

JOLLES HOUSE







CGI image of Jolles House

# Welcome to Jolles House

**Poplar Harca is delighted to present Jolles House. A fantastic collection of properties available through Shared Ownership in the heart of East London.**

Jolles House comprises of high quality, studio and 1-3 bedroom apartments, perfectly built with the needs of the modern-day buyer in mind.

Situated within easy reach of excellent transport links for those commuting to the office. Plentiful green spaces nearby for friends and families to enjoy. Ideal position to explore the 'hustle and bustle' of the East-end's wide variety of shops, markets and eateries. With all this and more, Jolles House really is a place we could all call our home.





# Enjoy all Bow has to offer

It is said, True Cockneys, are born within the sound of the Bow Bells, but you don't have to be a born and bred Londoner to enjoy all this new up and coming area has on offer.



Discover hidden gems on Roman Road, a vibrant high street home to independent boutiques and a rich community spirit. There is also no shortage of culinary delights and cosy 'proper' pubs on offer. : Enjoy a delicious Sunday roast at the Greedy Cow or while away those lazy weekend afternoons at Roman Road market, ending the day at the locals' favourite The Bow Bells.

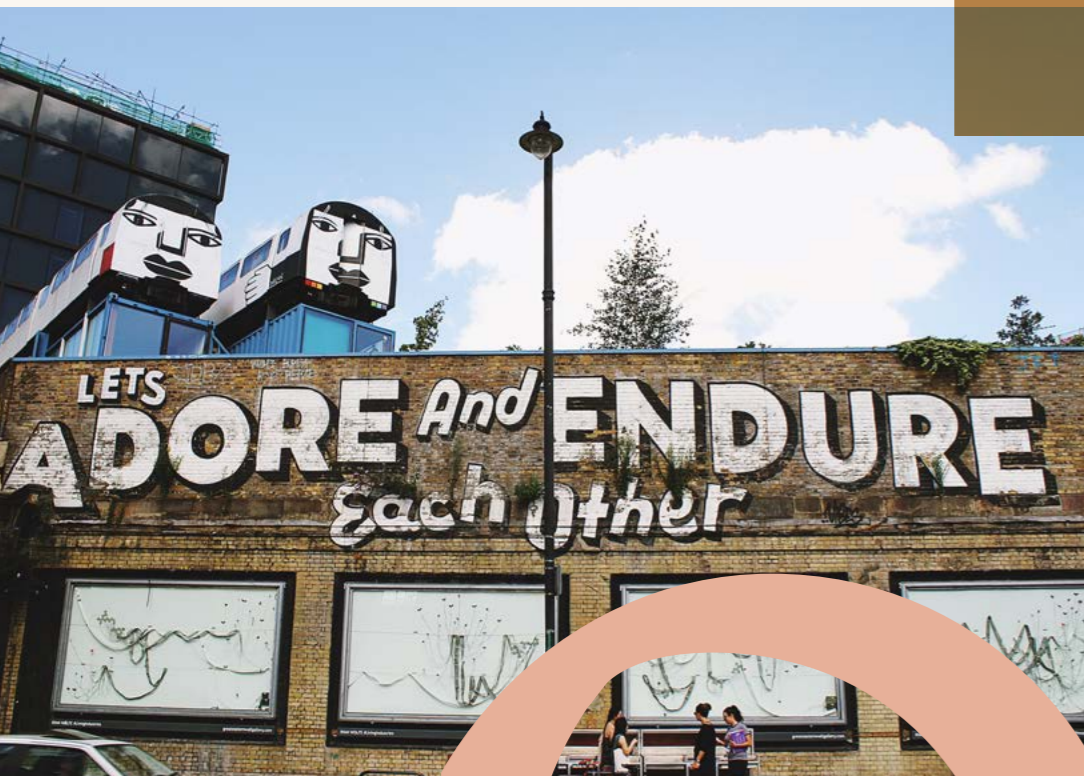


# Your Gateway to East London

**Bow truly is at the heart of the East End, with fantastic access to The City and beyond there is so much opportunity to work, rest and play.**

A short tube ride away and find yourself in Shoreditch, the hipster capital of London. Marvel at cutting edge street art, mingle with the coolest crowds shopping in exclusive boutiques. Enjoy a freshly made Bagel, lift your spirits at the Columbia Road flower market, sample delicacies from around the world at Shoreditch market or test your palette at one of Brick Lanes many curry houses.

Jolles House also offers fantastic access to the city, only short tube rides to both Liverpool Street and Bank can have you in the office in less than half an hour. And if shopping is your bag you can be in Stratford's Westfield in 10 mins where you can shop till you drop.





# Explore East London's Green spaces

It's not all inner-city delights in store at Jolles House. Abundant green spaces are only a stroll away, or jump on one of the City Bikes right outside the development. Jolles House is nestled between some of London's most luscious parks, Victoria Park, and the Queen Elizabeth Olympic Park.



Victoria Park has over 9 million visitors a year, no wonder it is known as 'The Peoples' Park'. Resting on the banks of the Grand Union Canal, it boasts two beautiful lakes and is a one-stop-shop for all outdoor activities, including a running track, tennis courts, football pitches, and creative play areas for the kids.

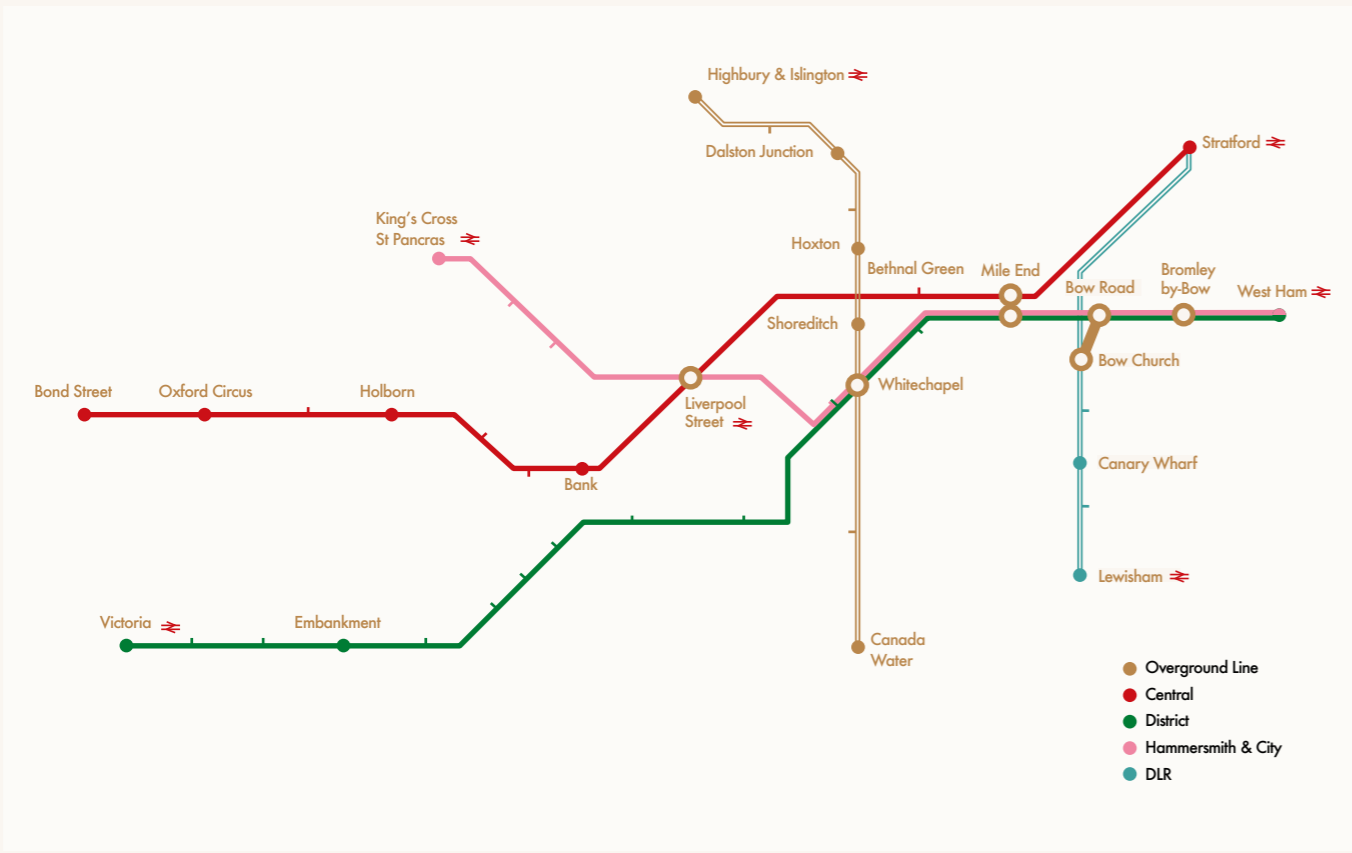
If it's sport you are after, then head over to the Queen Elizabeth Park and soak up some great British history with the site of the 2012 Olympic games. A great place to spend the day, you can take in basketball games at the Copper Box, or watch West Ham take on premier league rivals at the London Stadium.





# Get Connected

Jolles House offers fantastic transport connections. Situated between Bow Road and Bromley-by-Bow tube stations, you have access to the East and West of the City via the Central, District, or the Hammersmith & City lines. The area also boasts multiple bus routes on your doorstep and coaches servicing various London airports.





# Piecing together the perfect home

Quality is high on the agenda at Jolles House, and the stunning interiors are no exception. Top of the range integrated appliances and high specification finishes can be found throughout, giving a sense of class and comfort that you can immediately call home.

