


L&Q at  
**THE SILK  
DISTRICT**  
WHITECHAPEL

FLOORPLANS & SPECIFICATION

**L&Q**



**A contemporary home, a city lifestyle. Discover a new side of London with L&Q at The Silk District.**

Introducing L&Q at The Silk District, an exciting new address in the heart of Whitechapel. This modern collection of 1 and 2 bedroom homes enjoys a well-connected location that puts some of London's famous destinations on your doorstep and everything else within easy reach.

Every apartment offers a modern interior that maximises light, space and comfort, while retaining all-important practicality. Each one has been finished to the highest standard, with fully integrated appliances, a contemporary specification, and its own private outdoor space. The result is a selection of homes that are versatile enough to adapt to any way of living.

# Specification

## General



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

## Kitchen



- Modern kitchen cabinets with a contemporary worktop and matching upstand
- Full-height stainless steel 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

## Bedrooms



- Fitted carpet
- Fitted wardrobe with hinged doors to bedroom 1 only

## Heating, Electrical & Lighting



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

## Bathrooms



- 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 acrylic bath panel
- Chrome towel radiator
- Homes will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment

## Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White eggshell architraves and skirting boards
- Laminate flooring to hallways and kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms



Images depict a typical L&Q home.



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.

# Siteplan

Each home in this impressive new development has been perfectly considered. With communal gardens to enjoy and personal outdoor space in the form of balconies or terraces to each apartment, there is no better place to call home.



## Property Key

- Shared Ownership Homes

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- Market Sale Homes

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- Affordable Homes

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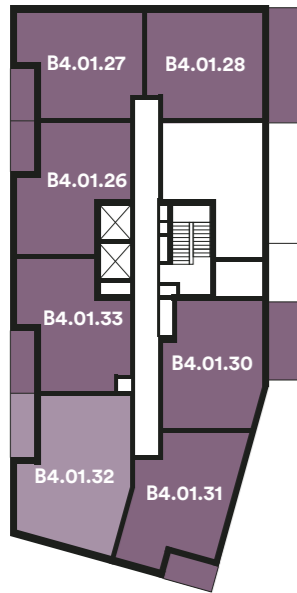
- Shared Ownership selling now

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 speak to a Sales Associate for more details.

