

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

Floorplans & Specification  
Chiffon Apartments

**L&Q**



## Thoughtfully designed homes *and vibrant city living*

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

with fully integrated appliances, a contemporary specification, with most apartments benefitting from private outdoor space. The result is a selection of homes that are versatile enough to adapt to any way of living.

# Specification

## 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

## 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-width 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

## 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

## 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

## General



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



Imagery depicts Silk District showhome photography and CGI



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, winter gardens or terraces to each apartment, there is no better place to call home.

## Property Key

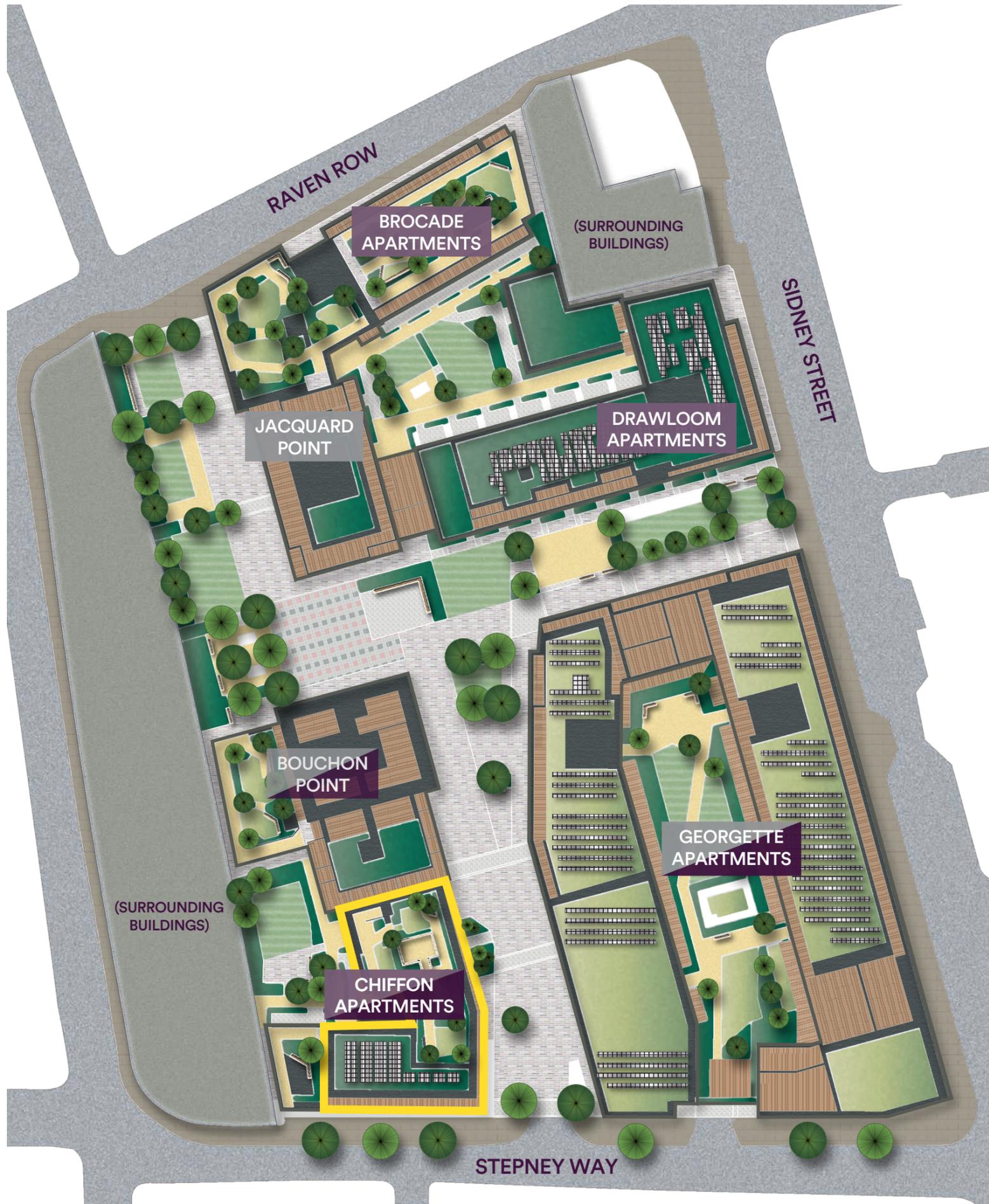
 Shared Ownership selling now

 Shared Ownership Homes

 Market Sale Homes

 Affordable Homes

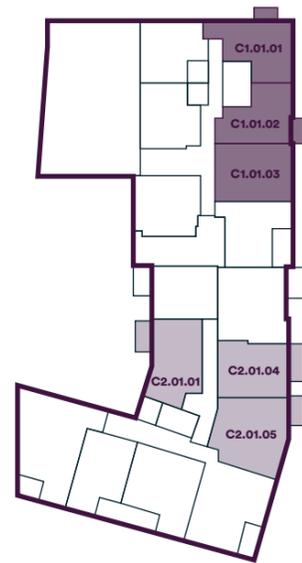
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Associate for more details.