## Kitchen

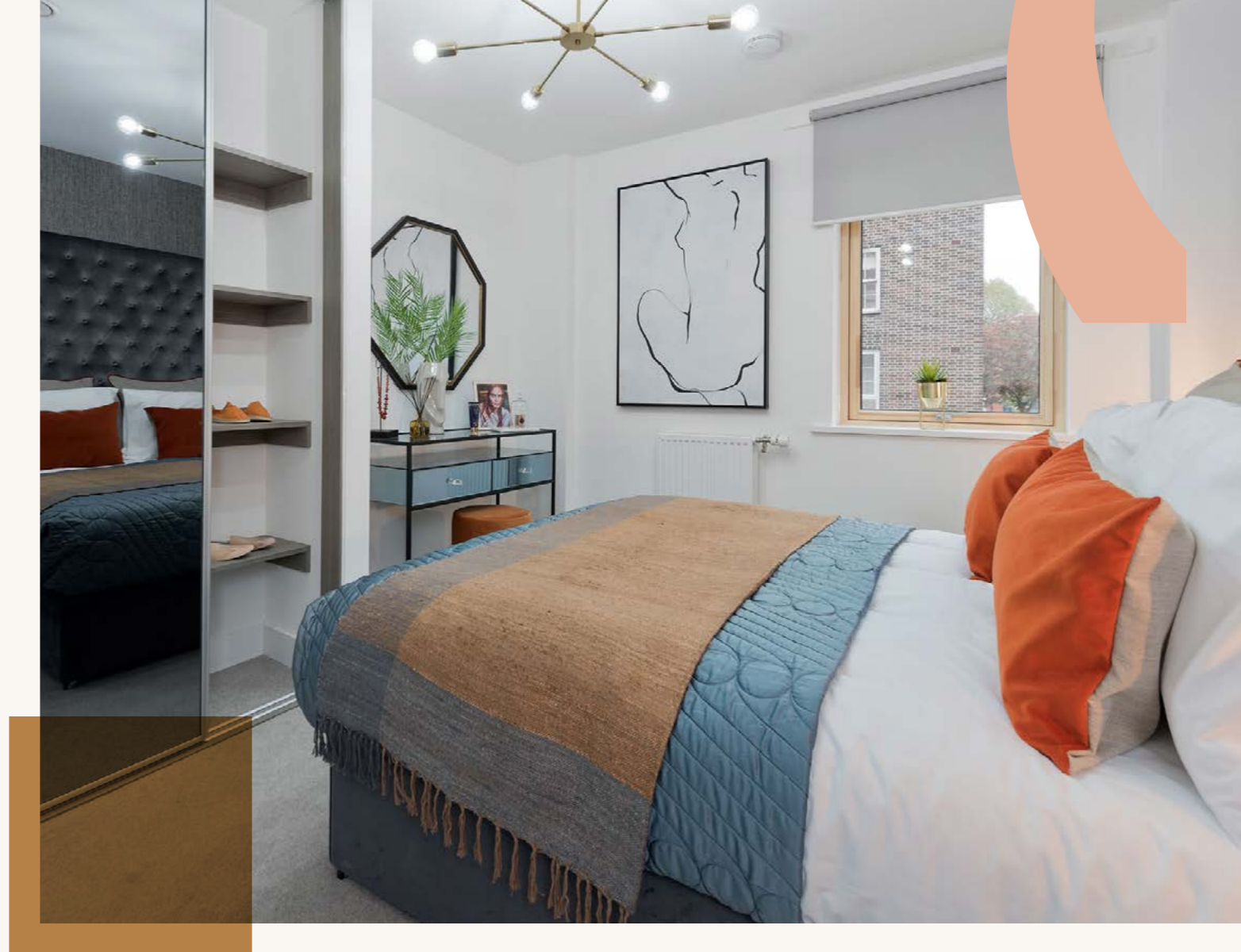
- Symphony New York Range Kitchen Units. New York Gloss Dusk Grey Wall Units - New York Matt Anthracite.
- 20mm Silestone Kitchen worktop.
- Glass splash back panel behind hob.
- Bosch integrated oven and microwave.
- Bosch 600mm ceramic hob (Not in studios).
- Zanussi full size or slimline Integrated dishwasher.
- Zanussi integrated fridge/freezer and washer dryer in store cupboard.

## Living / Dining

- Amtico Spacia XL White Ash flooring throughout.
- Communal Apartment Entry System.
- Hands Free Video Entry Monitor to Apartments.
- Ceiling Downlights in satin chrome.
- Crown Trade Cover Matt in white.







### Bedroom

- Sliding wardrobe doors full height to ceiling: silver frame and mirror doors.

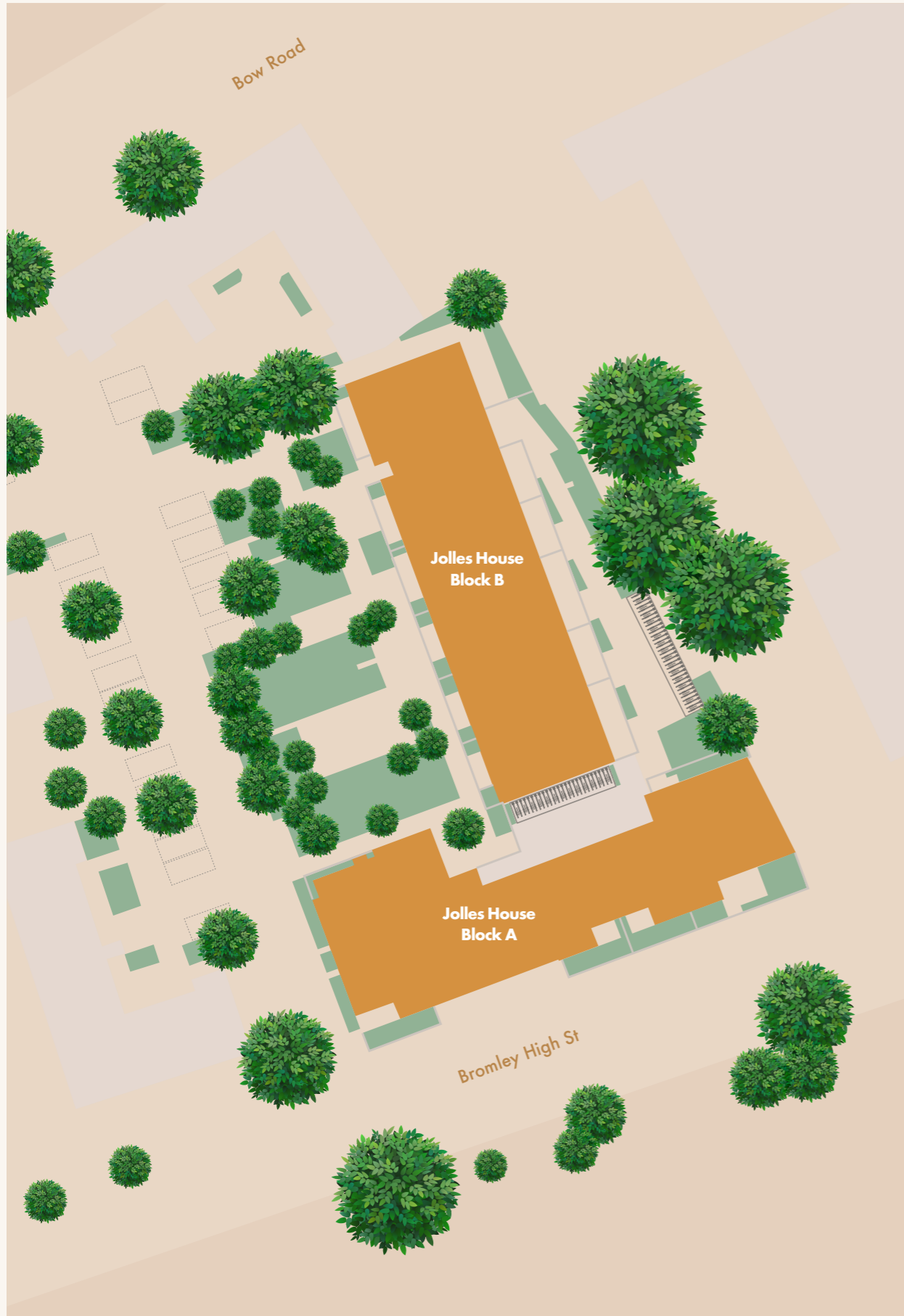
### Bathroom

- Ideal Standard concept range bathtub and toilet.
- Ideal Standard Concept Sphere Semi Countertop basin.
- Draks vanity top in Egger Black Havana Pine.
- Full height mirror.
- Heated towel rail.

#### Images of typical Poplar Harca interiors

These brief particulars have been prepared and are intended as a convenient guide to supplement an inspection or survey and do not form, or form part of, any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full structural survey and all the appropriate checks. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given.



