



L&Q at  
**ENSIGN  
STREET**

**L&Q**

[Living here](#)

Stylish living

*and a wonderful location*



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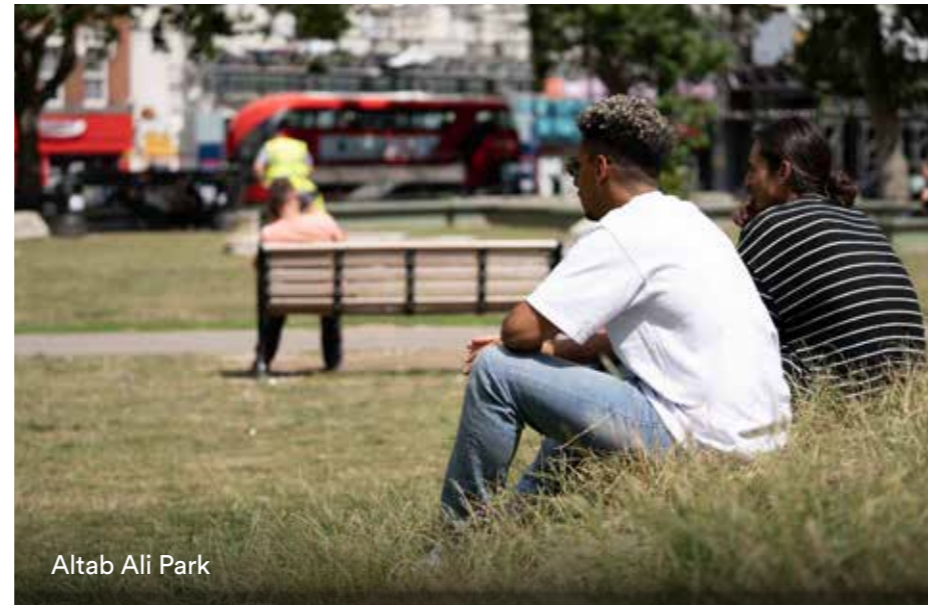
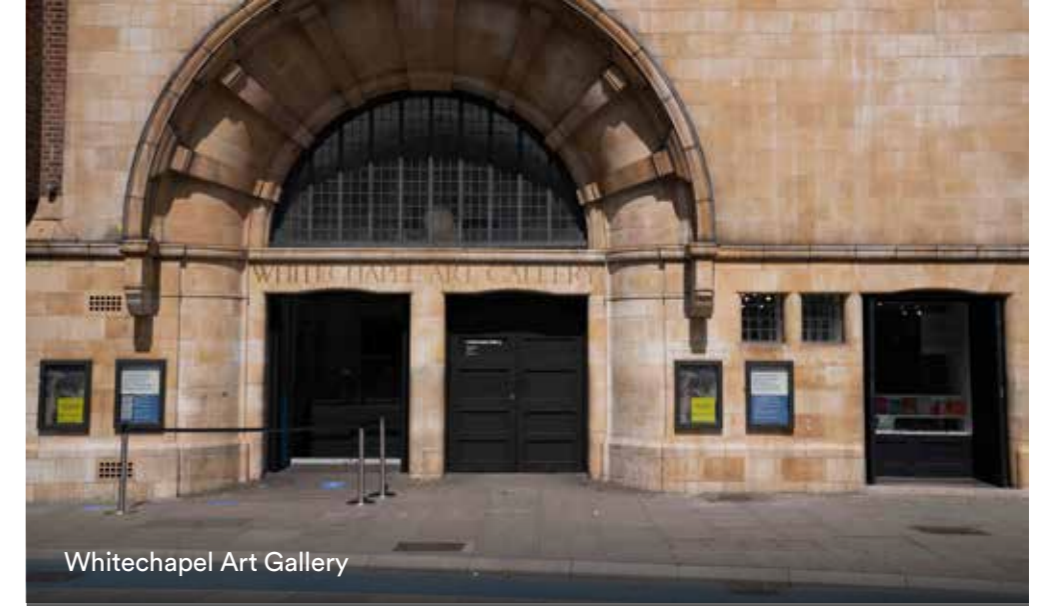
# Where connectivity meets culture

Located a stone's throw from the City of London and the waterside districts of St Katherine's and Wapping, L&Q at Ensign Street is the perfect option for buyers wanting a city apartment with personality.

Less than a 15 minute walk from the development are some of London's greatest landmarks, including the Tower of London and Tower Bridge, as well as the buzzing business district of the City. Weekends could be spent enjoying a lunch by the harbour at St Katherine Docks, located just 200m away, or browsing the world famous Spitalfields Market. Nearby Brick Lane is famed for its curry houses and lively night scene, and art and music enthusiasts can enjoy close proximity to the Whitechapel Gallery and Wilton's Music Hall.