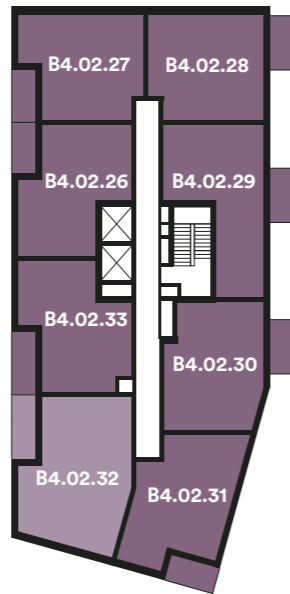
# Plot locators



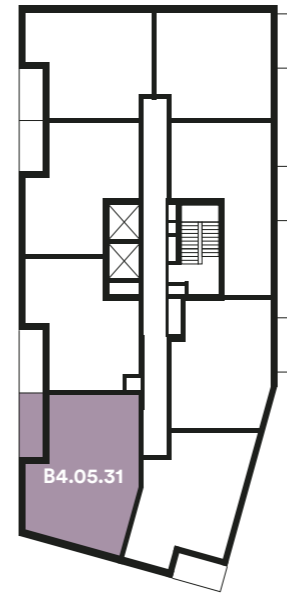
First Floor



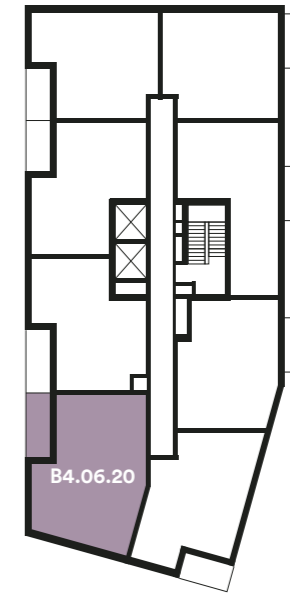
Second Floor



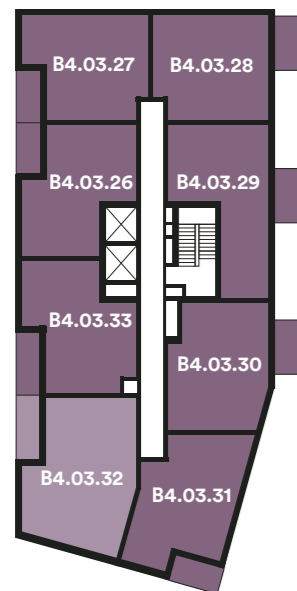
Fifth Floor



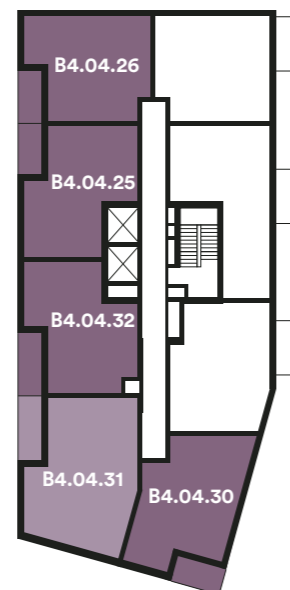
Sixth Floor



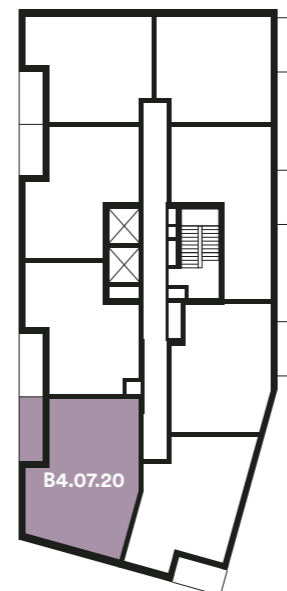
Third Floor





Fourth Floor



Seventh Floor



-  1 bedroom apartment
-  2 bedroom apartment

# One bedroom apartments

## Type A

Plot B4.01.30, B4.02.30 & B4.03.30



Room	Metric	Imperial
Kitchen	2.70m x 2.50m	8'10" x 8'2"
Living/Dining	4.73m x 3.20m	15'6" x 10'6"
Bedroom	4.01m x 3.50m	13'2" x 11'6"
<b>Total internal area</b>	<b>51.09 sq m</b>	<b>550 sq ft</b>
Balcony	1.73m x 3.48m	5'8" x 11'5"

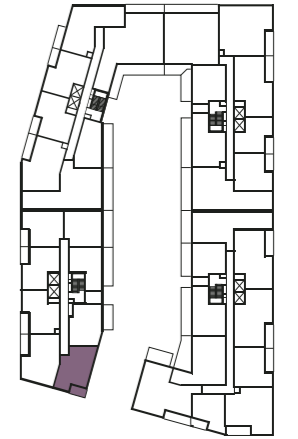
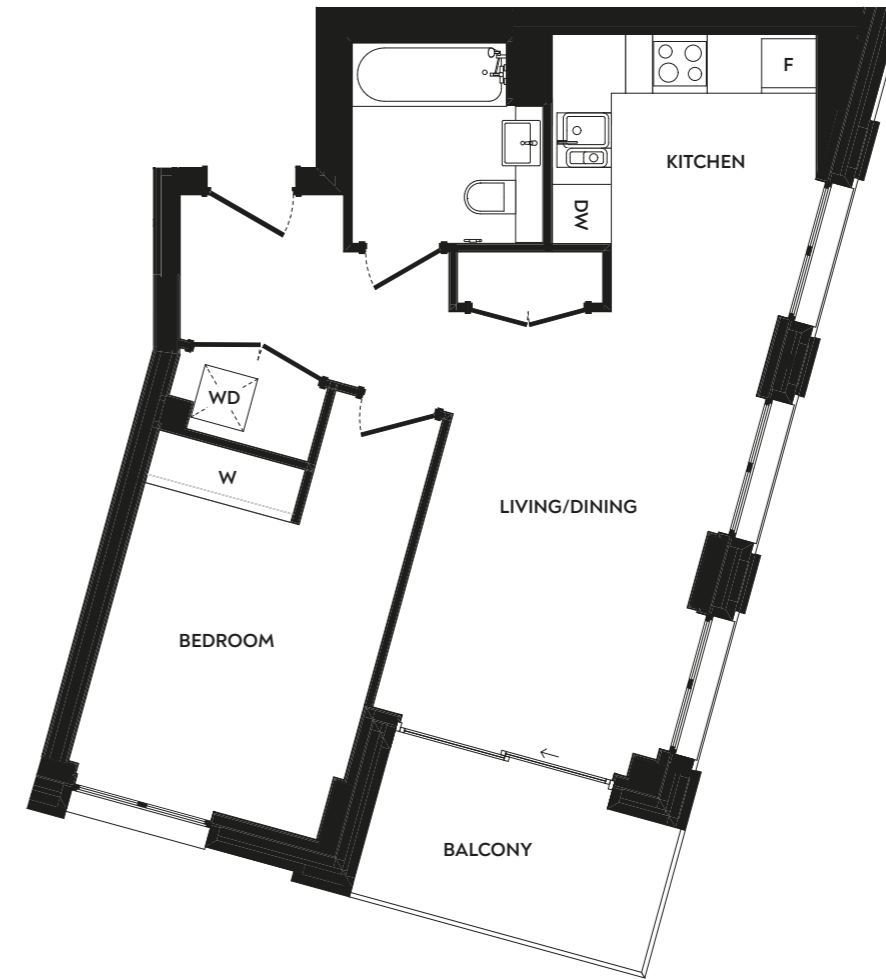
Floor	Plot
1	B4.01.30
2	B4.02.30
3	B4.03.30