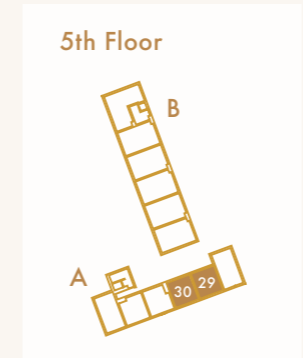
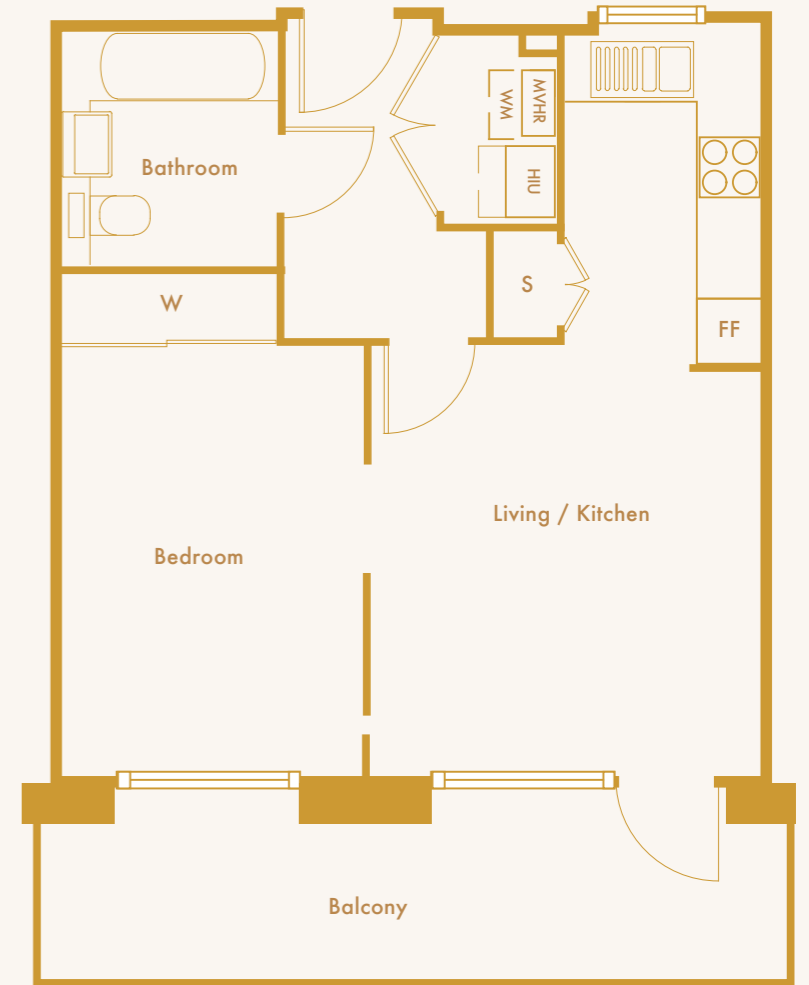


# Studio Apartment

Apartments 29, 30



- FF - Fridge Freezer
- S - Store
- W - Wardrobe
- WM - Washing Machine



**Gross Internal Area 45.2 sqm 486.5 sqft**

Living/Kitchen	19.9 m <sup>2</sup>	214.2ft <sup>2</sup>
Bedroom	11.7 m <sup>2</sup>	125.9ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments, please speak to the sales team for more information. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

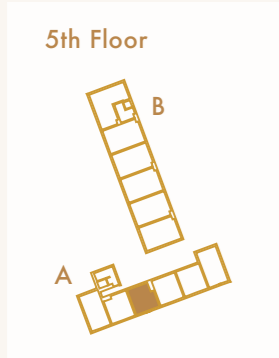
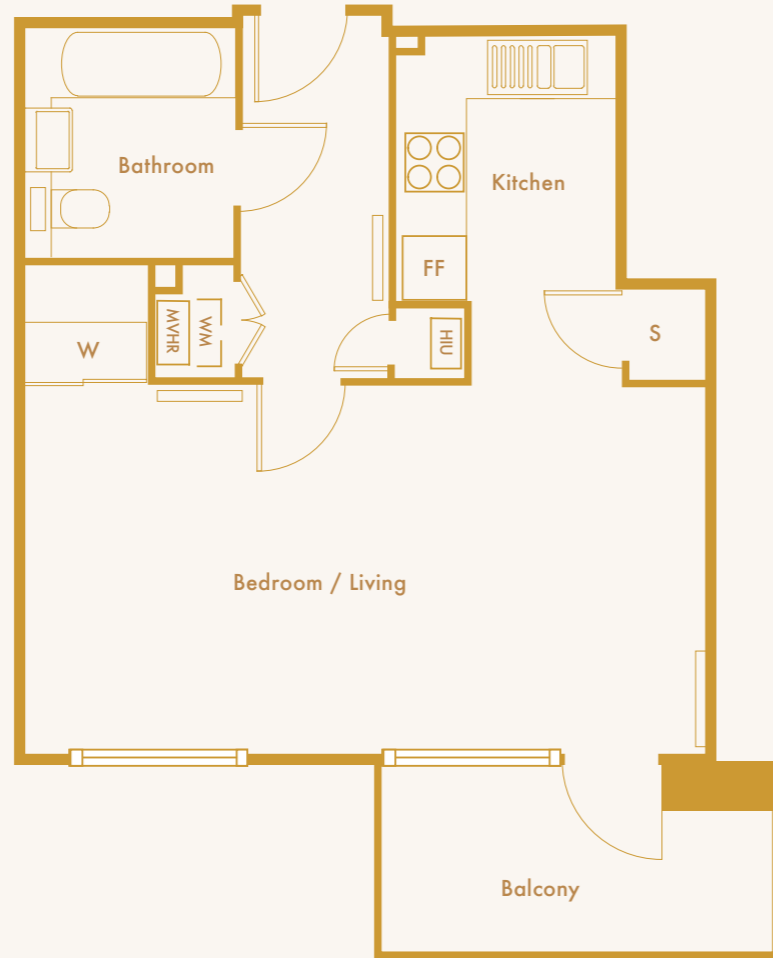


# Studio Apartment

Apartment 31



- FF - Fridge Freezer
- S - Store
- W - Wardrobe
- WM - Washing Machine



Gross Internal Area 43.3 sqm 466.0 sqft

Bedroom/Living/ Kitchen	30.3m <sup>2</sup>	326.1ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

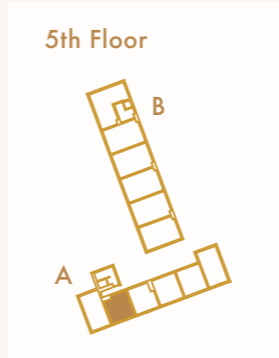
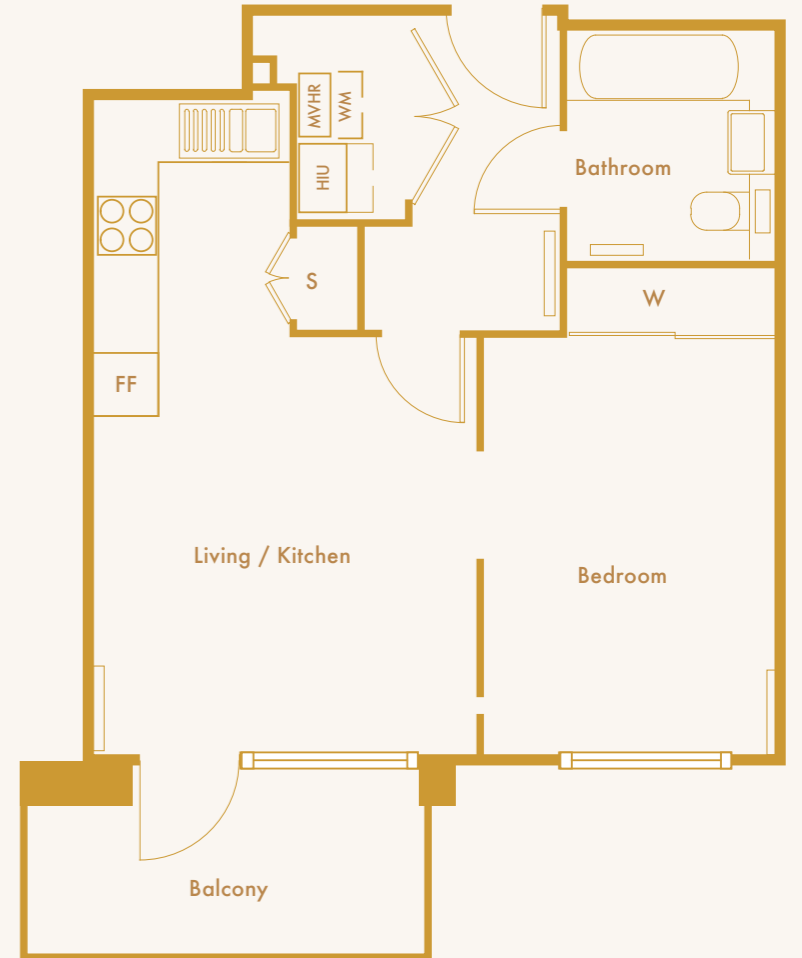
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# Studio Apartment

Apartment 32



- FF - Fridge Freezer
- S - Store
- W - Wardrobe
- WM - Washing Machine



Gross Internal Area 44.0 sqm 473.6 sqft

Living/Kitchen	18.7m <sup>2</sup>	201.2ft <sup>2</sup>
Bedroom	11.7m <sup>2</sup>	125.9ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