For some fresh air, the River Thames is less than 10 minutes away on foot, whilst nearby green spaces include Swedenborg Gardens, Tower Hill Garden and St George's Gardens. Cycling enthusiasts have Cycle Superhighway 3 passing right by the development, providing a safe and fast route all the way to Lancaster Gate, via the West End.

With great transport links, residents have all of London at their fingertips. Tower Gateway DLR, Tower Hill tube station and London Fenchurch Street station are all less than a 15 minute walk away, while Canary Wharf can also be reached in less than 20 minutes via the DLR from Shadwell Overground station.



# Specification

## Kitchen

- Modern kitchen cabinets with a complementary worktop and upstand
- Full height glass splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor

## Bathroom

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full height mirror
- Steel bath with tiled bath panel
- Chrome towel radiator
- Homes without an en suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment
- Homes with an en suite will include a bath mixer tap

## En Suites

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Fitted mirror
- Chrome towel radiator
- White shower tray with fixed shower screen
- Thermostatic mixer valve with shower head

## Bedroom

- Fitted carpet
- Fitted wardrobe with sliding doors to master bedroom (Bedroom 1 only)

## Wall & Floor Finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Karndean wood flooring to hallways and kitchen/living/dining areas
- Carpets to bedrooms
- Ceramic large format floor and wall tiles to bathrooms and en-suites

## Heating, Electrical & Lighting

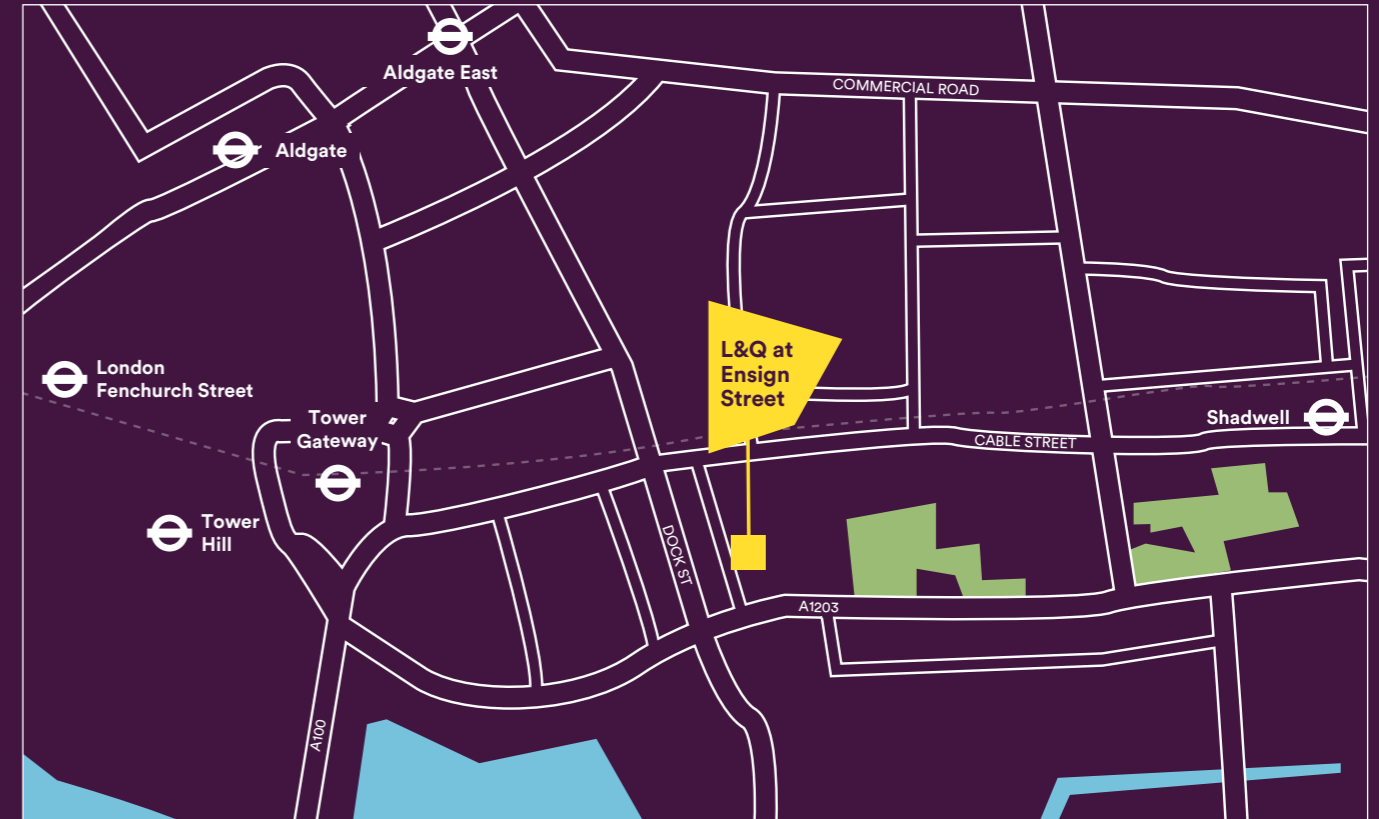
- Radiators sourced by onsite Communal heating system (subject to supply agreement)
- Low energy chrome LED downlights to kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms, hallways & store cupboards
- Chrome sockets and switches with black insets.
- Chrome shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

