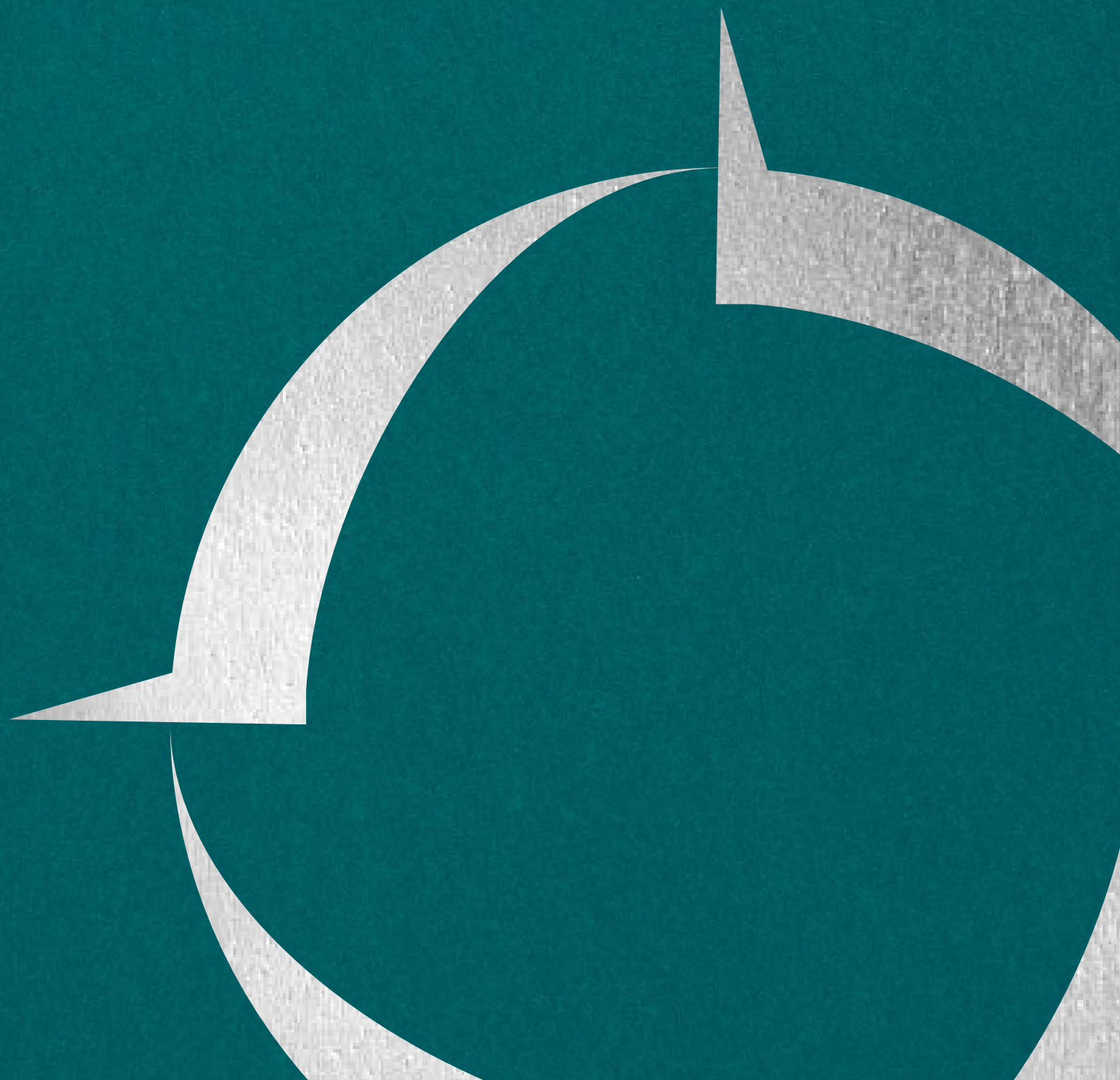


EXPLORERS
WHARF

LIMEHOUSE E14





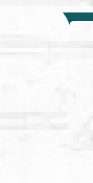
EXPLORERS WHARF

LIMEHOUSE E14

A short hop to the City but full of its own East End character, Limehouse is one of London's most historic neighbourhoods. Overlooking the Limehouse Cut canal, Explorers Wharf sits at the heart of it all. A selection of 1, 2 and 3 bedroom apartments with on-site concierge, now available for Shared Ownership sale.

Back in the 18th Century, the wharfs that give your new home its name were worked by East London's great craftsmen. This artistic spirit remains in the creative community who are making Limehouse their home.