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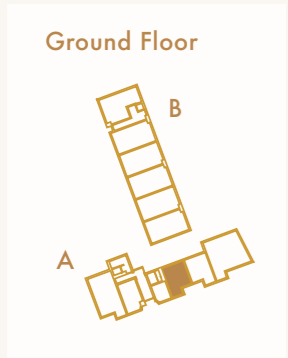
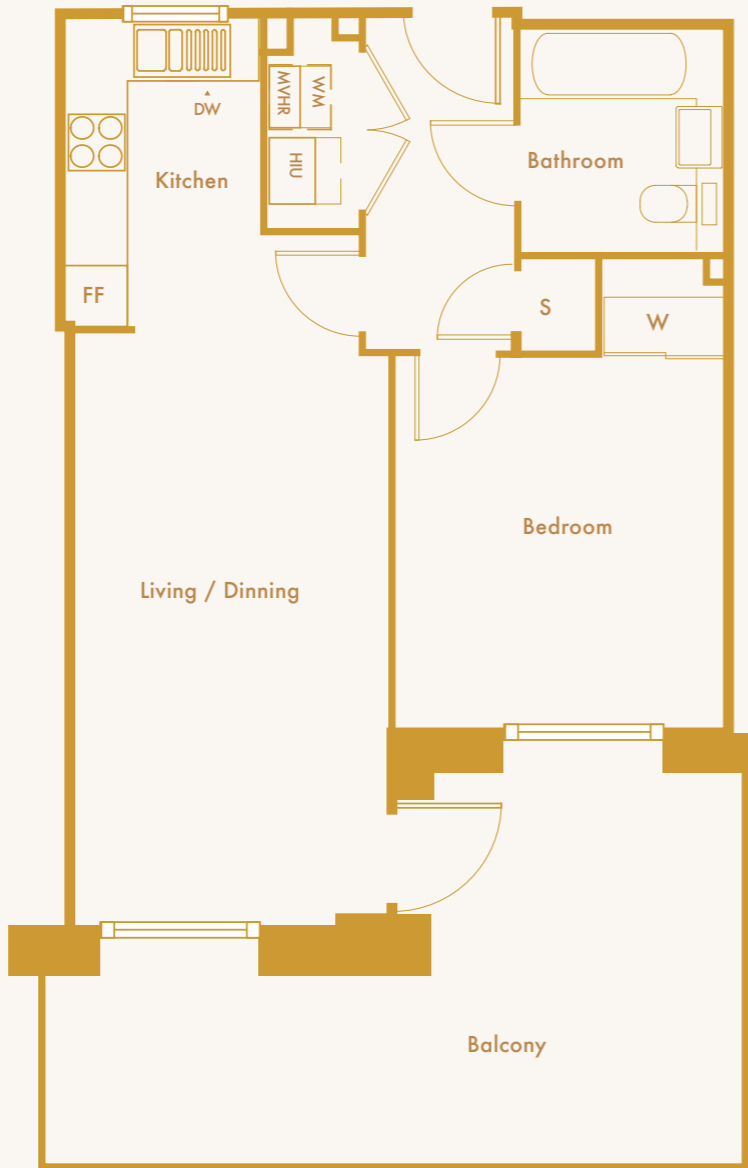


# 1 Bedroom Apartment

Apartment 2



- FF - Fridge Freezer
- S - Store
- W - Wardrobe
- WM - Washing Machine
- DW - Dish Washer



Gross Internal Area 51.6 sqm 555.4 sqft

Living/Dinning/ Kitchen	25.5m <sup>2</sup>	274.4ft <sup>2</sup>
Bedroom	12.4m <sup>2</sup>	133.4ft <sup>2</sup>
Bathroom	4.4m <sup>2</sup>	47.3ft <sup>2</sup>

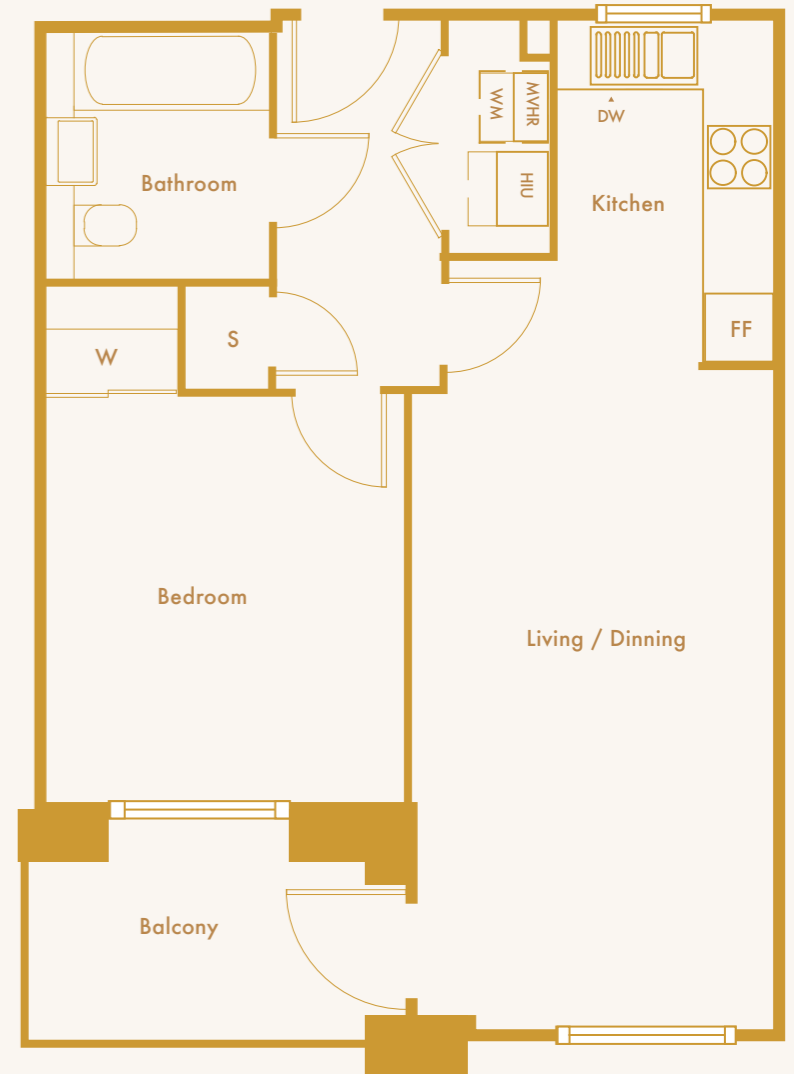
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# 1 Bedroom Apartment

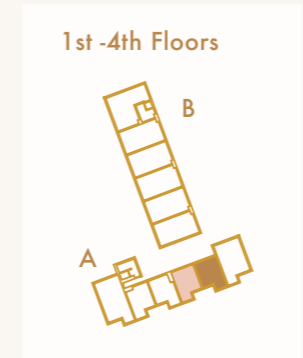
Apartment 5, 6, 11, 12, 17, 18, 23, 24



- FF - Fridge Freezer
- S - Store
- W - Wardrobe
- WM - Washing Machine



- 4th — 23 24
- 3rd — 17 18
- 2nd — 11 12
- 1st — 5 6



Gross Internal Area 51.6 sqm 555.4 sqft

Living/Dinning/ Kitchen	25.5m <sup>2</sup>	274.4ft <sup>2</sup>
Bedroom	12.4m <sup>2</sup>	133.4ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

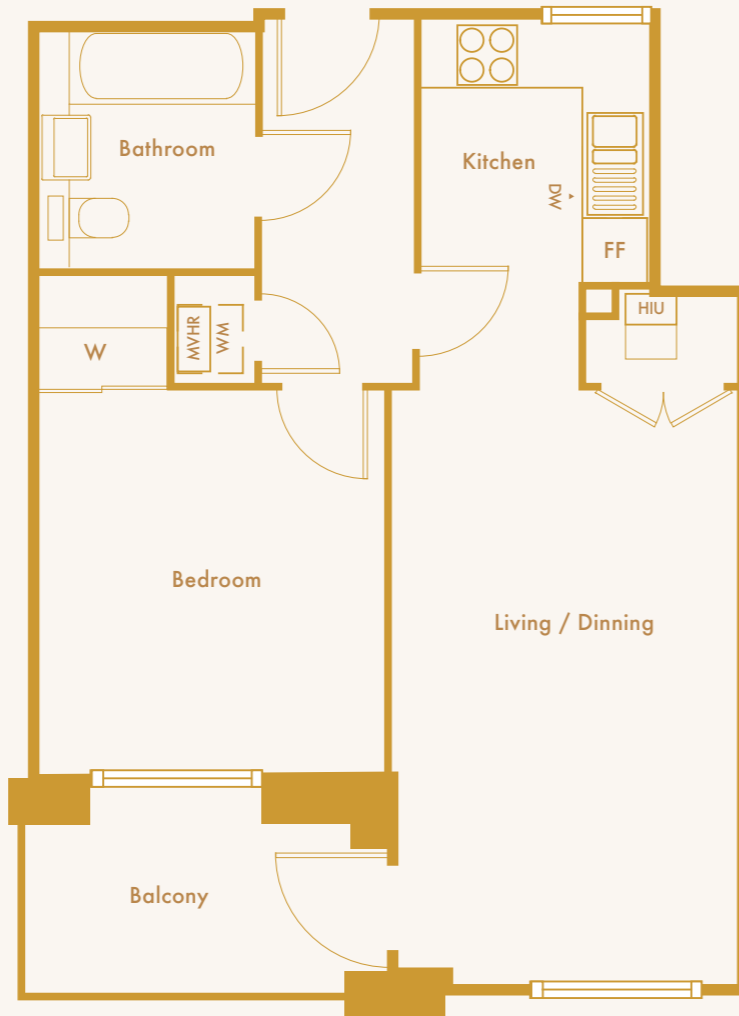
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# 1 Bedroom Apartment