DW – Dishwasher | F – Fridge/Freezer | W – Wardrobe | WD – Washer/Dryer

The floorplans 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. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associate.

## Type B

Plot B4.01.31, B4.02.31, B4.03.31 & B4.04.30



Room	Metric	Imperial
Kitchen	2.90m x 2.30m	9'6" x 7'07"
Living/Dining	5.87m x 3.28m	19'3" x 10'9"
Bedroom	4.02m x 2.99m	13'2" x 9'9"
<b>Total internal area</b>	<b>51.66 sq m</b>	<b>556 sq ft</b>
Balcony	3.33m x 1.85m	10'11" x 6'1"

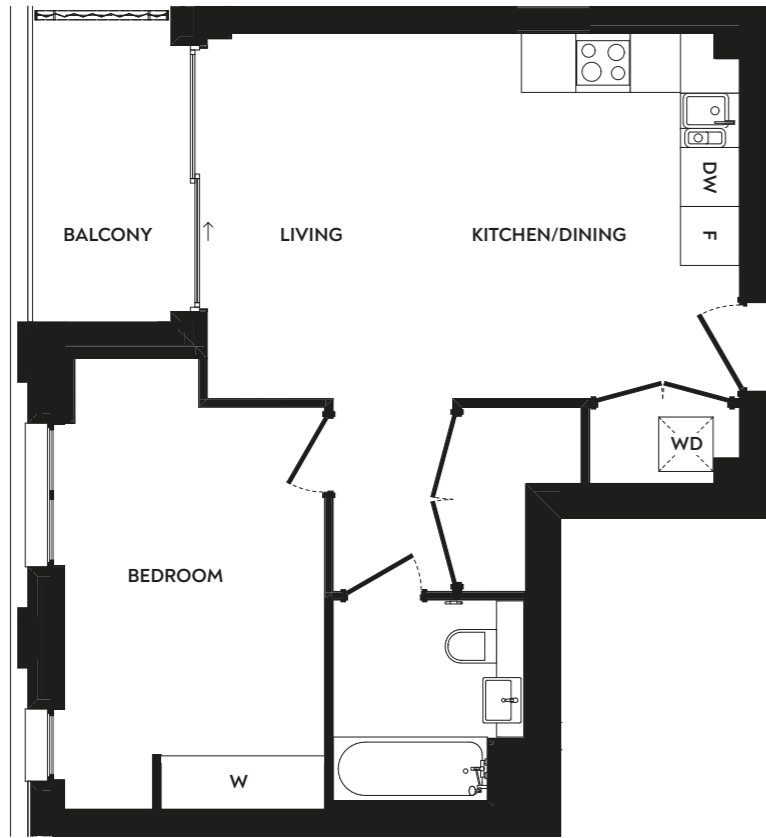
Floor	Plot
1	B4.01.31
2	B4.02.31
3	B4.03.31
4	B4.04.30