Join them at Explorers Wharf and become part of the new East End story.



MAKE LIMEHOUSE YOUR HOME



Computer Generated Image

On a quiet street just a five minute walk from the marina at Limehouse Basin, Explorers Wharf brings you clean lined contemporary apartments designed around attractive landscape gardens and walkways, adjacent to Limehouse Cut, London's oldest canal.

The dockside industry that once thrived here has been replaced by a new collection of Limehouse originals. You will soon discover what draws them here.

Around your new home you'll find an eclectic and welcoming neighbourhood. Take a walk around York Square Conservation Area before heading to the picturesque Narrow Street. Here you'll find charming Georgian terraces, famous pubs and restaurants. Then wander around the Limehouse Basin, once the hub of maritime industry and now a picturesque marina.

With its many waterways it's easy to unwind here. Begin the day with a run past the boats and birdlife on the Regent's Canal. Or take a fascinating cycle ride on Limehouse Cut all the way to the Queen Elizabeth Olympic Park. Alternatively, pick up the Thames Path through Docklands and onto Greenwich Park. But to really make the most of your new waterside setting why not join Tower Hamlets Canoe Club at Shadwell Basin. Because the river is now yours.



Computer Generated Image

EXPLORERS WHARF

LIMEHOUSE E14



Computer Generated Image

Gordon Ramsey's The Narrow



St Anne's Church, Limehouse



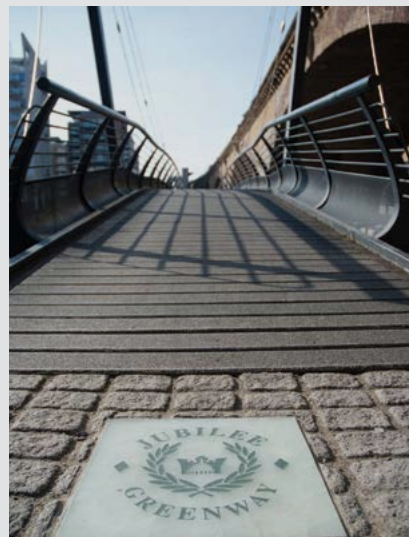
Regents Canal



Limehouse Basin



Jubilee Greenway



Limehouse Marina



The Grapes Pub



After soaking up the dockside atmosphere of Limehouse Basin, home to colourful barges and yachts, take a short walk down to Narrow Street.

Beside an elegant Georgian terrace is The Grapes, owned by one of Limehouse's many artistic residents, actor Sir Ian McKellen. Along the riverside you'll find Gordon Ramsay's The Narrow, with a modern British menu and views from a wide-open terrace. There is also a good selection of local favourites tucked away like La Figa, serving Italian classics with a focus on seafood.

Perhaps the perfect local, The Old Ship is an independently run pub known for its cabaret nights and cream teas. Or meet a younger East London crowd at the Craft Beer Co. before checking the programme at live music venue The Troxy. The Grade II listed Art Deco interiors are as impressive as the line up. As are those at Genesis, your local art house cinema on the site of a 19th Century music hall. Then there are galleries like Armando Seijo which add to the artistic vibe.

WATERSIDE LIFE





Westfield Stratford

Nike Town, Oxford Street



Canary Wharf



Docklands Light Railway



Caravan King's Cross



Lauriston Road, Hackney



Victoria Park, Hackney



TIME TO EXPLORE

With dockside Michelin-star restaurants, famous steak houses and refined Japanese eateries beside premier shopping squares, Canary Wharf will keep you coming back for more. Attractive gardens offering yoga classes and riverside boardwalks all make for a relaxing day out.

Bringing you the best of London is nearby Westfield Stratford with big name stores and a wide range of restaurants. For weekend adventures, the boutiques of Soho and the premium stores of Oxford Street are also only a short tube ride away. As is King's Cross, that has become one of the capital's new destinations. The cobbled streets and brick arches of the old industrial warehouses of Coal Drops Yard are now home to some of London's most renowned independent stores and restaurants.

Just a short cycle ride away is Victoria Park where you can begin exploring your most artistic neighbour Hackney. Start on Lauriston Road and its equally attractive side streets where you will find an eclectic collection of gastro pubs, artisan delis, and design stores. Hackney is where East London's ever evolving creative scene is at most inventive. Just waiting for you to discover.