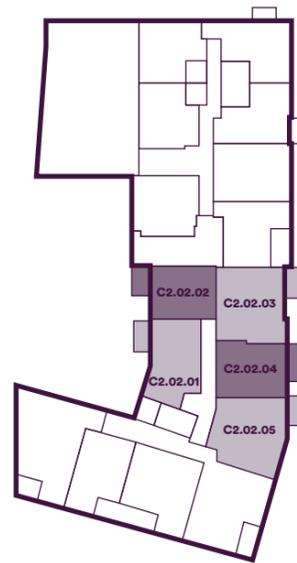
# Plot locators



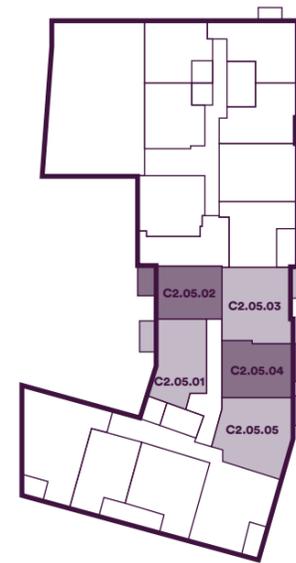
First Floor



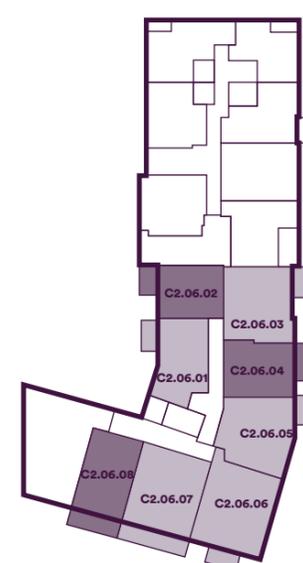
Second Floor



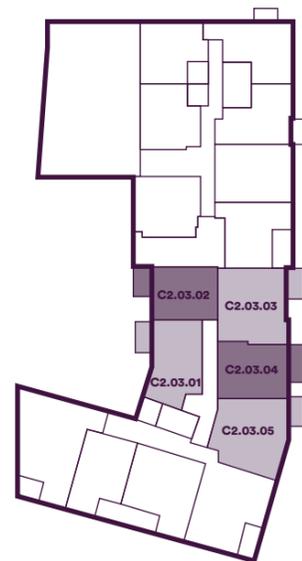
Fifth Floor



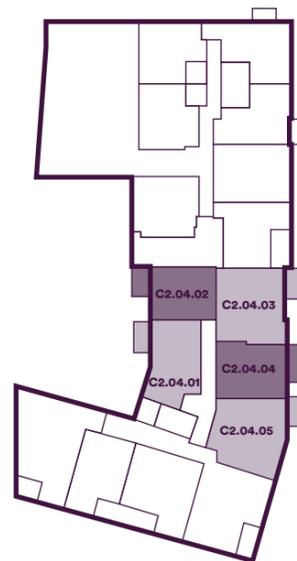
Sixth Floor



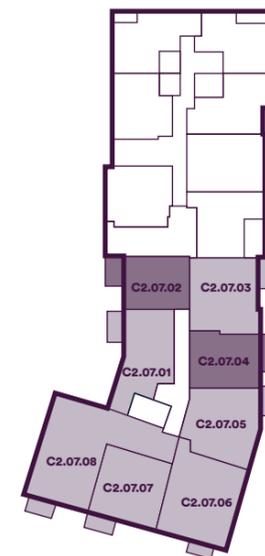
Third Floor



Fourth Floor



Seventh Floor

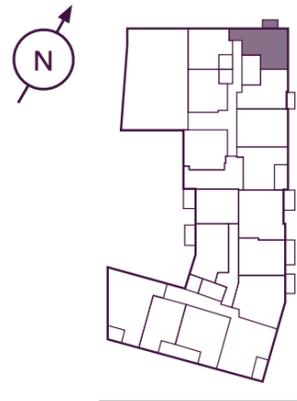


- 1 bedroom apartment
- 2 bedroom apartment

# One bedroom apartments

## Type A

Plot C1.01.01



Room	Metric	Imperial
Kitchen	2.22m x 3.31m	7'4" x 10'10"
Living/Dining	5.30m x 4.54m	17'5" x 14'11"
Bedroom	3.79m x 3.65m	12'5" x 11'12"
<b>Total internal area</b>	<b>54.80 sq m</b>	<b>589.9 sq ft</b>
Balcony	2.08m x 4.15m	6'8" x 13'6"

