

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

**L&Q**



## Thriving city

## *and connected living*

Introducing L&Q at The Silk District, an exciting new address in the heart of Whitechapel. This contemporary collection of 1 and 2 bedroom homes available through Shared Ownership, enjoys a well-connected location that puts some of London's most 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.

The area offers everything from bustling markets and famous galleries, to slick bars, restaurants and designer shopping close by.

Located moments away is Whitechapel station which will soon include the new Elizabeth line connection (Crossrail), putting the likes of Canary Wharf, Liverpool Street and Stratford just one stop away and providing a direct link to Heathrow.

An unmissable opportunity to get a foot onto the property ladder with Shared Ownership in an area benefiting from extensive investment.





The essentials you need  
*and all close at hand*



Homes with the space  
you need to grow



An abundance of green  
space and tranquillity



Paths and cycle routes  
on your doorstep



Popular restaurants,  
coffee shops and bars



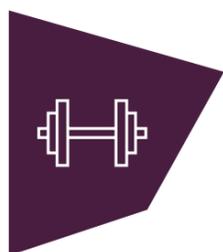
Nurseries, schools  
and further education



Local supermarkets  
close to home



A choice of bustling  
outdoor street markets



Several leisure centres, sports  
pitches, tracks and pools



Well-connected to anywhere  
you need to be in London

# New roots and your routes





## Sports

Whitechapel Sports Centre can be found right next to the station and provides convenient access to gym facilities and fitness classes, or if you're feeling brave you can go for an open-air swim at nearby London Fields Lido.

**Whitechapel Sports Centre**  
0.5 miles by bike/car\*\*  
**London Fields Lido**  
2.1 miles by bike/car\*\*



## Outdoors

Explore the east end and discover timeless urban landscapes. Take a long walk or even a bike ride on this self guided tour and start your adventure at Aldgate station.

**The East End Walk**  
0.7 miles by bike/car\*\*



## Culture

You can find internationally-renowned art on your doorstep at the famous Whitechapel Gallery, or head over to lively Brick Lane's Truman Brewery for a catalogue of events. Failing that, there's always something going on in Shoreditch.

**Whitechapel Gallery**  
0.6 miles by bike/car\*\*  
**Shoreditch High Street**  
1.8 miles by bike/car\*\*



## Eat & Drink

For nights out, Whitechapel enjoys a great choice of venues nearby, from traditional London pubs to swanky bars and gourmet eateries. For nights in, head over to Borough Market where you'll find all the ingredients you could ever need.

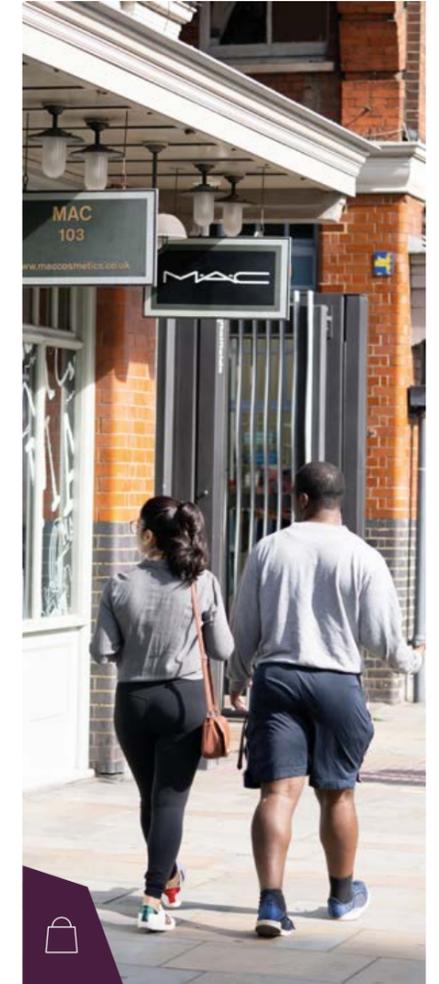
**Brick Lane**  
0.9 miles by bike/car\*\*  
**Borough Market**  
3.1 miles by bike/car\*\*  
**Whitechapel Road Market**  
0.5 miles by bike/car\*\*



## Parks

Some of London's best-loved parks and open spaces are located nearby, providing the ideal venue for a peaceful stroll to shed life's stresses, an invigorating jog to get the heart pumping, or a summer picnic with friends.

