

# GROVE THE VE7

DYNAMIC SHARED OWNERSHIP 1, 2 & 3 BEDROOM APARTMENTS IN FOREST GATE

# The best of city living



The Grove offers apartment living in a big city yet always feels welcoming. And with a remarkable choice of different apartment layouts, it's easy to find your own individual home style here. ■





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THE  
**GROVE7**



## Be part of a **new story**



Located within an established leafy road in Forest Gate, and with those coveted features of London living, The Grove offers convenience, connectivity and much more. Designed from the start to be people focused, and where attention to the quality of outside space was as important as the interiors, the result is exceptional. At The Grove, you are perfectly placed, just minutes from local amenities and fast, frequent rail connections to reach the heart of the City, or the quiet of the surrounding counties.

These stunning apartments are available through the Shared Ownership scheme, making it easier for you to start your new life at The Grove. And with one, two and three bedroom homes available, there's an ideal home here for everyone, from first time buyers to young families.

But what really sets The Grove apart is a carefully considered approach to the outside space, with its own interlinked courtyards. These open spaces are perfect to sit outdoors and catch the sun, take a break from home working, or to find a quiet niche in a lovely landscaped setting offering a sense of privacy, while always feeling part of the wider Forest Gate community. ■

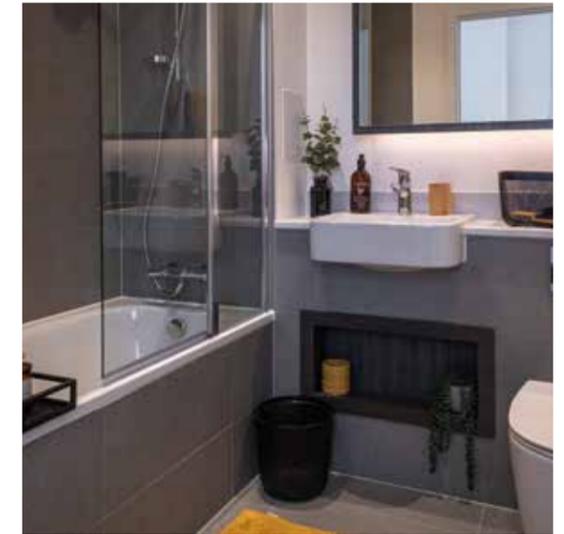


A modern living and dining area with yellow walls, a blue sofa, a dining table, and a TV. The room features a dining table with a white tablecloth and a blue vase with dried flowers. A blue sofa with yellow and patterned pillows is positioned in front of a window. A black coffee table with a yellow mug sits on a black and white zigzag rug. A black TV stand holds a large TV. The walls are decorated with framed art and a black wire basket.

**urban**

**living**

**spaces**



Each apartment at The Grove has been designed with flowing, light-filled layouts and is finished to a high specification you'll experience the minute you walk through the door. Featuring wood-effect flooring in the hallway, living room and kitchen, quality fitted carpets and fitted wardrobes to the main bedrooms. From the living spaces to the bathrooms, the look is fresh, modern, and streamlined. What's more, each home has a full range of Zanussi integrated appliances in the kitchen, so these really are homes equipped for contemporary living in every way. ■



Forest Gate

# A bright future

As part of the London Borough of Newham which includes the dynamic hub of Stratford, Forest Gate is seeing a commitment to investing in its regeneration - and revealing its potential.

## Priorities and protecting a special place

Policies for Forest Gate in Newham's borough-wide plans impact on everything from its town centre regeneration, environmental quality and employment to housing choice, retail and recreation. The council, its partners, and public and private investment are together helping shape the future of Forest Gate. Protecting its special character is a priority, as is making it a great place to live, from better shopping to community facilities that meet local needs. Investors have been taking note and this exciting new residential and mixed-use development is a vote of confidence in the area.

## People-powered

Local residents have been involved in discussions about the sort of place they want Forest Gate to be. So, from making it a more pedestrian-friendly place, and seeing more planting and greenery around, to helping its businesses on the high street and under the arches thrive, there is a raft of ideas and initiatives. These include affordable workplaces and co-working spaces for new local start-ups and small enterprises as well as developing a calendar of pop-up events such as live music or food and drink evenings, boosting local stores, cafés and restaurants.