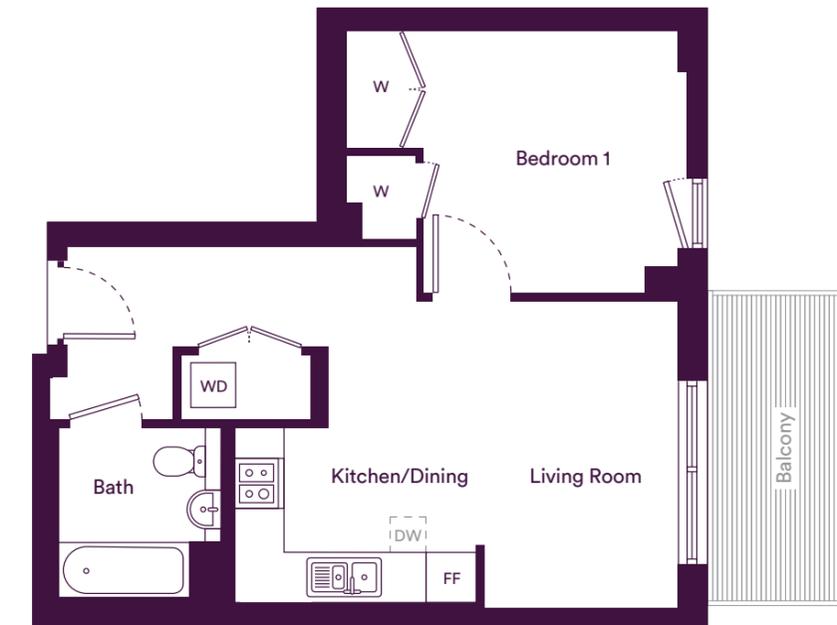
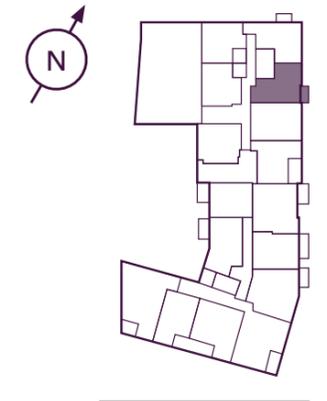
Floor	Plot
1	C1.01.01

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

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# Type B

Plot C1.01.02



Room	Metric	Imperial
Kitchen/Dining	3.87m x 3.20m	12'9" x 10'6"
Living Room	2.59m x 3.94m	8'6" x 12'11"
Bedroom 1	3.36m x 4.53m	11'0" x 14'10"
<b>Total internal area</b>	<b>50 sq m</b>	<b>538.2 sq ft</b>
Balcony	2.03m x 3.90m	6'8" x 12'10"

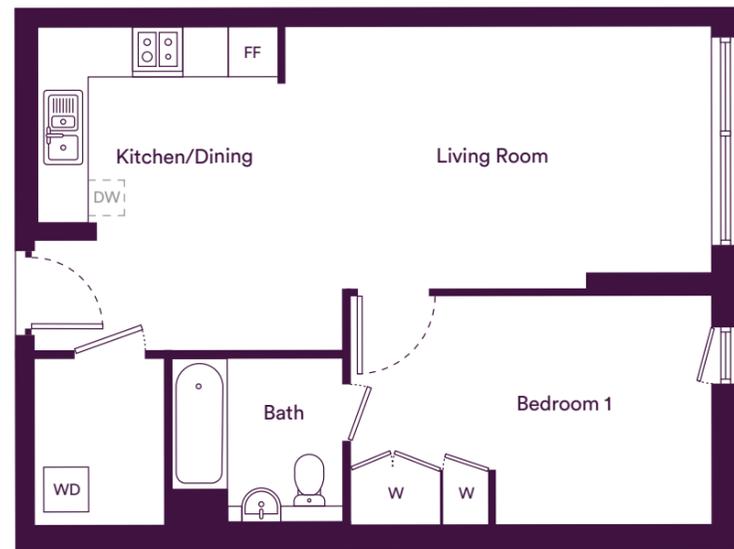
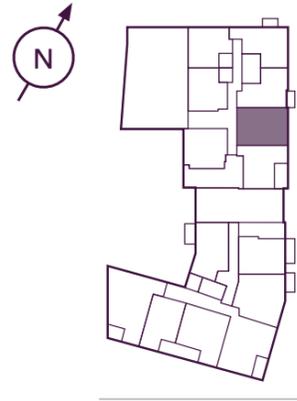
Floor	Plot
1	C1.01.02

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

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# Type C

Plot C1.01.03



Room	Metric	Imperial
Kitchen/Dining	3.16m x 4.14m	10'5" x 13'7"
Living Room	3.35m x 5.72m	10'12" x 18'9"
Bedroom	2.94m x 4.81m	9'8" x 15'9"
<b>Total internal area</b>	<b>57.20 sq m</b>	<b>615.4 sq ft</b>