DW – Dishwasher | F – Fridge/Freezer | W – Wardrobe | WD – Washer/Dryer

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# Type C

Plot B4.01.26, B4.02.26, B4.03.26 & B4.04.25



Room	Metric	Imperial
Kitchen/Dining	4.02m x 2.40m	13'2" x 7'10"
Living	4.02m x 3.55m	13'2" x 11'8"
Bedroom	4.43m x 2.87m	14'6" x 9'5"
<b>Total internal area</b>	<b>50.15 sq m</b>	<b>540 sq ft</b>
Balcony	3.33m x 1.74m	10'11" x 5'8"

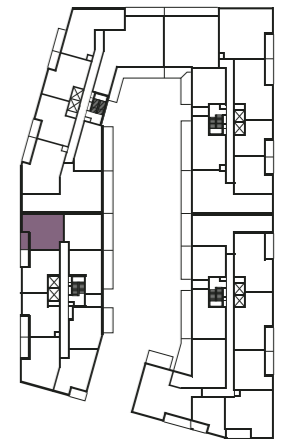
Floor	Plot
1	B4.01.26
2	B4.02.26
3	B4.03.26
4	B4.04.25

DW – Dishwasher | F – Fridge/Freezer | W – Wardrobe | WD – Washer/Dryer

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# Type D

Plot B4.01.27, B4.02.27, B4.03.27 & B4.04.26



Room	Metric	Imperial
Kitchen/Dining	4.49m x 2.75m	14'9" x 9'0"
Living	3.81m x 3.58m	12'6" x 11'9"
Bedroom	4.31m x 3.21m	14'2" x 10'6"
<b>Total internal area</b>	<b>50.11 sq m</b>	<b>539 sq ft</b>
Balcony	1.74m x 3.33m	5'8" x 10'11"

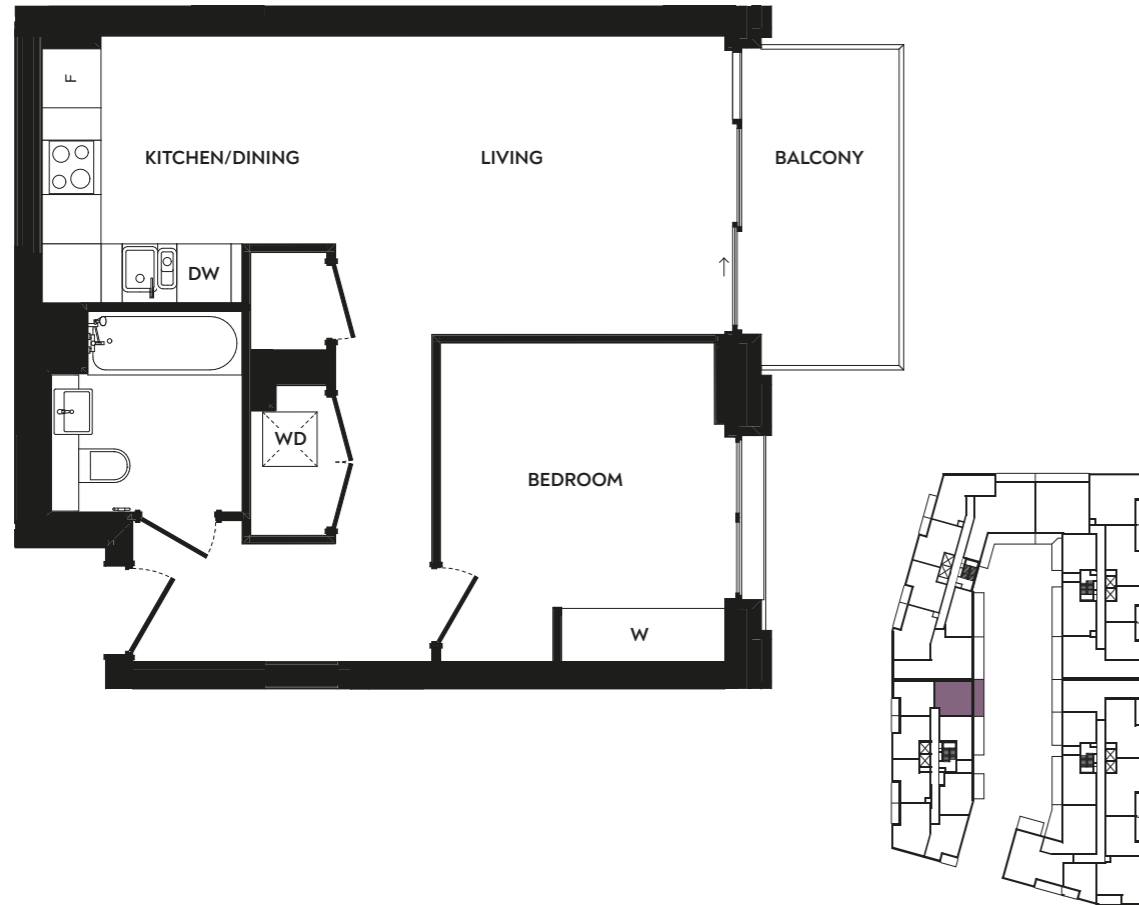
Floor	Plot
1	B4.01.27
2	B4.02.27
3	B4.03.27
4	B4.04.26