## Supercharging connectivity

Being part of one of the most exciting infrastructure projects for decades will transform Forest Gate as a place to live, fast-tracking travel times to the City and Docklands, West End and Heathrow on the new Crossrail/Elizabeth Line, and with an upgraded station it puts Forest Gate on the 21st Century London transport map like never before. What's more, research on infrastructure investment puts major transport projects and in particular reduced travel times as one of the key drivers in London for the sustainable uplift of localities. ■

## 7 facts about E7

- 36,212 people live in Forest Gate district centre & immediate catchment area.
- Forest Gate is 7 miles from central London, under 2 miles from Stratford and under 4 miles from Canary Wharf.
- Diverse and cosmopolitan, over half of those living here born outside the UK.
- 2,077 businesses were based in Forest Gate in 2019, employing over 8,000 people.
- Forest Gate is a largely residential area with many of its residents working within East London or commuting into central London or Docklands.
- In fact, over 75% of people living in Forest Gate are under age 45, giving Forest Gate a young working age population.
- Forest Gate has a growing arts scene and the £1.5m borough-wide Shape Newham project is giving it a further boost with original art works and public space projects forthcoming.



# A thriving new community



## Arch Rivals

361 Winchelsea Rd, London E7 0AQ

Woodgrange Road offers everyday high street amenities, dry cleaners and dentists, national names like Tesco Express and Co-Op, Subway, Iceland, and Greggs as well as many independent shops. The Forest Tavern is just a three minute walk away; a gastropub serving up real ales, an extensive menu of dishes and a warm welcome, or stop to pick up some Caribbean favourites from curry goat to fried plantain and patties from Hot Pot.

Explore further and you'll find Forest Gate's eclectic collection of cafés, bars, restaurants and venues drawing locals and fans from the wider

areas around Winchelsea, Cranmer and Station Road. Expect the unexpected, like Scandinavian café Tromsø serving up Norwegian waffles, smoked salmon and pickled cucumber open sandwiches, foodie favourite Brunost cheese, and their famous baked-fresh-each-morning cinnamon buns.



## The Forest Tavern

173 Forest Ln, London E7 9BB



## Tracks

Railway Arches, 437 Cranmer Rd, London E7 0JN



## Wanstead Tap

Arch 352 Winchelsea Road, London E7 0AQ



and the Wanstead Tap, voted best cultural venue in Waltham Forest, attracts big names for its talks, film screenings, comedy evenings and gigs.

The community that has called Forest Gate home once shopped on a bustling Woodgrange Road lined with tailors and hatters, boot makers and butchers, photographers and a provisions shop in buildings still standing. In the swinging 60s, the Upper Cut Club attracted the who's who of the pop world including The Who and Jimi Hendrix, and the famous Lotus Club saw audiences mix with 1966 World Cup celebs and dance to chart topping bands like The Kinks, The Hollies, and big US stars of the day. ■

There are bars and restaurants like Arch Rivals for cheese, meat, to-go toasties and to-go cocktails, as well as Tracks, a restaurant/ bar and record emporium to pick up sandwiches, salads, tipples and something from the curated vinyl selection. Wine shop Burgess & Hall focuses on organic, biodynamic and natural wines from small producers,