**Mile End Park**  
1.4 miles by bike/car\*\*  
**Victoria Park**  
1.7 miles by bike/car\*\*

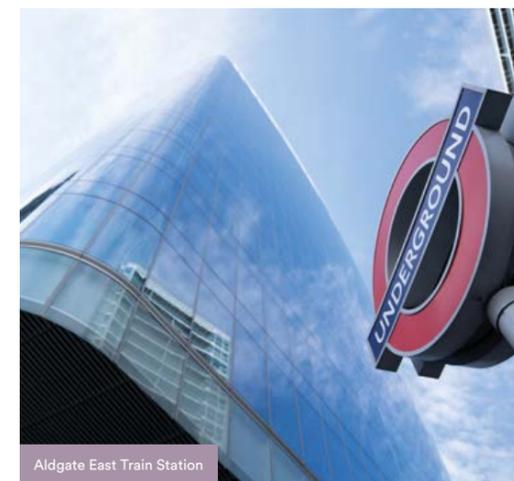


## Shopping

From the Silk District, you can head to Canary Wharf for designer glamour or Westfield Stratford City for the very best of the high street and much more, then there's Spitalfields Market where you can find, well...everything.

**Spitalfields Market**  
1.0 miles by bike/car\*\*  
**Canary Wharf**  
2.1 miles by bike/car\*\*  
**Westfield Stratford City**  
3.1 miles by bike/car\*\*

Well connected  
*and full of life*



The Silk District enjoys fantastic links by road, rail and air and things are set to get even better. Seize your opportunity to beat the heart of it all.

Whitechapel station is located less than half-a-mile\*\* away providing connections to the London Overground, District and Hammersmith & City lines. This means commutes to both Canary Wharf and the City are less than 20 minutes\*\*. You could reach key London destinations like South Kensington, Stratford International and King's Cross St Pancras in just 16 minutes\*\* and with the brand-new Elizabeth Line station planned, they are set to get even shorter. The Crossrail will pass through Whitechapel, slashing journey times in half to places like Bond Street, Canary Wharf and Heathrow. For travelling further afield, the A11 and A13 provide great road links in and out of the capital, and London City Airport is a 20 minute\*\* drive away.

With a host of travel options across London, your destination choices are endless. For those who would rather travel by bike have a choice of cycle routes to make getting around on two wheels safer and more efficient.



### By rail from Whitechapel Station

Just 6 min away from The Silk District

London Liverpool Street	9 min
Bank	11 min
Canary Wharf	14 min
Brighton	1 hr 25 min



### To the airports by train from The Silk District

London City Airport	31 min
Heathrow Airport	1 hr 13 min
Gatwick Airport	1 hr 16 min
Stansted Airport	1 hr 17 min



### By road from The Silk District

Westfield Stratford City	18 min
M25	25 min
Epping Forest	34 min
Cambridge	1 hr 10 min



### By cycle from The Silk District

Old Street	11 min
Shakespeare's Globe	14 min
Queen Elizabeth Olympic Park	29 min
Greenwich Park	32 min