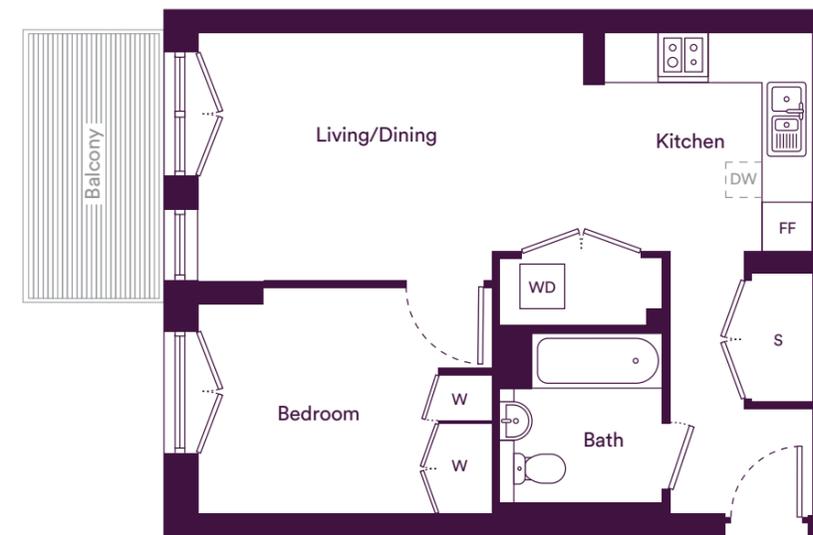
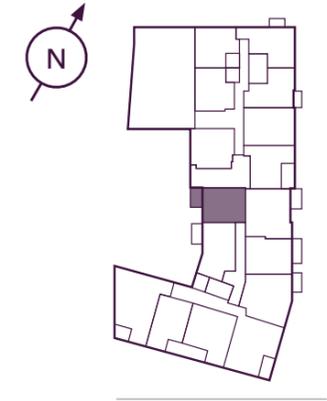
Floor	Plot
1	C1.01.03

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

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# Type D

Plot C2.02.02, C2.03.02, C2.04.02, C2.05.02, C2.06.02, C2.07.02



Room	Metric	Imperial
Kitchen	2.79m x 2.91m	9'2" x 9'7"
Living/Dining	3.23m x 5.12m	10'7" x 16'10"
Bedroom	2.92m x 3.89m	9'7" x 12'9"
<b>Total internal area</b>	<b>50.50 sq m</b>	<b>543.9 sq ft</b>
Balcony	1.94m x 3.36m	6'4" x 11'0"

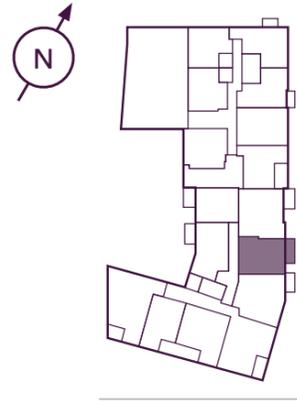
Floor	Plot
2	C2.02.02
3	C2.03.02
4	C2.04.02
5	C2.05.02
6	C2.06.02
7	C2.07.02

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

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## Type E

Plot C2.02.04, C2.03.04, C2.04.04, C2.05.04



Room	Metric	Imperial
Kitchen	2.11m x 3.61m	6'11" x 11'10"
Living/Dining	3.08m x 4.73m	10'1" x 15'6"
Bedroom 1	3.38 x 4.84m	11'1" x 15'11"
<b>Total internal area</b>	<b>54.7 sq m</b>	<b>588.5 sq ft</b>
Balcony	1.94m x 4.56m	6'4" x 14'12"

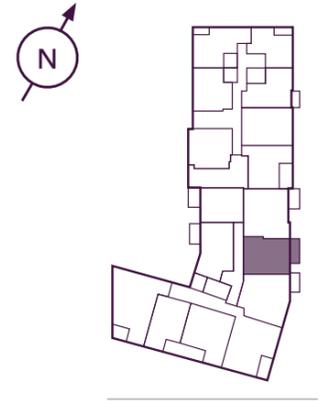
Floor	Plot
2	C2.02.04
3	C2.03.04
4	C2.04.04
5	C2.05.04

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

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## Type F

Plot C2.06.04, C2.07.04



Room	Metric	Imperial
Kitchen/Dining	2.29m x 3.58m	7'6" x 11'9"
Living Room	3.08m x 3.82m	10'1" x 12'7"
Bedroom	3.63m x 3.90m	11'11" x 12'10"
<b>Total internal area</b>	<b>50 sq m</b>	<b>538.6 sq ft</b>
Balcony	1.94m x 4.55m	6'4" x 14'11"