## General

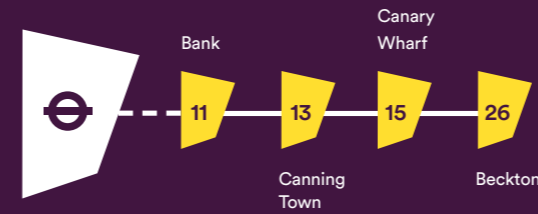
- Free standing washer/dryer located in store cupboard
- White internal doors
- Chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

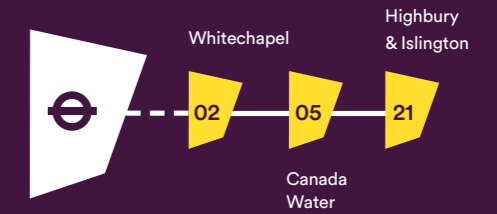
# Well connected location



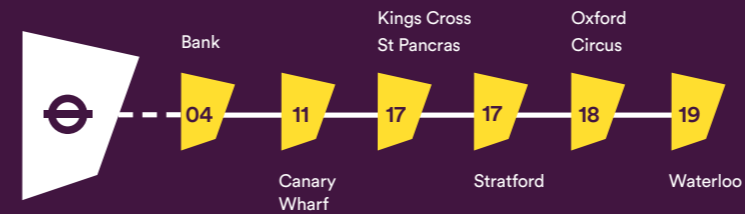
Tower Gateway DLR Station - 7 mins walk



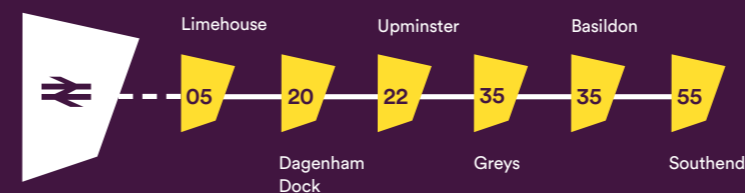
Shadwell Overground Station - 12 mins walk



Tower Hill Tube Station - 12 mins walk



London Fenchurch Street Station - 15 mins walk



Train times taken from tfl.gov.uk and www.google.co.uk/maps

# Site plan



Other tenures within Shared Ownership block are to be confirmed, please ask your Sales Associate for more information.

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associate.

# One bedroom homes

Plot B-01-03, B-04-03



Dimensions	Metric	Imperial	Floor	Plot
Kitchen	3m x 2.5m	9'10" x 8'2"	1	B-01-03
Living/Dining	3.7m x 2.7m	12'1" x 8'10"	4	B-04-03
Bedroom 1	4.2m x 3.9m	13'9" x 12'9"		
<b>Total Internal Area</b>	<b>50.2m<sup>2</sup></b>	<b>540.37ft<sup>2</sup></b>		
Balcony	3.5m x 1.6m	11'5" x 5'2"		

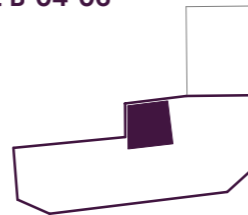
Key: W - Wardrobe \ FF - Fridge freezer \ ST - Storage

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

Plot B-04-06



Forth Floor  
Plot B-04-06



Dimensions	Metric	Imperial	Floor	Plot
Kitchen	4.3m x 0.7m	14'1" x 2'3"	4	B-04-06
Living/Dining	5.3m x 4.1m	17'2" x 13'5"		
Bedroom 1	3.6m x 3.4m	11'9" x 11'1"		
<b>Total Internal Area</b>	<b>52.1m<sup>2</sup></b>	<b>561 ft<sup>2</sup></b>		
Balcony	3.6m x 1.5m	11'9" x 4'11"		

