

L&Q at

# BLACKHORSE VIEW

L&Q



CGI view of L&Q at Blackhorse View

## Modern homes *and vibrant city living*

If you have set your heart on a new home in one of London's most thriving creative and cultural hubs, then L&Q at Blackhorse View could be for you.

Conveniently situated opposite Blackhorse Road tube station, L&Q is offering one and two bedroom apartments on a shared ownership basis. With inspiring views over Walthamstow Wetland and the Lee Valley, these contemporary homes are spacious, attractive and designed for modern living.

With excellent transport connections plus a wealth of new facilities on the way, Blackhorse View gives you a valuable chance to finally get on the property ladder – in one of the capital's most exciting and welcoming communities.



## A world of benefits *and brand new facilities*



Contemporary homes with modern convenience



Nearby green spaces, including Walthamstow Wetlands



Opposite Blackhorse Road tube station (Zone 3)



New retail outlets & the famous Walthamstow Market



Excellent primary & secondary schools nearby



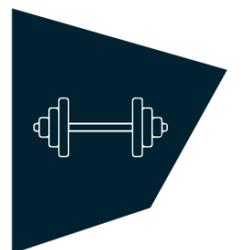
The M11 & A10 are only minutes away



Plenty of nearby supermarkets



Excellent local restaurants, pubs, bars & cafés



A great choice of nearby sport & leisure facilities

Green surroundings  
*and time well spent*

L&Q at  
**BLACKHORSE  
VIEW**





## City living and tranquil countryside

Blackhorse View is directly next to Walthamstow Wetlands, a historic complex of reservoirs that even today supplies Londoners with their daily drinking water.

From the mid-19th century, the city urgently needed a larger and better supply of clean drinking water.

So, between 1863 and 1904, engineers designed and built ten reservoirs by the River Lea. The project was a great success: resulting in the city being supplied with reliable drinking water.

Today, the reservoirs and their natural surroundings form the largest, urban

wetland nature reserve in Europe. A Site of Special Scientific Interest, it is home to an abundance of plants and wildlife, as well as listed buildings that help tell the story of its engineering past.

The Walthamstow Wetlands are open to the public, offering over 500 acres of natural habitat to enjoy and explore – and giving your new home a link to London's pioneering history.



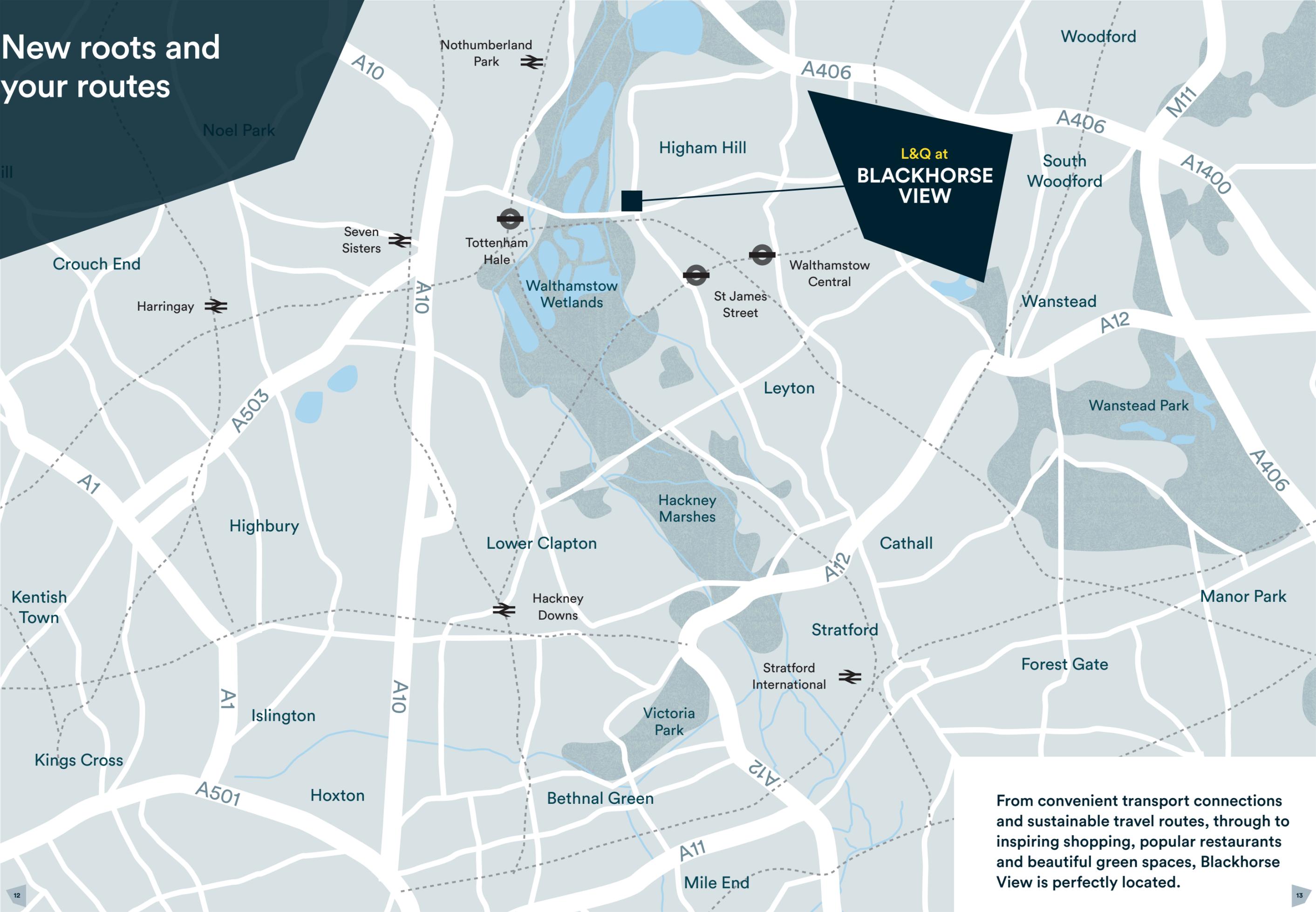
## A sustainable community *and a space to grow*

