchase.

You can buy a 25% – 75% share of your new home. You'll then pay a mortgage on this and subsidised rent to us on the remaining share. Usually you need a deposit of just 10% of the value of your share, meaning you can enjoy the stability of home ownership with a much lower upfront cost.

As time goes on and your income rises, you'll have the option to 'staircase' – to increase the amount you own by buying extra shares. During your ownership, you can do this three times, with prices based on the market value of your home at the time, and some fees involved. Eventually, you can own 100% of your home, and no longer pay rent.

Eligibility criteria applies. You must have a maximum household income of £90,000. Speak with our sales associate for more information.

Owning a share

and reaping the rewards



Getting to know L&Q

We've been building homes since 1963 and are committed to creating homes and neighbourhoods ever one can be proud of.

At L&Q we believe passionately that people's health, security and happiness depend on where they live. We create better places to live by delivering high quality homes, neighbourhoods and housing services that people can afford.

With over 50 years' experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all the money we make into our homes and services.

We are dedicated to quality homes and quality services – we are L&Q.

A relationship built on trust

We know that trusting your seller is essential to feeling safe and happy in your new home. That's why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment.

After legal completion, your property benefits from a ten-year warranty — the first two years of which are covered by us. Your Customer Care Manager will also be on hand to make sure you're happy with your new home and help with any issues that may arise.

Your sales associate can provide you with more details on the L&Q New Homes Warranty and the NHBC Buildmark Choice.

Building better homes and communities

We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide.

At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.

Better homes

and better living



A relationship built on trust.

We know that trusting your seller is essential to feeling safe and happy in your new home. That's why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment.

After legal completion, your property benefits from a twelve-year warranty — the first two years of which are covered by us. Your Customer Care Manager will also be on hand to make sure you're happy with your new home and help with any issues that may arise.

Your sales associate can provide you with more details on the L&Q New Homes Warranty and the NHBC Buildmark Choice. Building better homes and communities. We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide. At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.

All information in this document is correct at the time of publication, September 2020. Computer generated images are for illustrative purposes only.

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