Key: W - Wardrobe \ FF - Fridge freezer \ ST - Storage

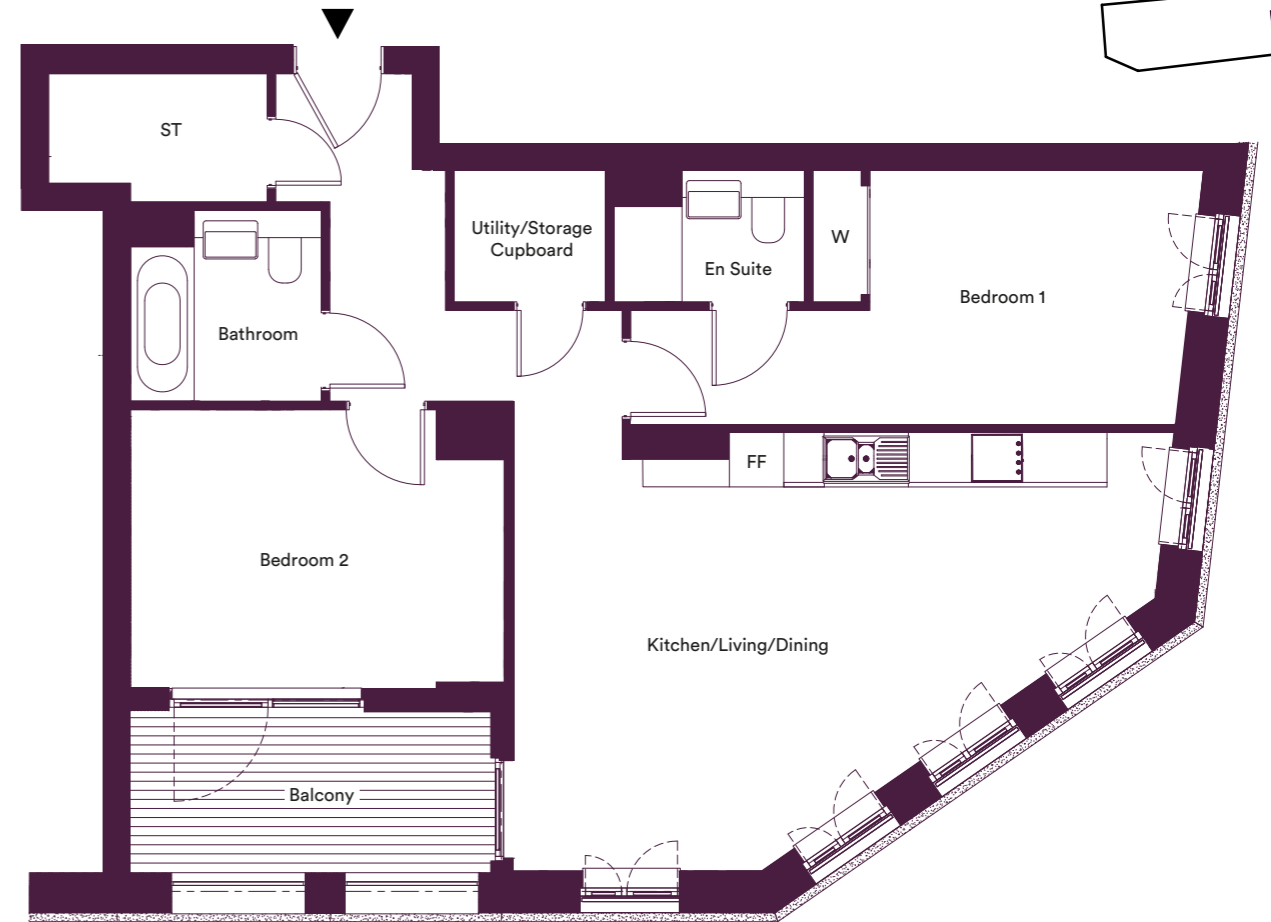
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

# Two bedroom home

Plot B-01-04



First Floor  
Plot B-01-04



Dimensions	Metric	Imperial	Floor	Plot
Kitchen	5.6m x 3.1m	18'4" x 10'2"	1	B-01-04
Living/Dining	7.1m x 4.5m	23'3" x 14'9"		
Bedroom 1	6m x 2.8m	19'8" x 9'2"		
Bedroom 2	4.1m x 3.1m	13'5" x 10'2"		
<b>Total Internal Area</b>	<b>77.9m<sup>2</sup></b>	<b>839 ft<sup>2</sup></b>		
Balcony	3.9m x 1.8m	12'9" x 5'10"		

Key: W - Wardrobe \ FF - Fridge freezer \ ST - Storage

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



## Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 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 of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

### The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## A selection of other L&Q developments



Beam Park – Rainham  
[lqhomes.com/beampark](http://lqhomes.com/beampark)



Lock No.19 - Hackney Wick  
[lqhomes.com/lockno19](http://lqhomes.com/lockno19)



Regency Heights - Park Royal  
[lqhomes.com/regencyheights](http://lqhomes.com/regencyheights)



# L&Q at ENSIGN STREET

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#### Disclaimer

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The L&Q logo is displayed in a bold, black, sans-serif font on a bright yellow rectangular background.