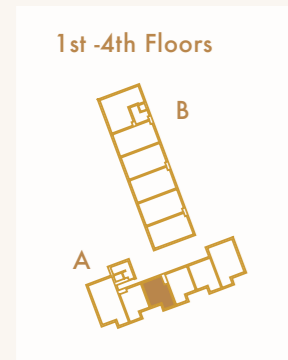
Apartment 7, 13, 19, 25



FF - Fridge Freezer  
 S - Store  
 W - Wardrobe  
 WM - Washing Machine  
 DW - Dish Washer



4th — 25  
 3rd — 19  
 2nd — 13  
 1st — 7



Gross Internal Area 50.1 sqm 539.2 sqft

Living/Dinning/ Kitchen	24.2m <sup>2</sup>	260.4ft <sup>2</sup>
Bedroom	12.1m <sup>2</sup>	130.2ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

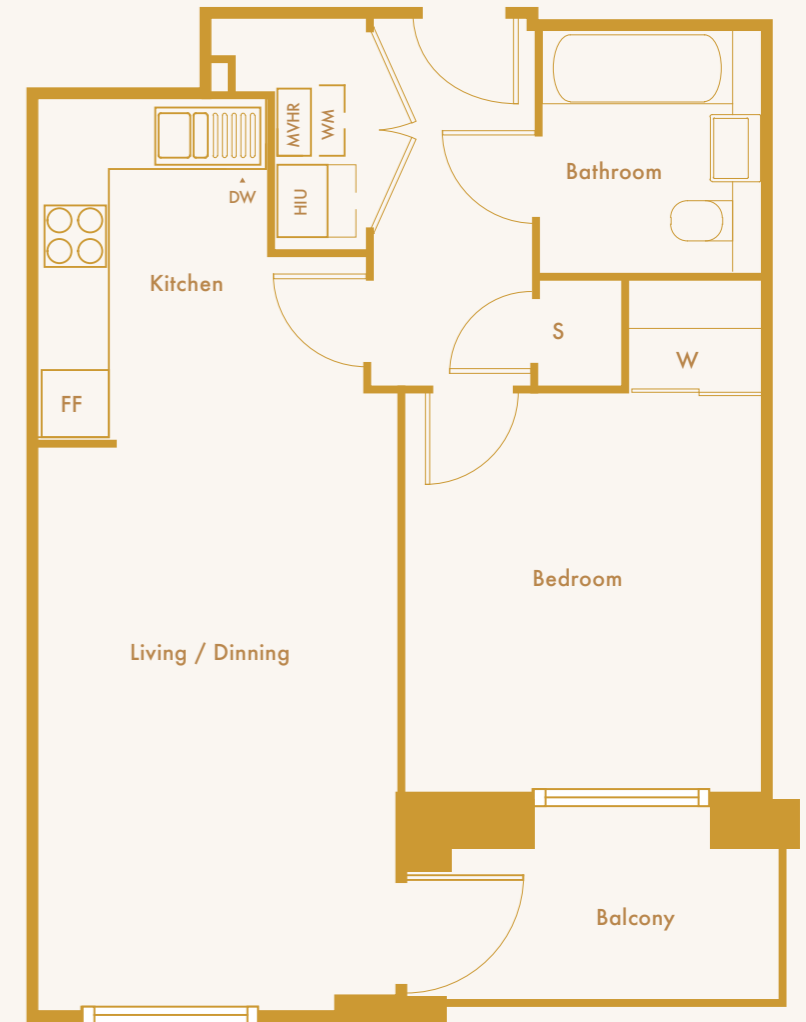
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# 1 Bedroom Apartment

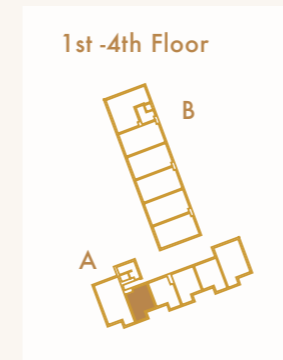
Apartment 8, 14, 20, 26



FF - Fridge Freezer  
 S - Store  
 W - Wardrobe  
 WM - Washing Machine  
 DW - Dish Washer



4th — 26  
 3rd — 20  
 2nd — 14  
 1st — 8



Gross Internal Area 50.2 sqm 540.3 sqft

Living/Dinning/ Kitchen	24m <sup>2</sup>	258.3ft <sup>2</sup>
Bedroom	12.2m <sup>2</sup>	131.3ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

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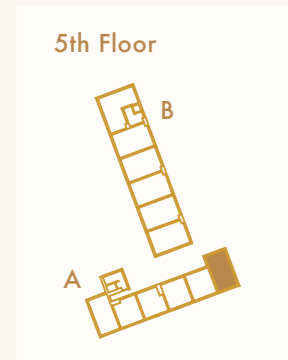
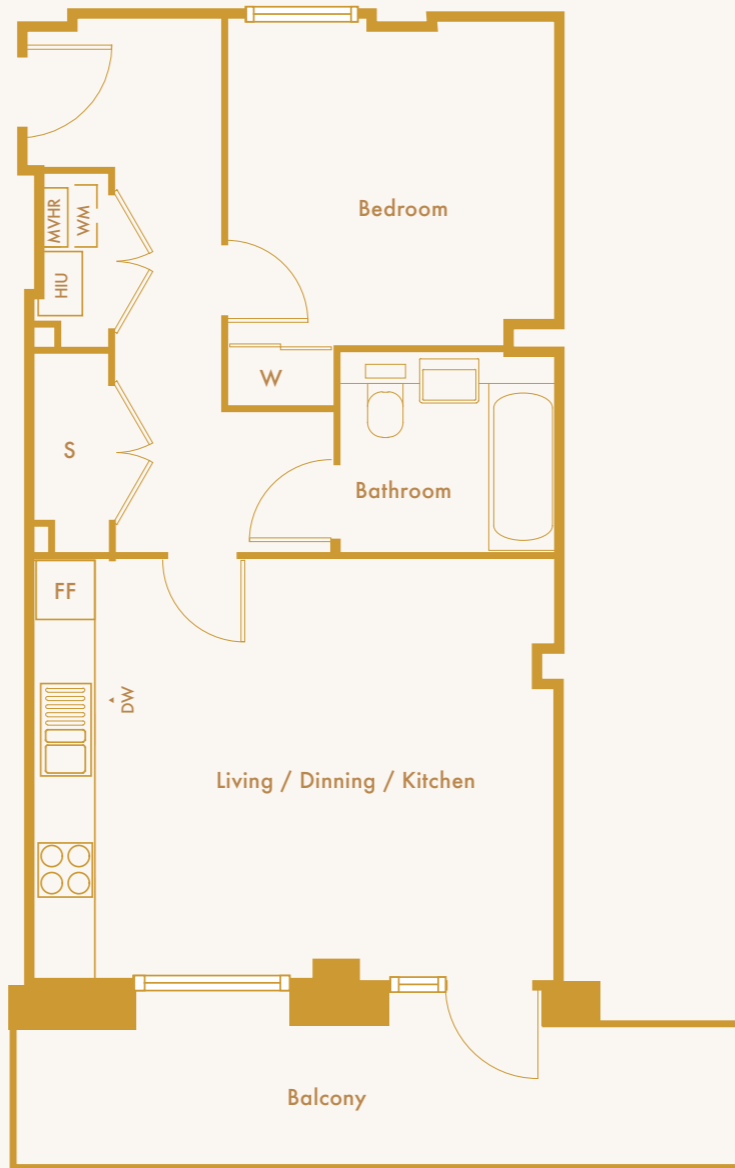


# 1 Bedroom Apartment

Apartment 28



- FF - Fridge Freezer
- S - Store
- W - Wardrobe
- WM - Washing Machine
- DW - Dish Washer



Gross Internal Area 52.7 sqm 567.2 sqft

Living/Dinning/ Kitchen	23.1m <sup>2</sup>	248.6ft <sup>2</sup>
Bedroom	11.7m <sup>2</sup>	125.9ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

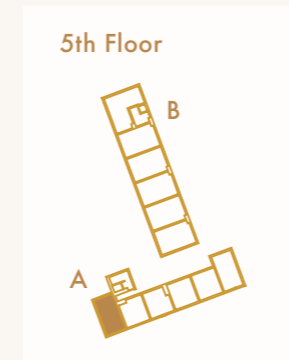
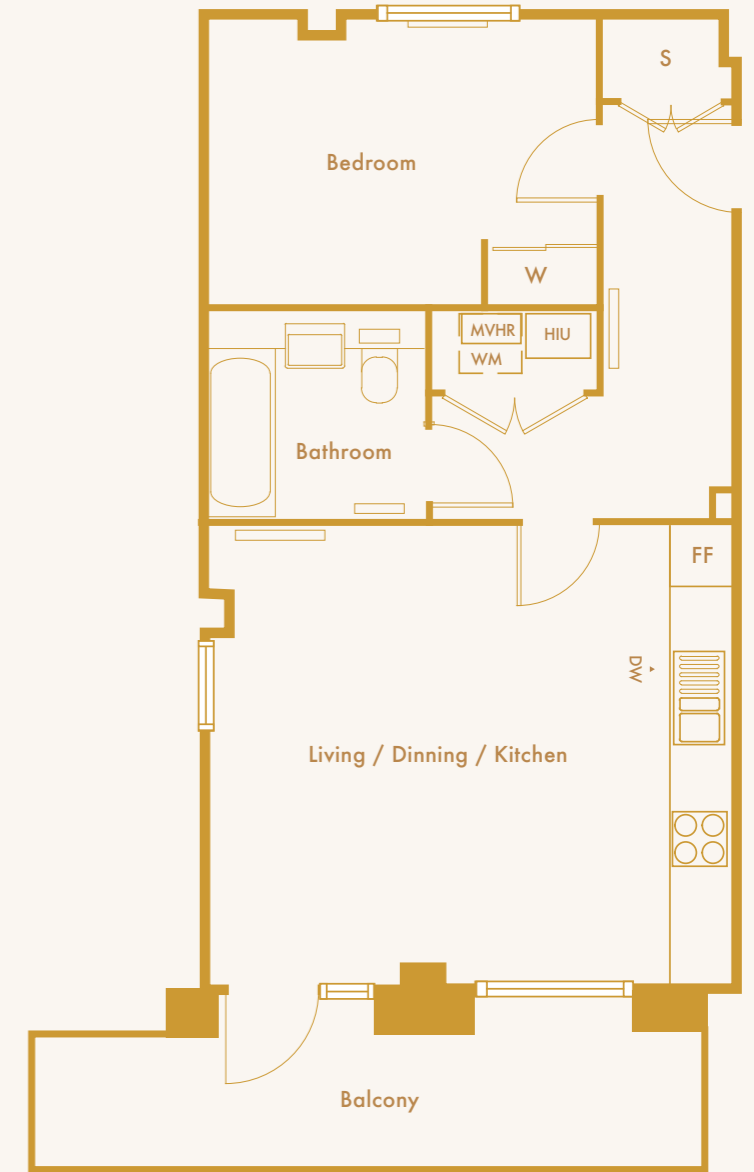
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# 1 Bedroom Apartment