Places to meet  
and enjoy  
mid-morning bites

# Fascinating history *and next-generation culture*

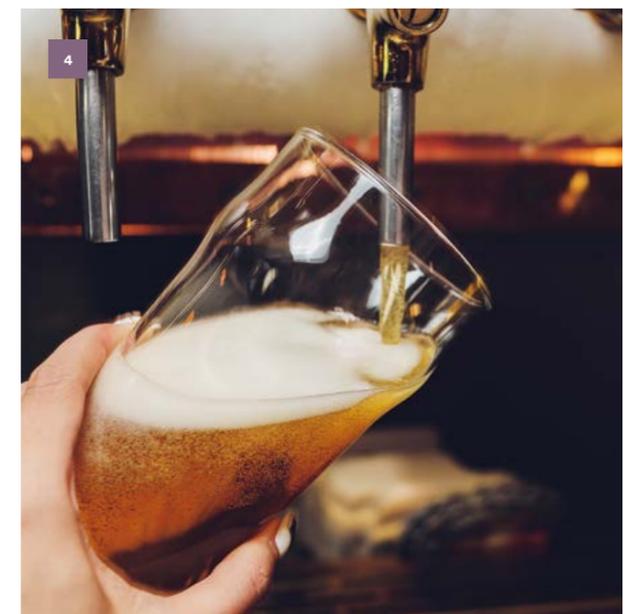
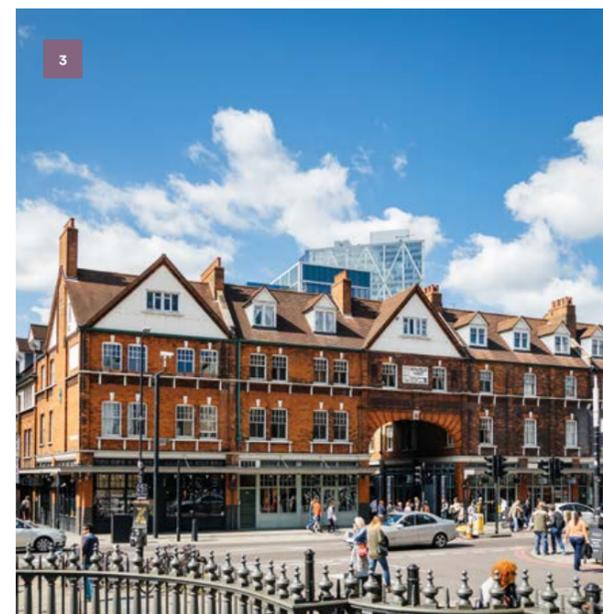
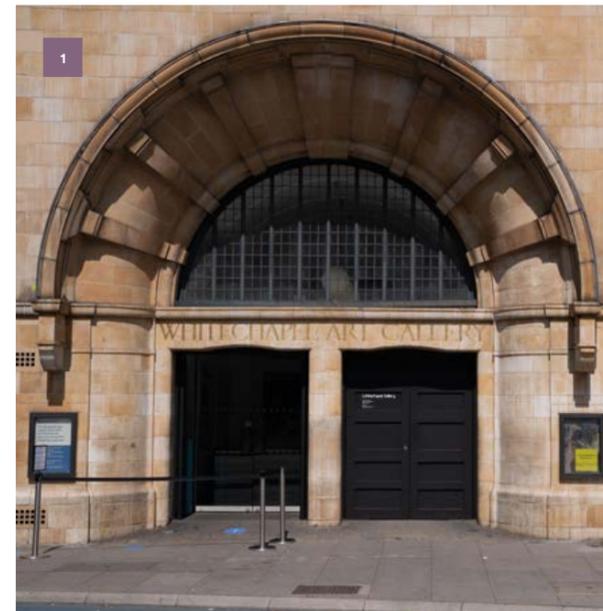
Whitechapel is fast becoming one of the most exciting areas of London, with a remarkable history and an extraordinary future.

As one of the oldest parts of London, there's a story around every corner of Whitechapel's characterful streets, from the glory of forging Big Ben to the horrors of Jack The Ripper. However, perhaps more interesting is what is still to come to the area.

L&Q at The Silk District is located just minutes away from the best of London, from the big city business of Canary Wharf and the Square Mile, to the hipster hot spots of Brick Lane and Shoreditch, providing the perfect balance between work and play. Local amenities are abundant, from day-to-day needs such as supermarkets and essential services, to unique open spaces and cafés, bars and restaurants that suit every palate.

With all this going for it, it's no wonder that Whitechapel is currently undergoing huge redevelopment to make it even better. A £300m regeneration masterplan, including a Crossrail connection, is set to turn this already great area to one of London's most desirable postcodes and L&Q at The Silk District is your chance to be part of that story.

1. Whitechapel Gallery
2. Brick Lane
3. Spitalfields Market
4. Trumans Brewery
5. Canary Wharf
6. Victoria Park





**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.

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.

## 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.

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)

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.



## 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)

**Disclaimer:** All information in this document is correct at the time of publication going to print 04/2021. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home. \*Shared Ownership – Terms and conditions apply. Shared Ownership with L&Q is subject to status and fitting criteria. Please speak to a member of our Sales Team for more details. \*\*Distances taken from [www.google.co.uk/maps](http://www.google.co.uk/maps). Train times taken from [tfl.gov.uk](http://tfl.gov.uk). Car travel times taken from [google.co.uk/maps](http://google.co.uk/maps) and are approximate only.

**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**