DW – Dishwasher | F – Fridge/Freezer | W – Wardrobe | WD – Washer/Dryer

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# Type E

Plot B4.01.28, B4.02.28 & B4.03.28



Room	Metric	Imperial
Kitchen/Dining	3.23m x 2.94m	10'7" x 9'8"
Living	4.37m x 3.29m	14'4" x 10'10"
Bedroom	3.51m x 3.24m	11'6" x 10'8"
<b>Total internal area</b>	<b>50.7 sq m</b>	<b>546 sq ft</b>
Balcony	3.48m x 1.73m	11'5" x 5'8"

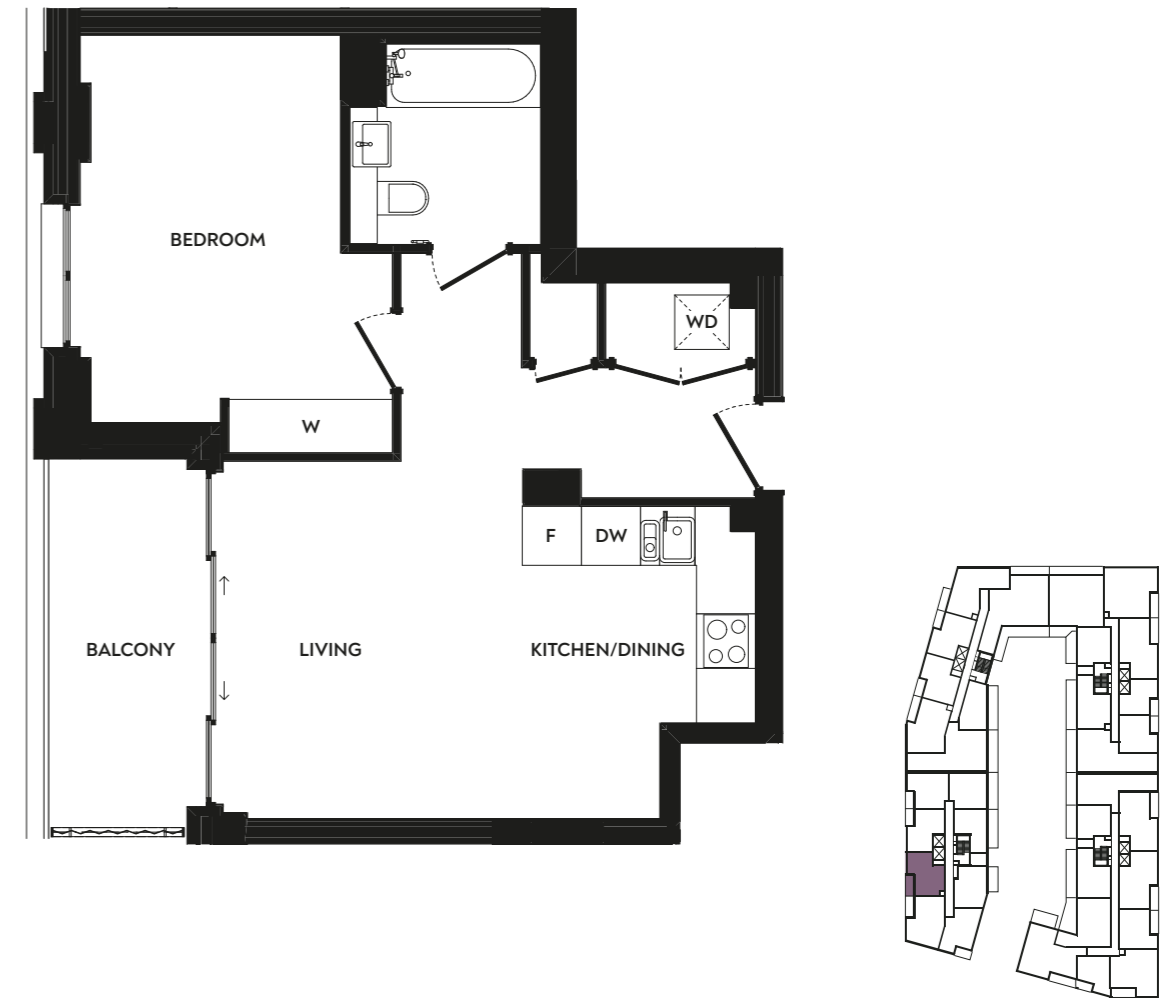
Floor	Plot
1	B4.01.28
2	B4.02.28
3	B4.03.28