Apartment 33



- FF - Fridge Freezer
- S - Store
- W - Wardrobe
- WM - Washing Machine
- DW - Dish Washer



Gross Internal Area 52.4 sqm 564.0 sqft

Living/Dinning/ Kitchen	24.8m <sup>2</sup>	266.9ft <sup>2</sup>
Bedroom	11.5m <sup>2</sup>	123.7ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

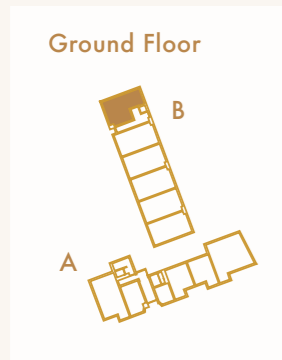
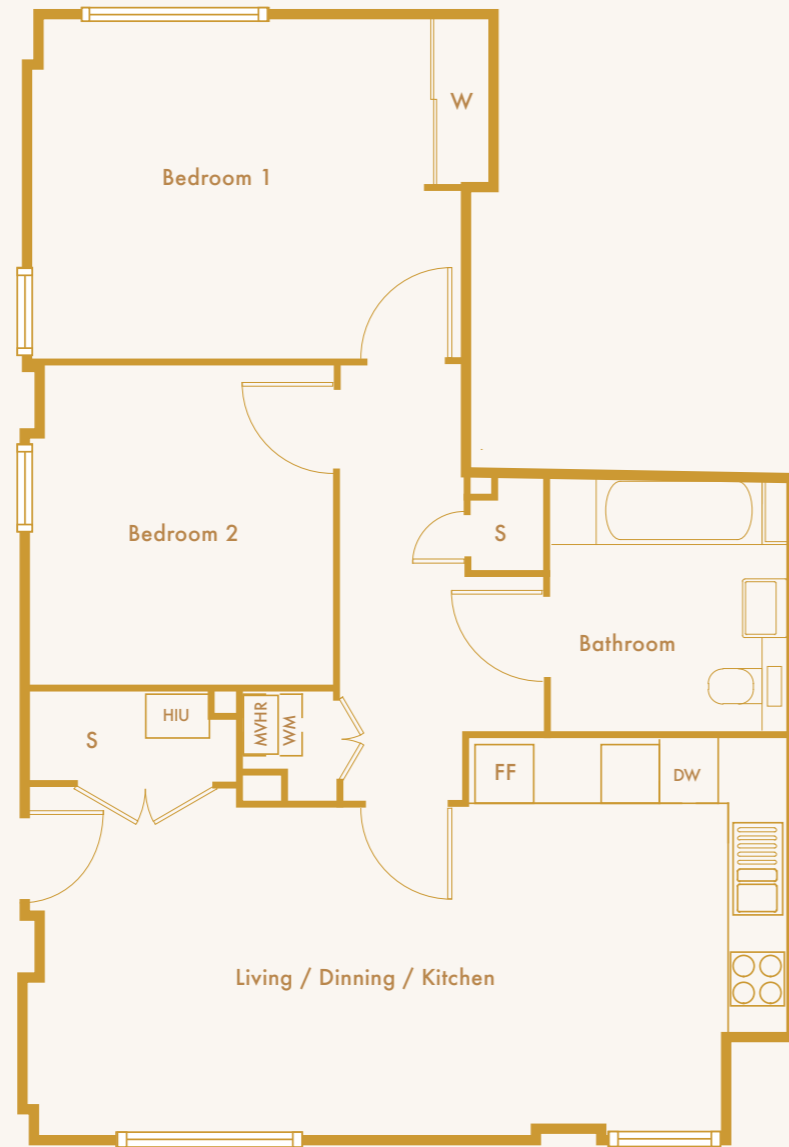
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## 2 Bedroom Apartment

Apartment 1



FF - Fridge Freezer  
S - Store  
W - Wardrobe  
WM - Washing Machine  
DW - Dish Washer



Gross Internal Area 74.2 sqm 798.6 sqft

Living/Dinning/ Kitchen	28.6m <sup>2</sup>	307.8ft <sup>2</sup>
Bedroom 1	16.3m <sup>2</sup>	175.4ft <sup>2</sup>
Bedroom 2	10.2m <sup>2</sup>	109.7ft <sup>2</sup>
Bathroom	6.4m <sup>2</sup>	68.8ft <sup>2</sup>

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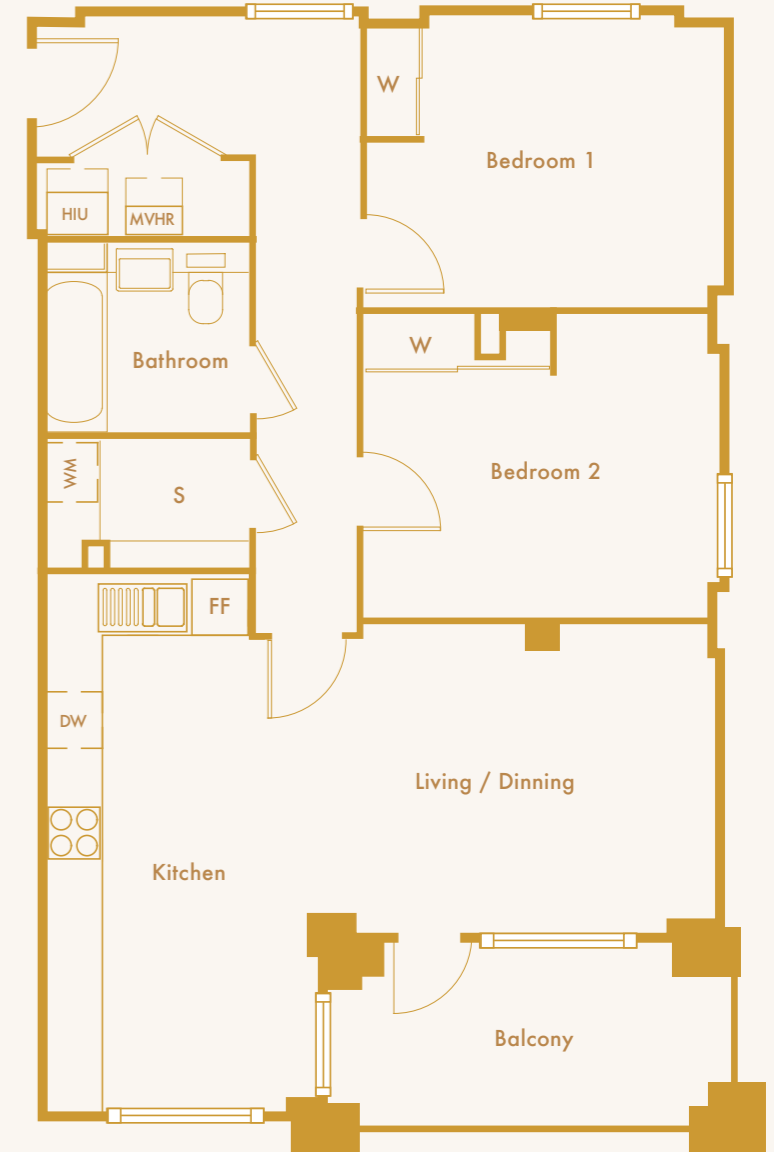
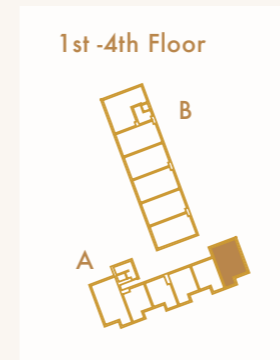
## 2 Bedroom Apartment

Apartment 4, 10, 16, 22



FF - Fridge Freezer  
S - Store  
W - Wardrobe  
WM - Washing Machine  
DW - Dish Washer

4th — 22  
3rd — 16  
2nd — 10  
1st — 4



Gross Internal Area 77.1 sqm 829.8 sqft

Living/Dinning/ Kitchen	30.7m <sup>2</sup>	330.4ft <sup>2</sup>
Bedroom 1	11.9m <sup>2</sup>	128.0ft <sup>2</sup>
Bedroom 2	12.2m <sup>2</sup>	131.3ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