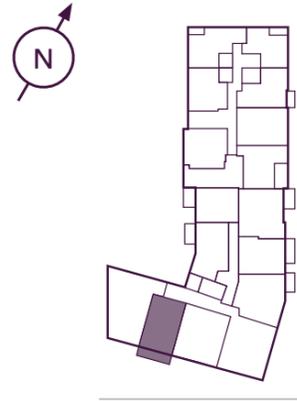
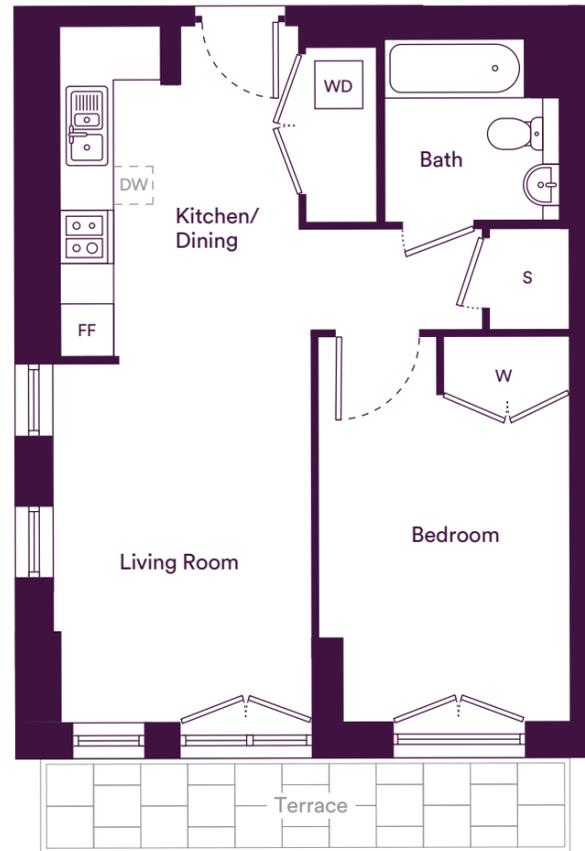
Floor	Plot
6	C2.06.04
7	C2.07.04

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

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# Type G

Plot C2.06.08



Room	Metric	Imperial
Kitchen/Dining	3.00m x 4.72m	9'10" x 15'6"
Living Room	3.26m x 3.80m	10'8" x 12'6"
Bedroom 1	3.00m x 4.74m	9'10" x 15'7"
<b>Total internal area</b>	<b>52.30 sq m</b>	<b>563.2 sq ft</b>
Terrace	1.34m x 6.20m	4'4" x 20'4"

Floor	Plot
6	C2.06.08

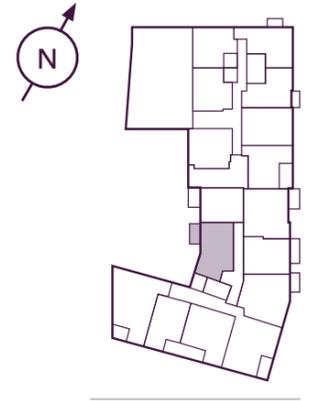
DW – Dishwasher | F – Fridge/Freezer | S – Storage | W – Wardrobe | WD – Washer/Dryer

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# Two bedroom apartments

## Type H

Plot C2.01.01



Room	Metric	Imperial
Kitchen/Dining	4.85m x 2.69m	15'11" x 8'10"
Living Room	3.38m x 3.67m	11'1" x 12'05"
Bedroom 1	3.63m x 4.80m	11'11" x 15'9"
Bedroom 2	3.14m x 2.79m	10'3.6" x 9'2"
<b>Total internal area</b>	<b>62.50 sq m</b>	<b>672.4 sq ft</b>
Balcony	1.94 x 3.36m	6'4" x 11'0.3"

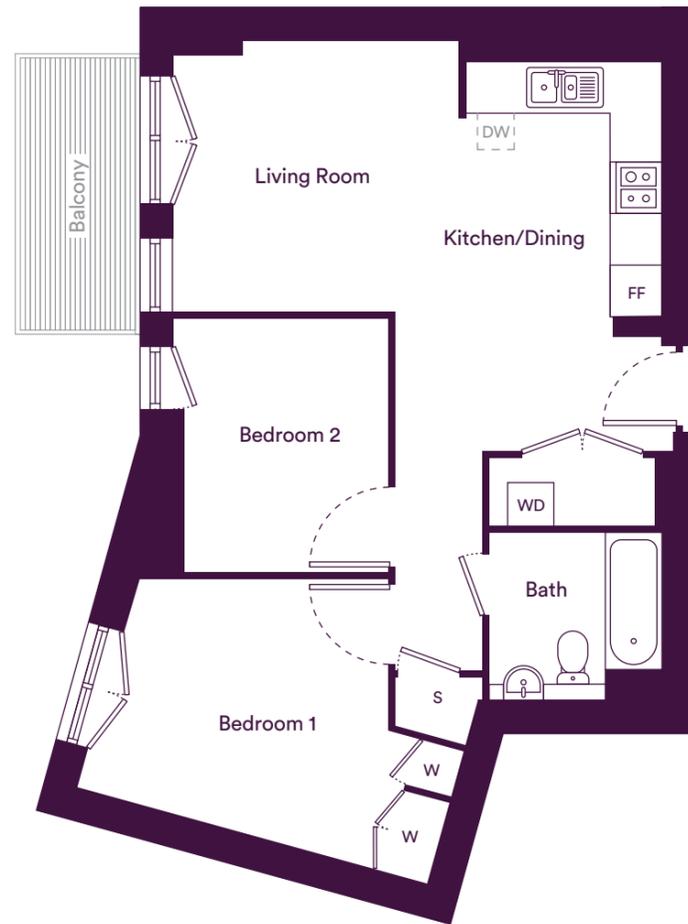
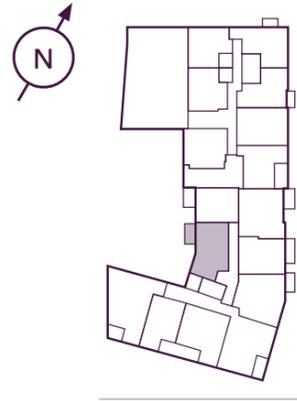
Floor	Plot
1	C2.01.01