Your new apartment at L&Q at Blackhorse View is part of a brand-new development of homes.

It's a beautiful community. Landscaped, communal courtyard gardens have been planted with new trees. Each L&Q Shared Ownership apartment has a balcony or terrace for you to enjoy. There are also new shops, cafés and workspaces, bringing fresh variety and interest to the neighbourhood. Blackhorse View has been designed

with excellent environmental credentials. The development boasts rooftop solar panels, helping to reduce carbon emissions. Improved cycle and walking routes make getting around both sustainable and healthy. And of course, there are the Wetlands – one of London's greatest natural wonders – right on your doorstep.

# New roots and your routes



From convenient transport connections and sustainable travel routes, through to inspiring shopping, popular restaurants and beautiful green spaces, Blackhorse View is perfectly located.

Blackhorse View has truly impressive tube, rail and sustainable transport links. Your new home will be opposite Blackhorse Road Station, where you can catch fast Victoria Line and overground links to central London.



### By rail from Blackhorse Road station

King's Cross / St Pancras	9 mins
Highbury & Islington	10 mins
Oxford Circus	17 mins
Bank	23 mins
Liverpool Street	25 mins



### By rail to airports from Blackhorse Road Station

Stansted Airport	36 mins
City Airport	44 mins
Heathrow Airport	52 mins
Gatwick Airport	55 mins
London Luton Airport	64 mins



### By road from Blackhorse View

A10 (Tottenham Hale)	5 mins
M11 (Woodford)	10 mins
M25 (Epping)	15 mins
M1 (Edgware)	22 mins
M4 (Gunnersbury)	35 mins



### By cycle from Blackhorse View

Stoke Newington	17 mins
Queen Elizabeth Olympic Park	21 mins
Victoria Park	27 mins
Epping Forest	30 mins
Shoreditch	31 mins



## Sports

Not only will you be living near some excellent facilities such as the Douglas Eyre Sports Centre, but you'll be within cycling distance of the world-class Queen Elizabeth Olympic Park.

**Queen Elizabeth Olympic Park**  
3.9 miles\*



## Nature

You'll be blessed by living next to Walthamstow Marshes, a world-class wetlands nature reserve, with its impressive network of reservoirs and startling variety of plants and wildlife.

**Walthamstow Marshes**  
Next to Blackhorse View



## Culture

Waltham Forest is a vibrant creative hub with a great artistic and cultural heritage. You'll find plenty of museums, galleries, pop-up spaces, drama, festivals and live events to enjoy all year round.

**Vestry House Museum**  
1.6 miles\*



## Eat & Drink

There's a world of cuisine to explore, from Turkish to tapas, street food to traditional pie & mash. The popular Supper Club even gives you the chance to enjoy fine dining on an old tube train.

**The Supper Club**  
0.9 miles\*



## Parks

As well as the neighbouring Walthamstow Marshes, Lloyd Park and its 31 acres of floral gardens – home to the fascinating William Morris Gallery – is only 20 minutes away.

**Lloyd Park**  
1 mile\*



## Shopping

Europe's longest street market – Walthamstow Market – is only a short walk from your new home. Home to over 350 pitches, you'll find everything from fashion to world foods.

**Walthamstow Market**  
0.8 miles\*

## Dazzling creativity and an exciting place to live

Blackhorse View may be next to the tranquil Walthamstow Wetlands, but it's also part of a vibrant neighbourhood that's on the up-and-up.

Over on the west side of the River Lea, South Tottenham is being transformed into a buzzing creative hub. The Bernard Works Scheme near Seven Sisters tube station is home to a growing community of creative businesses and studios, situated alongside a state-of-the-art music rehearsal space, a café and a new pavilion area for exhibitions.

The creative scene doesn't stop there. The nearby Bernie Grant Arts Centre is a £15m, purpose-built facility with a 274-seat auditorium and rehearsal space that does amazing work developing culturally diverse artists. It has a thriving enterprise centre and a café/bar too.

If music is your thing, The Recordshop is a social enterprise that offers free recording facilities for young people aged between 16 and 25. Then there's Ada, The National College for Digital Skills, training the next generation of games designers, technology entrepreneurs and many other cutting-edge professions. Without doubt, you'll be living in one of the most exciting and creative districts of the capital!





## 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.



**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)

# 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



L&Q at Beam Park - Rainham  
[lqhomes.com/beampark](http://lqhomes.com/beampark)



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



L&Q at The Silk District - Whitechapel  
[lqhomes.com/thesilkdistrict](http://lqhomes.com/thesilkdistrict)

### Disclaimer

All information in this document is correct at the time of publication going to print February 2021. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print February 2021. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

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**L&Q at Blackhorse View**

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**L&Q**