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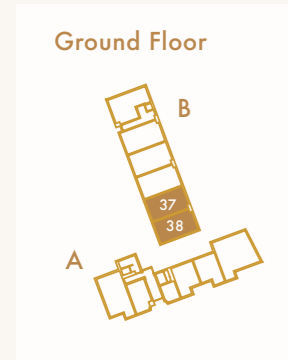
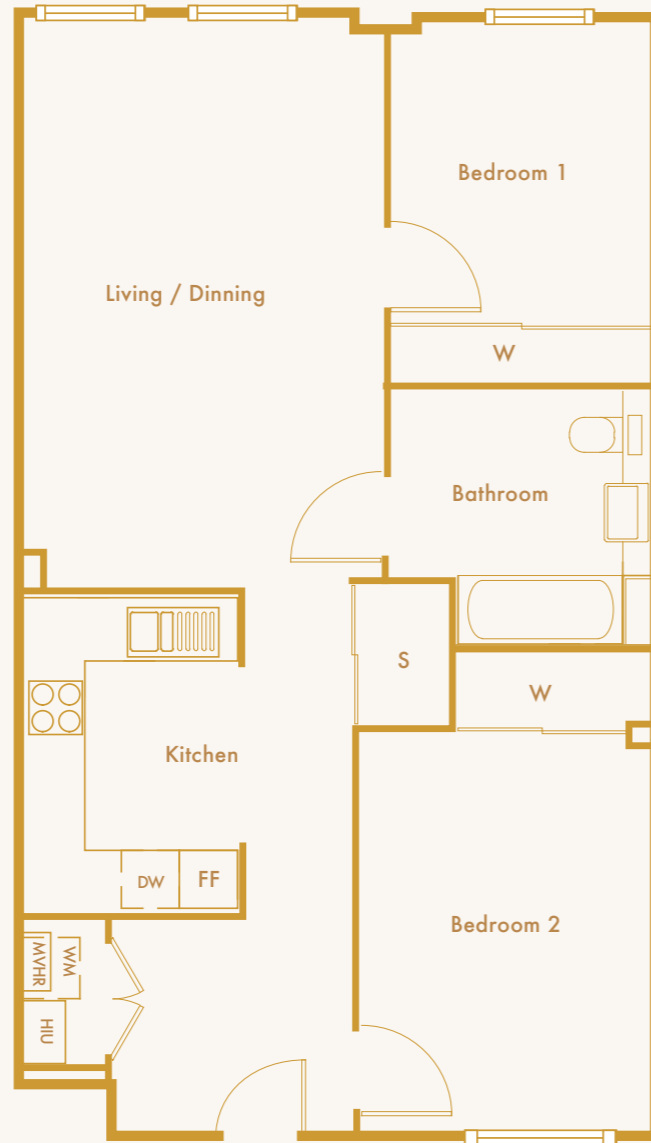


## 2 Bedroom Apartment

Apartment 37, 38



FF - Fridge Freezer  
S - Store  
W - Wardrobe  
WM - Washing Machine  
DW - Dish Washer



Gross Internal Area 74 sqm 796.5 sqft

Living/Dinning/ Kitchen	32.8m <sup>2</sup>	353.0ft <sup>2</sup>
Bedroom 1	14.1m <sup>2</sup>	151.7ft <sup>2</sup>
Bedroom 2	9.3m <sup>2</sup>	100.1ft <sup>2</sup>
Bathroom	6.4m <sup>2</sup>	68.8ft <sup>2</sup>

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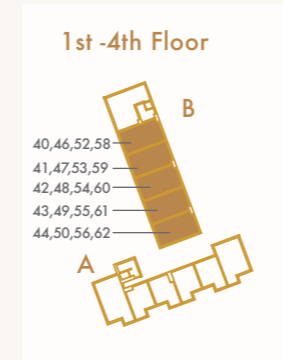
## 2 Bedroom Apartment

Apartments 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62



FF - Fridge Freezer  
S - Store  
W - Wardrobe  
WM - Washing Machine  
DW - Dish Washer

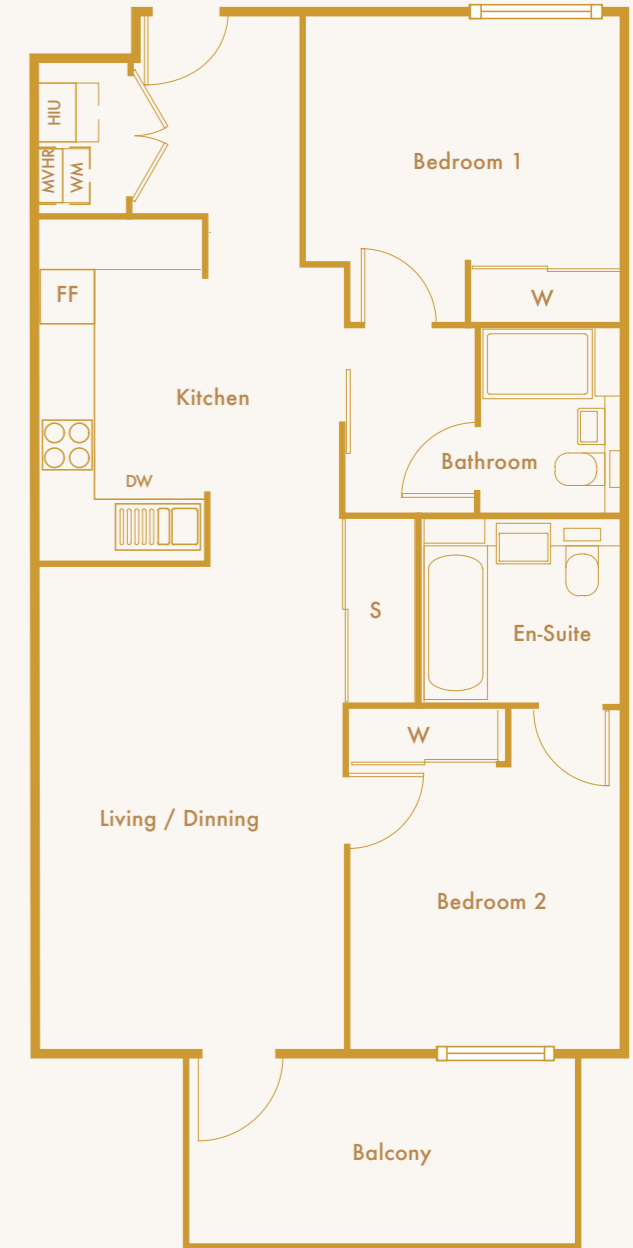
4th — 58 - 62  
3rd — 52 - 56  
2nd — 46 - 50  
1st — 40 - 44



Gross Internal Area 74 sqm 796.5 sqft

Living/Dinning/ Kitchen	30.6m <sup>2</sup>	329.3ft <sup>2</sup>
Bedroom 1	11.4m <sup>2</sup>	122.7ft <sup>2</sup>
Bedroom 2	11.5m <sup>2</sup>	123.7ft <sup>2</sup>
Bathroom	4.6m <sup>2</sup>	49.5ft <sup>2</sup>
En-Suite	3.2m <sup>2</sup>	34.4ft <sup>2</sup>

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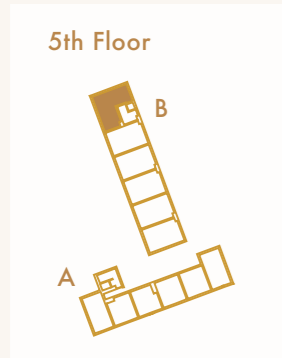
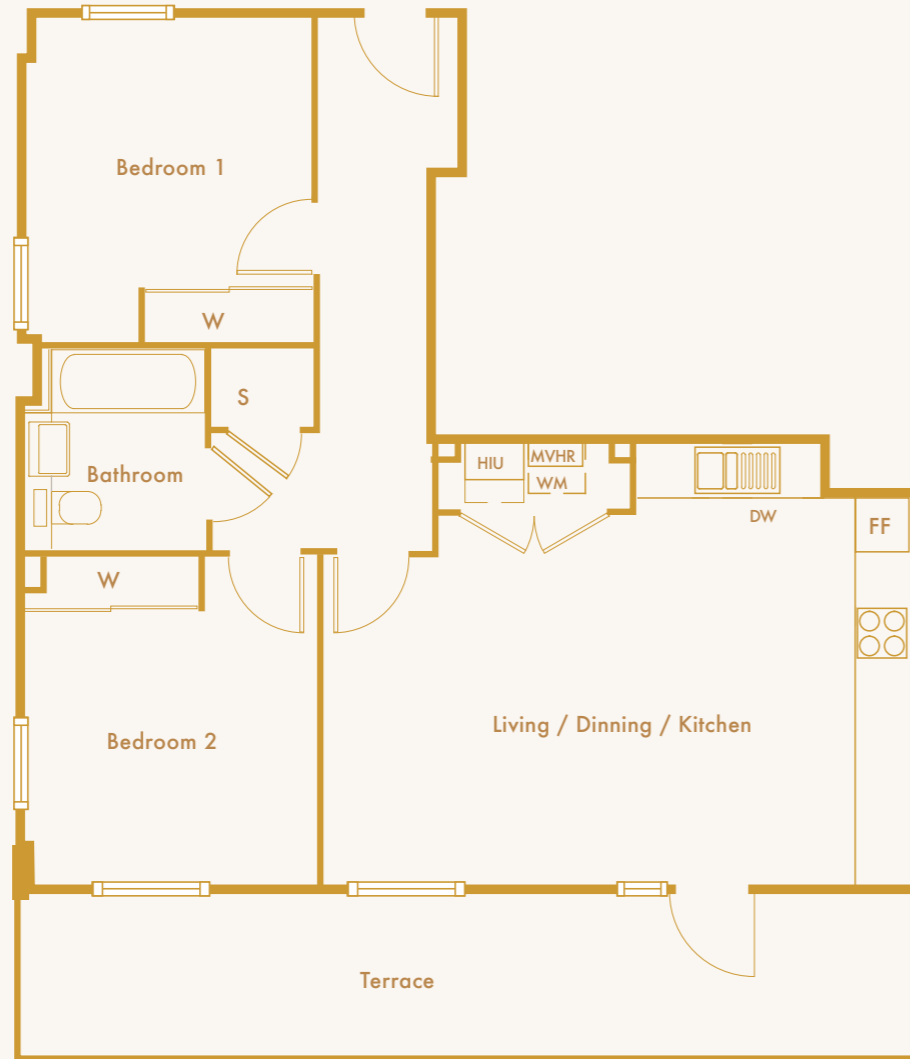