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

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# Type I

Plot C2.02.01, C2.03.01, C2.04.01, C2.05.01, C2.06.01



Room	Metric	Imperial
Kitchen/Dining	4.85m x 2.69m	15'11" x 8'10"
Living Room	3.21m x 3.67m	10'6" x 12'1"
Bedroom 1	3.61m x 4.73m	11'10" x 15'6"
Bedroom 2	3.14m x 2.79m	10'4" x 9'2"
<b>Total internal area</b>	<b>61.40 sq m</b>	<b>660.5 sq ft</b>
Balcony	1.94m x 3.36m	6'4" x 11'0"

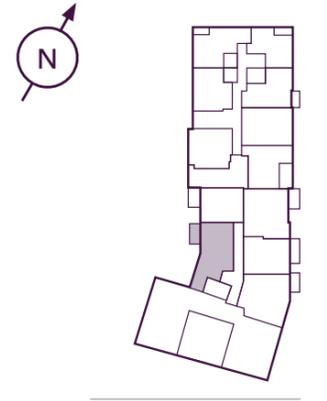
Floor	Plot
2	C2.02.01
3	C2.03.01
4	C2.04.01
5	C2.05.01
6	C2.06.01

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# Type J

Plot C2.07.01



Room	Metric	Imperial
Kitchen/Dining	2.65m x 4.85m	8'8" x 15'11"
Living Room	3.21m x 3.63m	10'7" x 11'11"
Bedroom 1	4.65m x 6.26m	15'3" x 20'7"
Bedroom 2	2.79m x 3.50m	9'2" x 11'6"
<b>Total internal area</b>	<b>67.90sq m</b>	<b>730.3 sq ft</b>
Balcony	1.95m x 3.37m	6'4" x 11'1"

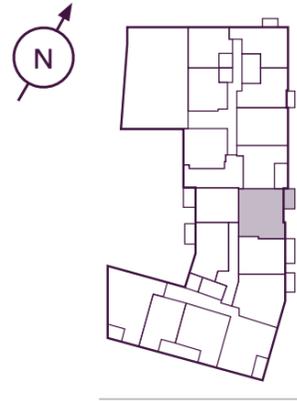
Floor	Plot
7	C2.07.01

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

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# Type K

Plots C2.02.03, C2.03.03, C2.04.03, C2.05.03



Room	Metric	Imperial
Kitchen	2.93m x 3.76m	9'8" x 12'4"
Living/Dining	3.36m x 4.59m	11'02" x 15'1"
Bedroom 1	2.73m x 4.56m	8'11" x 14'12"
Bedroom 2	2.51m x 4.56m	8'3" x 14'12"
<b>Total internal area</b>	<b>71.80 sq m</b>	<b>773.3 sq ft</b>
Balcony	1.94m x 3.36m	6'4" x 11'0"

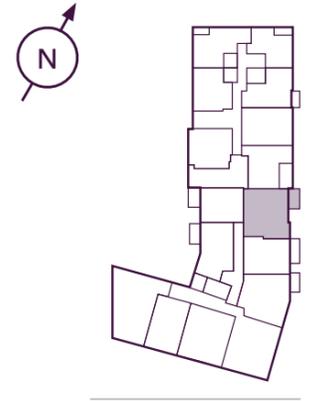
Floor	Plot
2	C2.02.03
3	C2.03.03
4	C2.04.03
5	C2.05.03

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

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# Type L

Plots C2.06.03, C02.07.03



Room	Metric	Imperial
Kitchen/Dining	2.94m x 3.77m	9'8" x 12'5"
Living Room	3.38m x 3.66m	11'1" x 12'0"
Bedroom 1	2.84m x 4.63m	9'4" x 15'2"
Bedroom 2	2.15m x 3.91m	7'1" x 12'10"
<b>Total internal area</b>	<b>61.9 sq m</b>	<b>666.7 sq ft</b>
Balcony	1.94m x 3.37m	6'4" x 11'1"