DW – Dishwasher | F – Fridge/Freezer | W – Wardrobe | WD – Washer/Dryer

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# Type F

Plot B4.01.33, B4.02.33, B4.03.33 & B4.04.32



Room	Metric	Imperial
Kitchen/Dining	3.44m x 2.58m	11'3" x 8'6"
Living	3.94m x 3.37m	12'11" x 11'11"
Bedroom	4.30m x 3.55m	14'1" x 11'8"
<b>Total internal area</b>	<b>50.22 sq m</b>	<b>541 sq ft</b>
Balcony	4.06m x 1.74m	13'4" x 5'8"

Floor	Plot
1	B4.01.33
2	B4.02.33
3	B4.03.33
4	B4.04.32

DW – Dishwasher | F – Fridge/Freezer | W – Wardrobe | WD – Washer/Dryer

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# Type G

Plot B4.02.29 & B4.03.29



Room	Metric	Imperial
Kitchen/Dining	4.12m x 2.93m	13'6" x 9'7"
Living	3.63m x 3.61m	11'1" x 11'10"
Bedroom	4.62m x 3.17m	15'2" x 10'5"
<b>Total internal area</b>	<b>52.14 sq m</b>	<b>561 sq ft</b>
Balcony	1.73m x 3.48m	5'8" x 11'5"

Floor	Plot
2	B4.02.29
3	B4.03.29

DW – Dishwasher | F – Fridge/Freezer | W – Wardrobe | WD – Washer/Dryer

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# Two bedroom apartments

## Type H

Plot B4.01.32, B4.02.32, B4.03.32, B4.04.31, B4.05.31, B4.06.20 & B4.07.20



Room	Metric	Imperial
Kitchen/Dining	3.82m x 2.86m	12'6" x 9'5"
Living	4.38m x 3.09m	14'4" x 10'2"
Bedroom 1	4.85m x 3.13m	15'11" x 10'3"
Bedroom 2	3.82m x 3.12m	12'6" x 10'3"
<b>Total internal area</b>	<b>63.34 sq m</b>	<b>682 sq ft</b>
Balcony	1.74m x 4.17m	5'8" x 13'8"

Floor	Plot
1	B4.01.32
2	B4.02.32
3	B4.03.32
4	B4.04.31
5	B4.05.31
6	B4.06.20
7	B4.07.20

DW – Dishwasher | F – Fridge/Freezer | W – Wardrobe | WD – Washer/Dryer

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**Invest for the future**

*and own your home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit [lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)



## 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)



## L&Q Achievements



## A selection of other L&Q developments



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



The Chain  
Walthamstow  
[lqhomes.com/thechain](http://lqhomes.com/thechain)



L&Q at Brunel Street Works  
Canning Town  
[lqhomes.com/brunel-street-works](http://lqhomes.com/brunel-street-works)

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