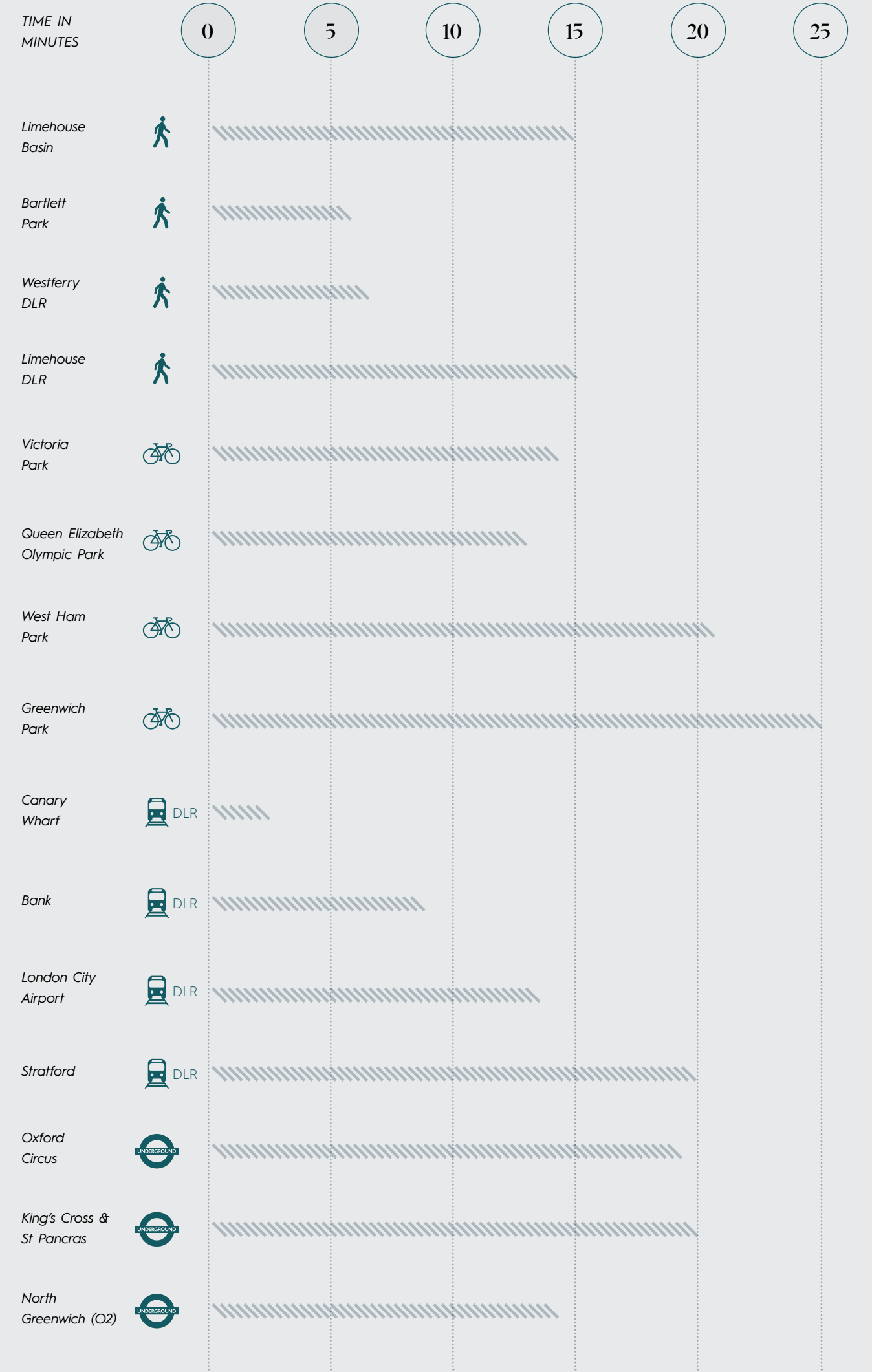


EXPLORERS WHARF



EXPLORERS WHARF

WALK, RIDE & TRAVEL





Photography shown of two bedroom show apartment at Explorers Wharf



Photography shown of two bedroom show apartment at Explorers Wharf

STAY HOME

Responding to the clean lined modernism of the building, these contemporary interiors are as refined as they are functional. Designed for relaxing but also for those days when you choose to work from home, these light filled apartments impress with their attention to detail.

Open-plan living areas with floor to ceiling windows give views down to the landscaped gardens.

The muted colour scheme of these airy living rooms continue into the dining areas, fitted with recessed spotlights and brass fittings. In the modern kitchens you have the perfect environment for all those new recipes you are mastering. And at the end of the day indulge in our carefully designed bathrooms.