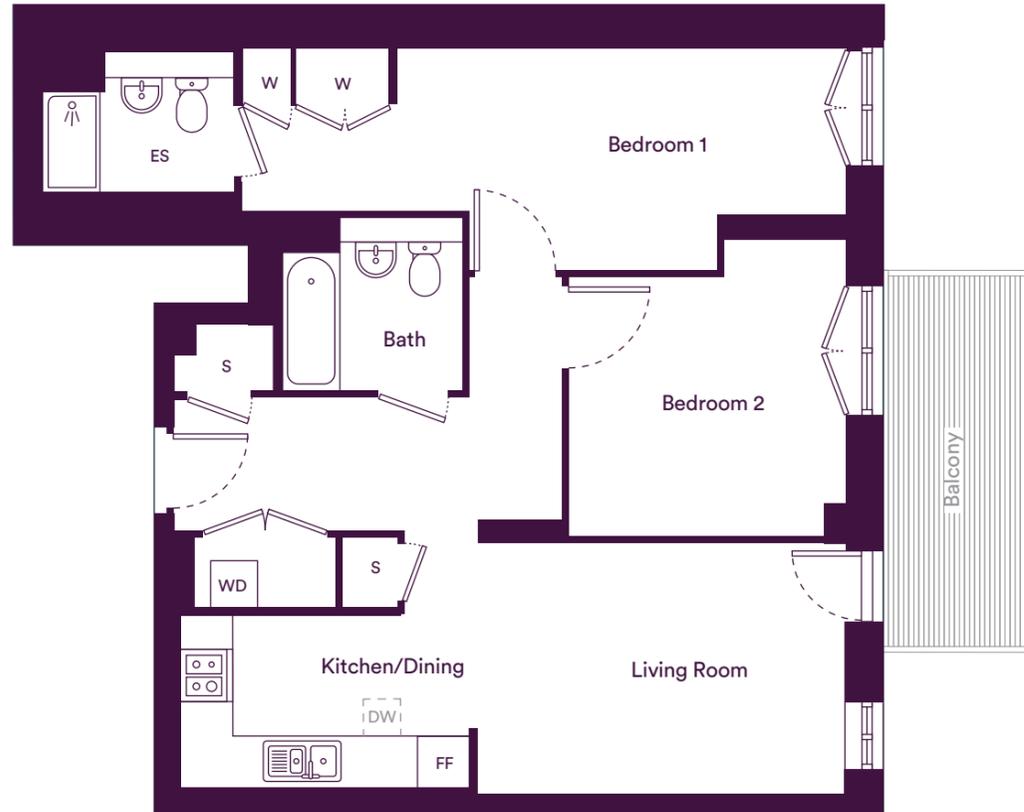
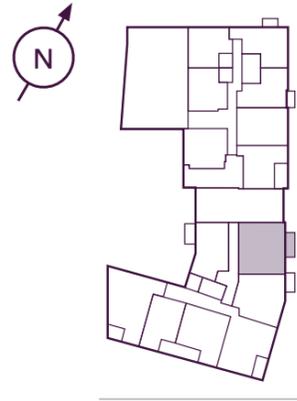
Floor	Plot
6	C2.06.03
7	C2.07.03

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

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# Type M

Plot C2.01.04



Room	Metric	Imperial
Kitchen/Dining	2.10m x 4.63m	6'11" x 15'3"
Living Room	3.08m x 3m	10'1" x 9'10"
Bedroom 1	2.74m x 7.57m	8'12" x 24'10"
Bedroom 2	3.63m x 3.58m	11'11" x 11'9"
<b>Total internal area</b>	<b>79 sq m</b>	<b>850.4 sq ft</b>
Balcony	1.94m x 4.56m	6'4" x 14'12"

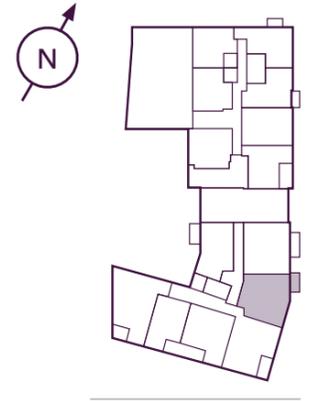
Floor	Plot
1	C2.01.04

DW – Dishwasher | ES – Ensuite | F – Fridge/Freezer | S – Storage | 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 N

Plots C2.01.05, C2.02.05, C2.03.05, C2.04.05, C2.05.05



Room	Metric	Imperial
Kitchen	3.01m x 4.12m	9'11" x 13'6"
Living/Dining	3.07m x 4.31m	10'1" x 14'2"
Bedroom 1	3.40m x 4.64m	11'2" x 15'3"
Bedroom 2	2.73m x 4.72m	8'11" x 15'6"
<b>Total internal area</b>	<b>70.80 sq m</b>	<b>762.4 sq ft</b>
Balcony	1.94m x 3.36m	6'4" x 11'0"

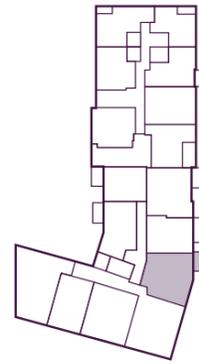
Floor	Plot
1	C2.01.05
2	C2.02.05
3	C2.03.05
4	C2.04.05
5	C2.05.05

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

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# Type O

Plots C2.06.05, C2.07.05



Room	Metric	Imperial
Kitchen/Dining	3.02m x 2.37m	9'11" x 7'9"
Living Room	3.40m x 3.48m	11'2" x 11'5"
Bedroom 1	3.41m x 3.77m	11'2" x 12'4"
Bedroom 2	2.51m x 3.86m	8'3" x 12'8"
<b>Total internal area</b>	<b>62.50 sq m</b>	<b>672.8 sq ft</b>
Balcony	1.95m x 3.31m	6'4" x 10'10"