## 2 Bedroom Apartment

Apartment 63



FF - Fridge Freezer  
S - Store  
W - Wardrobe  
WM - Washing Machine  
DW - Dish Washer



Gross Internal Area 70.2 sqm 755.6 sqft

Living/Dinning/ Kitchen	28.3m <sup>2</sup>	304.6ft <sup>2</sup>
Bedroom 1	11.2m <sup>2</sup>	120.5ft <sup>2</sup>
Bedroom 2	11.4m <sup>2</sup>	122.7ft <sup>2</sup>
Bathroom	4.4m <sup>2</sup>	47.3ft <sup>2</sup>

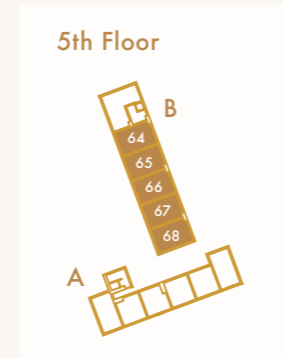
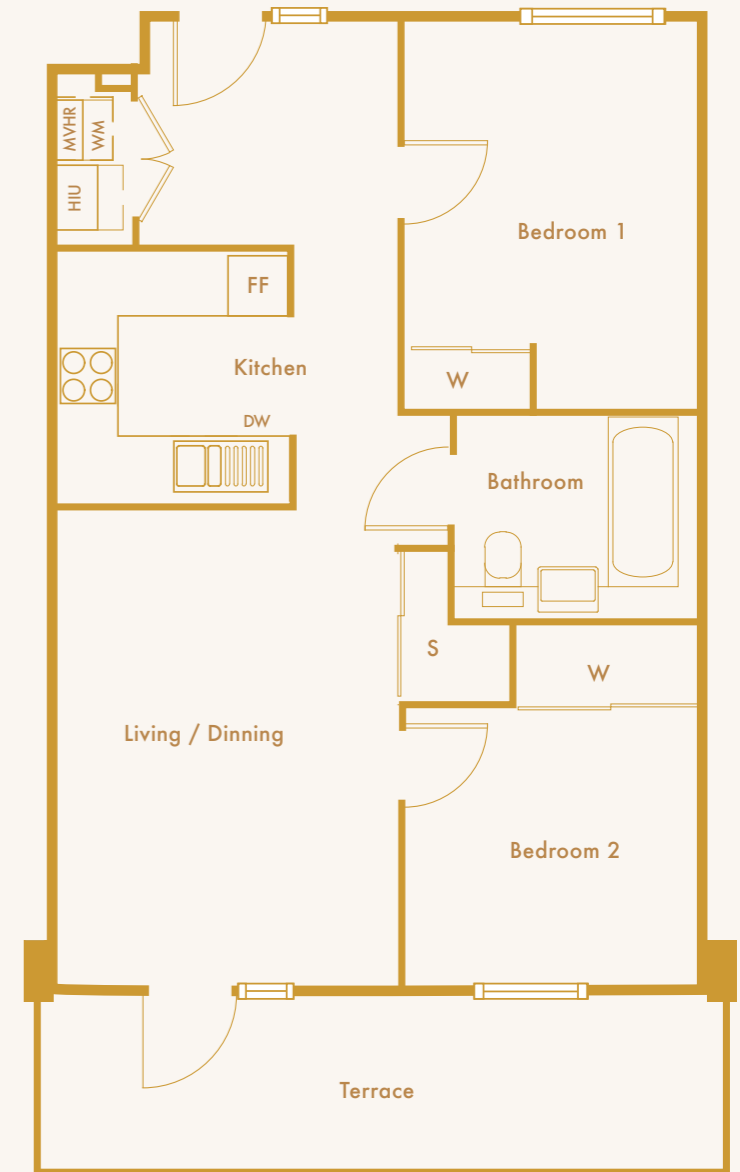
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## 2 Bedroom Apartment

Apartments 64, 65, 66, 67, 68



FF - Fridge Freezer  
S - Store  
W - Wardrobe  
WM - Washing Machine  
DW - Dish Washer



Gross Internal Area 62.5 sqm 672.7 sqft

Living/Dinning/ Kitchen	26.0m <sup>2</sup>	279.8ft <sup>2</sup>
Bedroom 1	11.5m <sup>2</sup>	123.7ft <sup>2</sup>
Bedroom 2	8.2m <sup>2</sup>	88.26ft <sup>2</sup>
Bathroom	4.4m <sup>2</sup>	47.3ft <sup>2</sup>

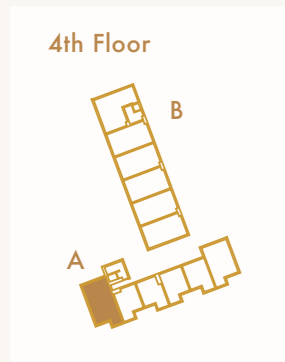
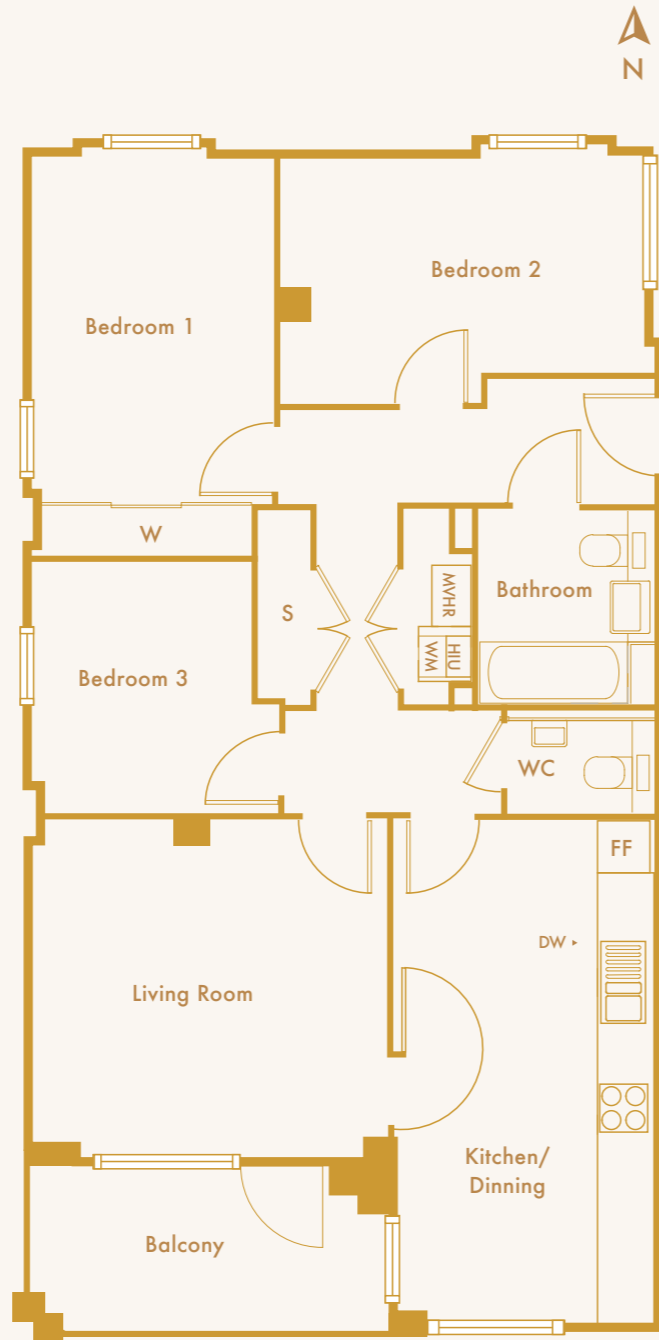
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# 3 Bedroom Apartment

Apartments 27

- FF - Fridge Freezer
- S - Store
- W - Wardrobe
- WM - Washing Machine
- DW - Dish Washer



Gross Internal Area 88.5 sqm 952.6 sqft

Kitchen/ Dinning	17.1m <sup>2</sup>	184.0ft <sup>2</sup>
Living Room	15.7m <sup>2</sup>	168.9ft <sup>2</sup>
Bedroom 1	12.0m <sup>2</sup>	129.1ft <sup>2</sup>
Bedroom 2	11.7m <sup>2</sup>	125.9ft <sup>2</sup>
Bedroom 3	7.5m <sup>2</sup>	80.7ft <sup>2</sup>
Bathroom	4.3m <sup>2</sup>	46.2ft <sup>2</sup>

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