WELL EQUIPPED

Kitchen Units

Units by Manhattan including:

- Square edged worktop with matching upstand
- Leisure "Proline" bowl and half stainless steel
- Leisure "Aquatic" monoblock mixer tap with blending valve

Appliances

By Zanussi including:

- Electric fan assisted single oven
- Four ring electric hob
- Chimney style extractor hood
- Stainless steel splashback to rear of hob
- Washer Dryer (in hallway cupboard)
- Integrated fridge freezer
- Integrated dishwasher to some apartments

Bathroom

Roca "Laura" range including:

- Wall hung semi pedestal basin
- Carla wall hung concealed cistern WC with dual flush
- Carla 140 litre Eco bath

Brassware

Bristan chrome plated brassware including:

- "Orla" basin taps
- "Artisan" bath tap
- "Artisan" surface mounted thermostatic shower valve with single function handset fitted over bath
- Bath screen

Lighting

- Eco efficient pendants throughout
- Low voltage white down lighters in the kitchen
- Pyramid under wall unit lighting in kitchens
- Low voltage waterproof inset down lighters in the bathroom
- External wall mounted fitting (switched internally) to balcony or terrace



Photography shown of two bedroom show apartment at Explorers Wharf



Photography shown of two bedroom show apartment at Explorers Wharf

COMFORTABLE SURROUNDINGS

Electrical Goods

White sockets and switchplates by Volex throughout, including:

- Fused spur for future burglar alarm
- Combination sockets in living rooms and bedrooms for TV aerial and socket points
- Telephone points to be provided in lounge (x2) and main bedroom/home office area (x1)
- TV/SATV (Sky+HD) outlets, provided in lounge, and master bedroom
- Shaver socket in bathroom
- Mains powered smoke detectors provided in accordance with building regulations
- Mains powered door bell to front entrance door

Ventilation

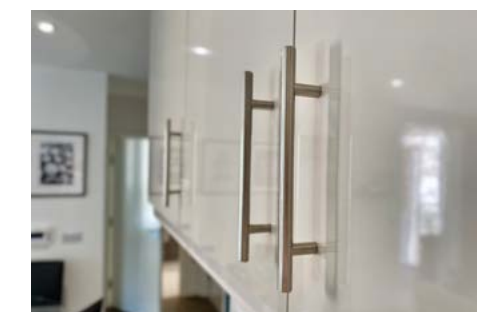
- Central mechanical extract system by Airflow/Titon with extract points in kitchen, bathroom and ensuite, humidity controls and bypass

Floor finishes

- Ceramic tiles to floors of separate kitchens
- Kitchen/living/dining rooms and hallways - Tarket wood flooring
- Bedrooms - wool mix carpet
- Bathrooms ceramic tiles to walls and floor

Parking

Explorers Wharf is a car-free development. Purchasers will NOT be eligible to apply for a Residents Parking Permit from the London Borough of Tower Hamlets. Residents will also NOT be eligible to buy a contract to park within any car park owned, controlled or licensed by the Council.





A PERFECT PARTNERSHIP

You can buy an initial share of between 25% - 75% of the property's value, and pay a subsidised rent on the proportion you don't yet own. You can choose to increase the share you have in your home as your income increases, until you own 100% of the property. This scheme makes getting onto the property ladder affordable and flexible, as the split between owned/rented is based on how much you can afford to pay.

Can I apply?

Most people who do not own a property are eligible to apply for Shared Ownership with Newlon Living. To qualify you should fall within the following categories:

- Applicants primarily expected to be a first time buyer, although some applications who previously owned a home may be eligible (e.g. relationship break up, relocation due to work)
- You should have access to savings to cover the cost of the mortgage deposit, mortgage valuation or survey, legal fees and stamp duty (where applicable)
- Priority will go to people who live or work in the London Borough of Tower Hamlets
- Gross household income must not exceed £90,000 per annum

Newlon Living

Newlon Living is part of Newlon Housing Trust, an award-winning charitable housing association founded in Hackney in 1968. Today we own or manage 8,500 homes in boroughs across North and East London.

Newlon provides a wide range of affordable housing, including Shared Ownership homes and we have an experienced sales team dedicated to helping you take a first step onto the property ladder.



Register your interest

Visit: explorerswharf.london

or call: 0800 058 2544

IMPORTANT NOTICE: This brochure and the description herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Prospective purchasers should not rely on this information but must get their solicitor to check the specification attached to their contract. These particulars are believed to be correct at time of publishing but this cannot be guaranteed. (SEPTEMBER 2020).
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