# London's most dynamic district

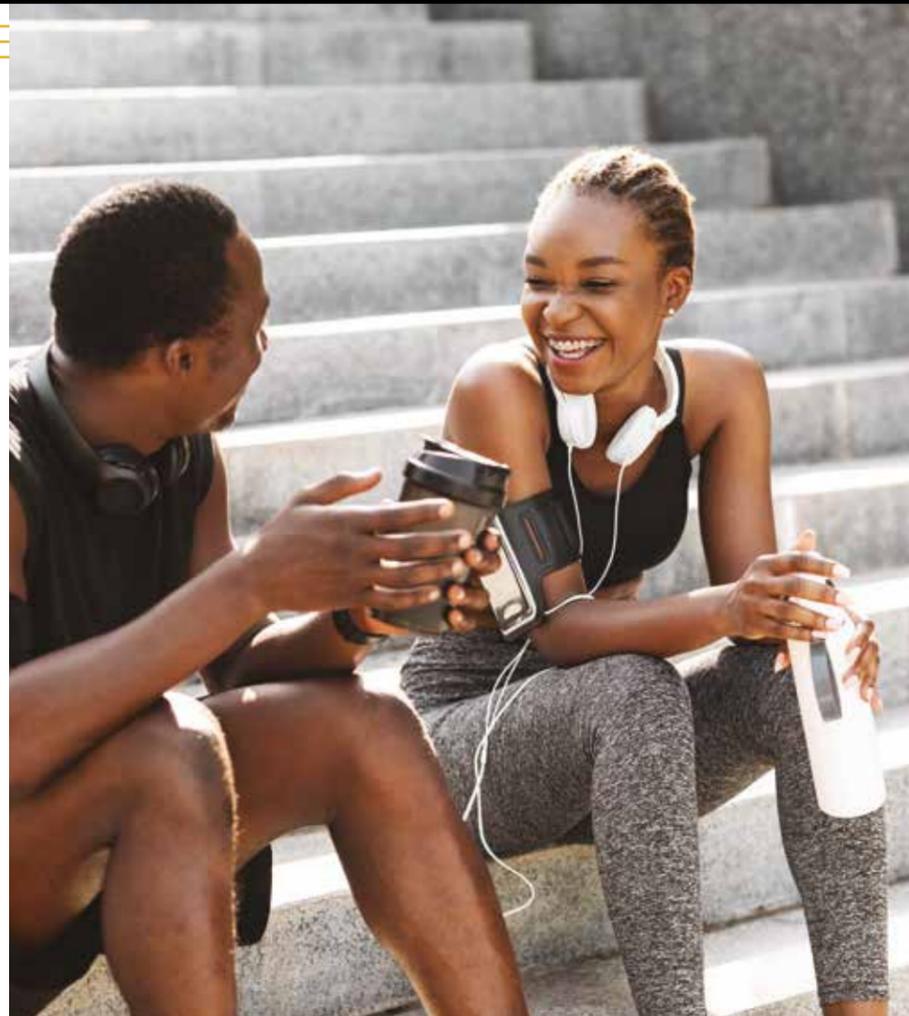
With a creative energy in everything from its working and outdoor spaces to its cultural and eating places, East London is an area like no other in the capital.



Stratford is a powerhouse of ideas and innovation, a place that is about feeling exhilarated and energised even without an adrenaline filled ride on the world's longest tunnel slide at the ArcelorMittal Orbit. The architecture of the world-class sports and event venues create a skyline that can only be Stratford, with the Westfield shopping destination the place to find stores usually only found in the West End and fresh new global brands making their first UK footprint here, a choice of 20 screens at Vue, gaming arenas, a bowling alley and 83 different places to eat and drink set among four food precincts. Vegan, halal, or gluten-free, the sheer choice of eateries and food styles means you'll find it here. ■



Westfield Stratford City is one of the largest urban shopping centres in Europe.



De-stress from city life at welcoming, inclusive local places like yoga and pilates venue The Space East with classes and courses to try or join as part of a mother and baby group. The new Gym Factory equipped to raise your fitness levels is just a few minutes' walk, or drop in on the way home from the station, while Atherton Leisure Centre, just half a mile away, is the place for a group cycle class, swim in the pool, and more.