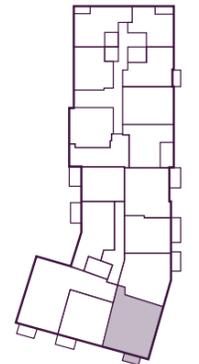
Floor	Plot
6	C2.06.05
7	C2.07.05

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

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# Type P

Plot Nos C2.06.06, C2.07.06



Room	Metric	Imperial
Kitchen/Dining	3.34m x 3.38m	10'11" x 11'1"
Living Room	2.25m x 4.25m	7'5" x 13'11"
Bedroom 1	3.96m x 3.12m	12'12" x 10'3"
Bedroom 2	2.39m x 3.69m	7'10" x 12'1"
<b>Total internal area</b>	<b>62.9 sq m</b>	<b>676.5 sq ft</b>
Balcony	1.95m x 3.39m	6'5" x 11'2"

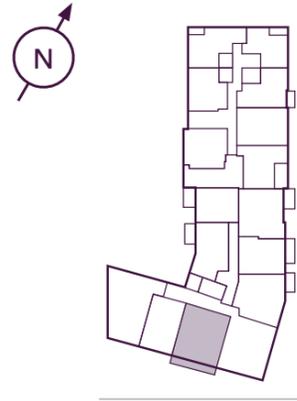
Floor	Plot
1	C2.06.06
2	C2.07.06

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

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# Type Q

Plot C2.06.07



Room	Metric	Imperial
Kitchen/Dining	4.14m x 3.07m	13'7" x 10'1"
Living Room	3.71m x 3.12m	12'2" x 10'3"
Bedroom 1	2.70m x 4.85m	8'10" x 15'11"
Bedroom 2	2.36m x 3.59m	7'9" x 11'9"
<b>Total internal area</b>	<b>62.70 sq m</b>	<b>675.1sq ft</b>
Terrace	1.34m x 8.77m	4'5" x 28'9"

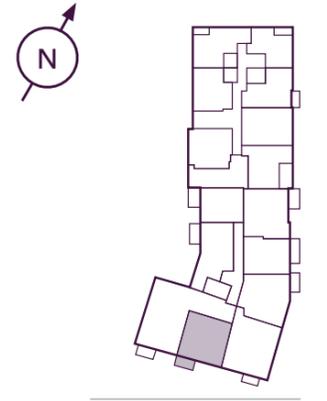
Floor	Plot
6	C2.06.07

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

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# Type R

Plot C2.07.07



Room	Metric	Imperial
Kitchen/Dining	4.14m x 3.07m	13'7" x 10'1"
Living Room	3.71m x 3.12m	12'2" x 10'3"
Bedroom 1	2.70m x 4.79m	8'10" x 15'9"
Bedroom 2	2.36m x 3.54m	7'9" x 11'8"
<b>Total internal area</b>	<b>62.30 sq m</b>	<b>670.4 sq ft</b>
Balcony	1.95m x 3.37m	6'5" x 11'1"

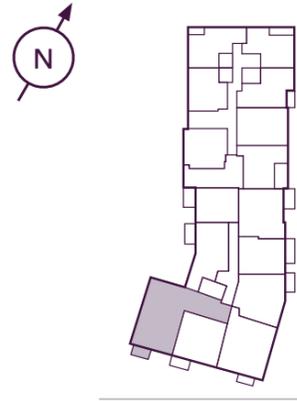
Floor	Plot
7	C2.07.07

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

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# Type S

Plot C2.07.08



Room	Metric	Imperial
Kitchen	2.94m x 3.79m	9'8" x 12'5"
Living/Dining	3.26m x 4.48m	10'8" x 14'9"
Bedroom 1	3.00m x 4.72m	9'10" x 15'6"
Bedroom 2	2.97m x 2.91m	9'9" x 9'7"
<b>Total internal area</b>	<b>69.30 sq m</b>	<b>745.9 sq ft</b>
Balcony	1.95m x 3.37m	6'4" x 11'1"

Floor	Plot
7	C2.07.08

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

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# Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

If you have any questions about the application form please contact the Homebuy Application Team at [applications@lqgroup.org.uk](mailto:applications@lqgroup.org.uk) or call 0300 456 9997 opt 1, Monday to Friday 9am-5pm  
You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

## Getting started with L&Q Shared Ownership



### Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at [lqhomes.com/apply](https://lqhomes.com/apply). If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



### Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



### Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

## Buying a Shared Ownership home After we have made you an offer



### Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



### Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



### Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



### Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.



## Investing in homes *and neighbourhoods*

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)



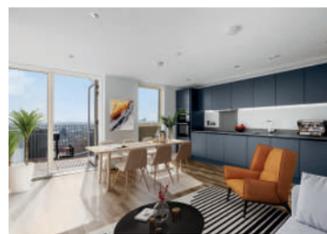
## L&Q Achievements



## A selection of other L&Q developments



**New Union Wharf**  
Isle of Dogs  
[lqhomes.com/newunionwharf](http://lqhomes.com/newunionwharf)



**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 April 2023. 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.

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020 8189 7504  
[lqhomes.com/thesilkdistrict](http://lqhomes.com/thesilkdistrict)

**L&Q**