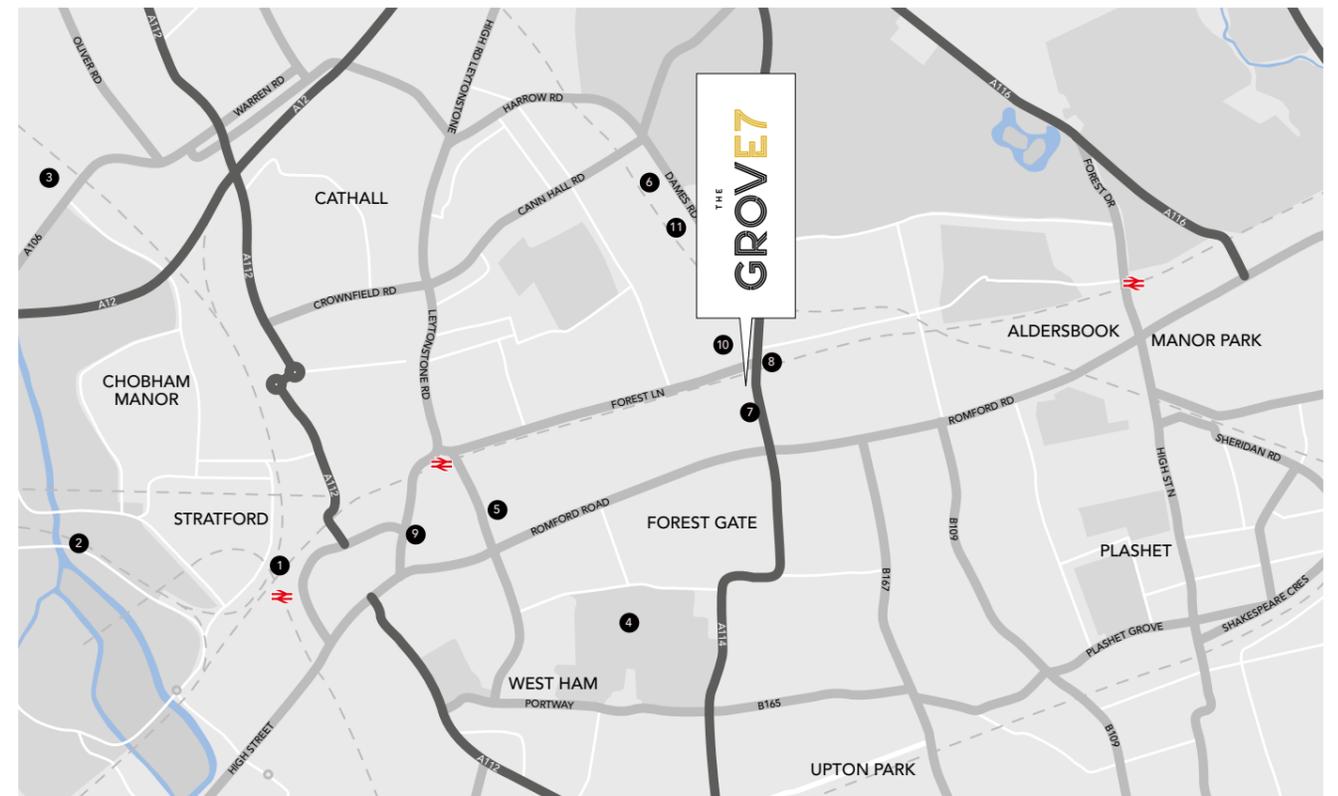
There are several parks and open spaces nearby, with the Forest Gate Community Garden oasis right on Earlham Grove, a green space for wildlife, nature, plants and people, promoting community and nurturing wellbeing. Forest Lane Park is a ten-minute walk with its lake and pond, woodland and wildflower meadow. The park has seen Newham Conservation Volunteers, Woodcraft Folk, and Active Newham working together on the Orchard Project where apple, pear and cherry trees have been planted, pruned and picked.

Catch a game of Sunday League football and some fresh air at West Ham Park, or head to Wanstead Flats on the edge of Epping Forest with its thickets and copses. Stratford's Queen Elizabeth Olympic Park has been voted one of the country's most popular parks, its 560 acres full of activity, from national and international sporting competitions to concerts and festivals. ■



# Close and connected

Forest Gate has long been on the map for great connections since the arrival of the railway, and its transport credentials are about to get even more impressive.



Map not to scale

Living at The Grove means having frequent rail services just around the corner. Trains run from Forest Gate station, a two-minute walk away, into Liverpool Street and Underground connections via the Central, Hammersmith & City, and District Lines in just 15 minutes. Stratford is even quicker, a four-minute hop to one of London's most dynamic new centres for work and leisure. It means The Grove offers the opportunity for a work-life balance few can match.

London Stansted airport is just 29 miles and around 35 minutes' drive, and London Gatwick under an hour's drive. There is a network of local bus services too, while residents at The Grove will have the option of being part of an on-site Car Club. ■

Forest Gate station is also on the forthcoming Crossrail Elizabeth Line to be part of the brand new east-west route transforming travel across the capital and beyond. Journey times into the West End will be under 20 minutes, on trains that pass through central London every five minutes during peak times.

It's not just rail services that make Forest Gate so superbly located. Located within a network of major road routes there's easy access to the nearby A12, and onwards to the M11 and the M25,

## Key to map

- 1) Westfield Stratford Shopping Centre
- 2) Queen Elizabeth Olympic Park
- 3) New Spitalfields Market
- 4) West Ham Park
- 5) University of East London
- 6) The Holly Tree Restaurant and Pub
- 7) Tesco Express
- 8) Morrisons
- 9) Forest Tavern
- 10) Wild Goose Bakery

<b>Stratford</b> 5 minutes	<b>Liverpool Street</b> 20 minutes	<b>Canary Wharf</b> 25 minutes	<b>Waterloo</b> 40 minutes	<b>Gatwick</b> 1 hour 20 minutes	<b>Heathrow</b> 1 hour 30 minutes
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Travel times taken from thetrainline.com and are average journey times, and are correct at time of print.

# The smart start

## EDUCATION



Whether it's early learning or primary and secondary, Forest Gate offers a wide range of schooling for all ages, education stages, and faiths. What's more, an impressive number of them meet Ofsted's 'Good' or 'Outstanding' ratings.



With so many schools in and around the area, parents will find there is never far to go for nursery or school. In Earlam Grove the Chestnut Nursery, rated 'Outstanding' by Ofsted and part of the Chestnut Nursery Schools group, provides high quality childcare and pre-school education, with activities planned from the Early Years Foundation Stage and a Core Curriculum where youngsters learn new skills, play, and develop confidence. Working parents will also find some primary schools offer pre and after-school as well as activity clubs in the holidays.

Nearby schools include St James primary rated 'Good', and Earlam, Sandringham and Colegrave primary schools that are all rated 'Outstanding'. As well as the excellent choice of state schools there are also private schools in and around the area like the East London Independent School for ages 7-18 and the Grangewood School for 2-11 year olds, and there are several Islamic private schools to choose from as well.

At senior level, there is Forest Gate Community school for 11-16s and rated 'Outstanding' by Ofsted, with St Angela's Ursuline School as well as St Bonaventure's RC School, both with Sixth Forms, and both also rated 'Outstanding'. ■



Please check with individual schools re: their application procedures and current catchment areas.



# Shared ownership

## explained

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### What exactly is Shared Ownership?

Shared Ownership is a government approved scheme where you part-buy and part-rent your new home. It's designed to help people who would find it difficult to buy a home outright, and who are at least 18 years old. The cost of your new home is divided – shared – with you taking out a mortgage for one share, which can be between 25% and 75% depending on your circumstances. You pay rent on the remaining share.

### In the know

- You don't have to be a first-time buyer, a key worker, or live in a council home to apply
- In London, to be eligible for a Shared Ownership home, your annual household income needs to be less than £90,000
- The mortgage will be either a Fixed Rate one – where the interest rate stays the same for the duration of the mortgage which gives you some certainty, or will be a variable rate, that can go up or down depending on the movement of interest rates
- You will need a deposit of 5-10% of the total price
- Don't forget to budget for costs like mortgage application fees and Stamp Duty. Check for any maintenance charges for your home. Although you own a share you'll need to pay these charges on all of it

### FAQ

**Where do I find a Shared Ownership mortgage?**

Not all lenders offer Shared Ownership mortgages but most of the major ones do. Just as with any mortgage there will be strict affordability checks by the lender.

**Will my credit history be important?**

You must not be in rent or mortgage arrears to be eligible for Shared Ownership, and you need to be able to demonstrate you have a good credit history with no County Court Judgements (CCJs) for example.

**What happens if I want to own a larger share of my home in the future?**

That's perfectly fine, the Shared Ownership scheme is designed so that can happen. It's called 'staircasing' and you increase your share as and when your circumstances change. ■

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We strive to meet our purpose:

**To provide great homes for people in East London and to support communities to thrive.**



# Supporting **communities** to thrive since 1926

Gateway Housing Association is an ambitious housing association with 3,000 homes in the heart of London's East End. We operate mostly in the London Borough of Tower Hamlets but we have some properties in Hackney and Newham. These are made up of social rented homes, shared ownership homes, outright sale homes and homes exclusively for rent and sale for the over 55's.

Developing new homes is a priority for us. Our focus is on 'supporting communities to thrive'. That's why we invest so much in community projects for resident groups and young people each year, making us so much more than a landlord.



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Tel: 020 8057 3232

Email: [earlham@gatewayhousing.org.uk](mailto:earlham@gatewayhousing.org.uk)

Gateway Housing Association  
409-413 Mile End Road, London E3 4PB

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[newhomes.gatewayhousing.org.uk](http://newhomes.gatewayhousing.org.uk)

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