



MAKERS YARD

CANNING TOWN - E16

MAKERSYARD-E16.CO.UK | 0344 892 0124

One Housing  Part of **Riverside**

SELLING AGENT  **SITESALES**
PROPERTY GROUP

 **Hallsville**
Quarter

One Housing  Part of **Riverside**

Shipwrights Engineers
rs Suffragettes Ministers
Trailblazers Thinkers Pio
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Leaders



Pioneers

Creative

Leaders

Makers

makers

BUILT FOR

Trailblazers

BY TRAILBLAZERS



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NEW BEGINNINGS

Makers Yard honours the communities of shipbuilders and ironworkers that once lived here and worked to form the foundations of one of the world's greatest cities.

Life here is about saluting the pioneers, welcoming those with the vision to find a different way and embracing anyone who is brave enough to be the first.

It's about celebrating the makers.

The beating heart of Canning Town



The apartments at Makers Yard are sympathetically designed to create a strong sense of identity whilst remaining true to it's surroundings, setting the benchmark for quality. Outside space forms an important part of the aesthetic – from private balconies to all homes to courtyard podium gardens, every detail has been thought of – and all are available with Shared Ownership or Shared Equity.

Whether you are a first time buyer or a family in need of the extra space, our range of 1, 2 and 3 bedroom apartments and 2 and 3 bedroom duplexes are designed to suit every lifestyle. Each one of our homes is built with a high specification that comes as standard including integrated appliances in the kitchen and flooring throughout. A place you can truly call home.



Computer Generated Image is indicative only.



OUTSIDE SPACE TO EVERY APARTMENT



VIEWS ACROSS EAST LONDON



2MINS FROM CANNING TOWN STATION



SELECTED NUMBER OF PARKING SPACES AVAILABLE

1, 2 & 3 BEDROOM APARTMENTS
AND 2 & 3 BEDROOM DUPLEXES

Shared Ownership

We believe everyone should have the opportunity to own their own home, that's why the apartments at Makers Yard are available through Shared Ownership. Designed specifically for first-time buyers, this government scheme allows you to purchase a portion of your home and pay rent on the rest. Doing it this way not only

means you can borrow less, but with a minimum deposit of 5%, it also means you don't need so much money upfront. What's more, as your financial situation improves, you can purchase a larger share through a process called 'staircasing', allowing you to increase your investment when it's comfortable for you.

Shipwrights Engineers
Suffragettes Trailblazers Dockers
Trailblazers Thinkers
Engineers Dockers
Ministers
Suffragettes
Ironworkers
Dockers
Shipwrights
Engineers
Suffragettes
Leaders
Suffragettes

A Lasting

Legacy



Computer Generated Image is indicative only.



THE SPIRIT OF CANNING TOWN

Promoting a strong sense of community is very important at Makers Yard - which is why you will find more than just well designed affordable homes.

Landscaped spaces and podium gardens promote an area to gather with neighbours and friends, as well as housing further amenities that add to those already planned as part of the wider Hallsville Quarter regeneration; a unique blend of high street and independent shops, cafés, bars, restaurants – as well as leisure facilities.

STANDING THE TEST OF TIME

London is a city that has always led the way. Whether in fashion, business, entertainment, industry or politics, London's ability to evolve has seen its influence span far and wide.

This very same forward-thinking runs through every strand of Canning Town's £3.7billion regeneration.



SODA & FRIENDS
0.5 miles



RATHBONE MARKET
0.2 miles



On your doorstep

STAR PARK
0.5 miles



THE LOCKDOWN ROOM
0.4 miles



ALL IN REACH

Grab a latte on the way to meet friends for a Great British picnic in the park before a Lebanese mezze dinner, followed by a round of exotic cocktails. Then, recharge with a morning trip to the local market for fresh seasonal produce and a jerk chicken brunch.



LONDON CITY ISLAND
0.5 miles

Your
LONDON
Lifestyle

BIG CITY LIFE

World-leading innovation, dynamic creativity, inspiring diversity and vibrant culture. London is globally recognised as one of the most exciting cities on earth and Makers Yard puts you at the heart of it.

a STonEs THrow Away



1. CANARY WHARF

7 mins by tube

2. THE O2

8 mins by tube

3. LONDON CITY AIRPORT

10 mins by DLR

4. GREENWICH PARK

30 mins by DLR

5. NEWHAM HOSPITAL

24 mins by bus

6. WEST HAM PARK

29 mins by DLR

7. STRATFORD WESTFIELD

17 mins by tube

8. VICTORIA PARK

25 mins by DLR & overground*

9. COLUMBIA ROAD

34 mins by DLR & overground*

10. TOWER OF LONDON

25 mins by DLR

11. SKY GARDEN

23 mins by DLR

12. BOROUGH MARKET

19 mins by tube

13. MILLENNIUM BRIDGE

30 mins by DLR

14. LONDON EYE

23 mins by tube

15. TATE BRITAIN

34 mins by tube

16. COVENT GARDEN

28 mins by tube

17. SHOREDITCH

26 mins by DLR & overground*

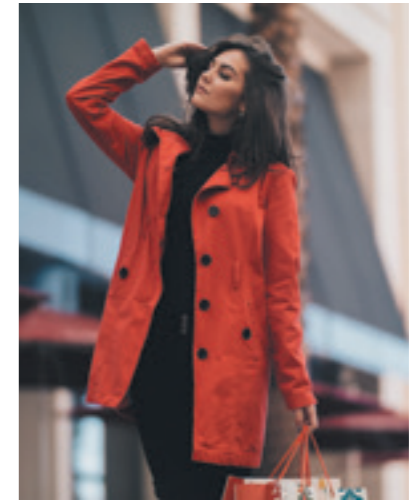
18. LONDON FIELDS LIDO

37 mins by DLR & overground*

StAND

Out

Style



1 CANADA SQUARE
2 miles



SPITAFIELDS MARKET
4.2 miles



WESTFIELD STRATFORD
2.5 miles

MAKE IT YOURS

When it comes to shopping, you'll find anything you want and everything you never thought you needed within easy reach.

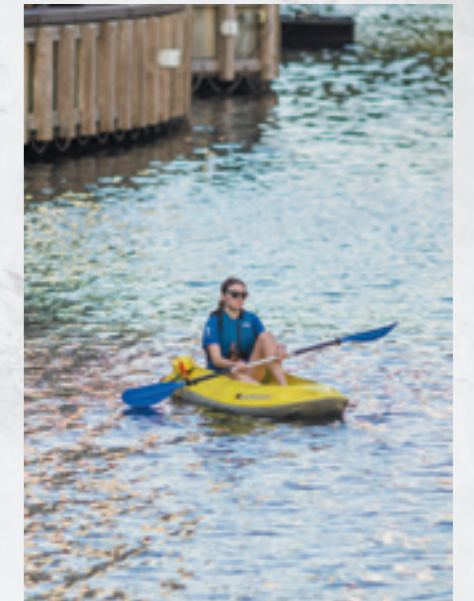
Whether you're a connoisseur who favours the finer things, a fashionista searching for new threads or a crate digger looking to complete the perfect set, it's all close and it's all good.

Work HARD Play HARD



WEST INDIA QUAY

THE ALCHEMIST

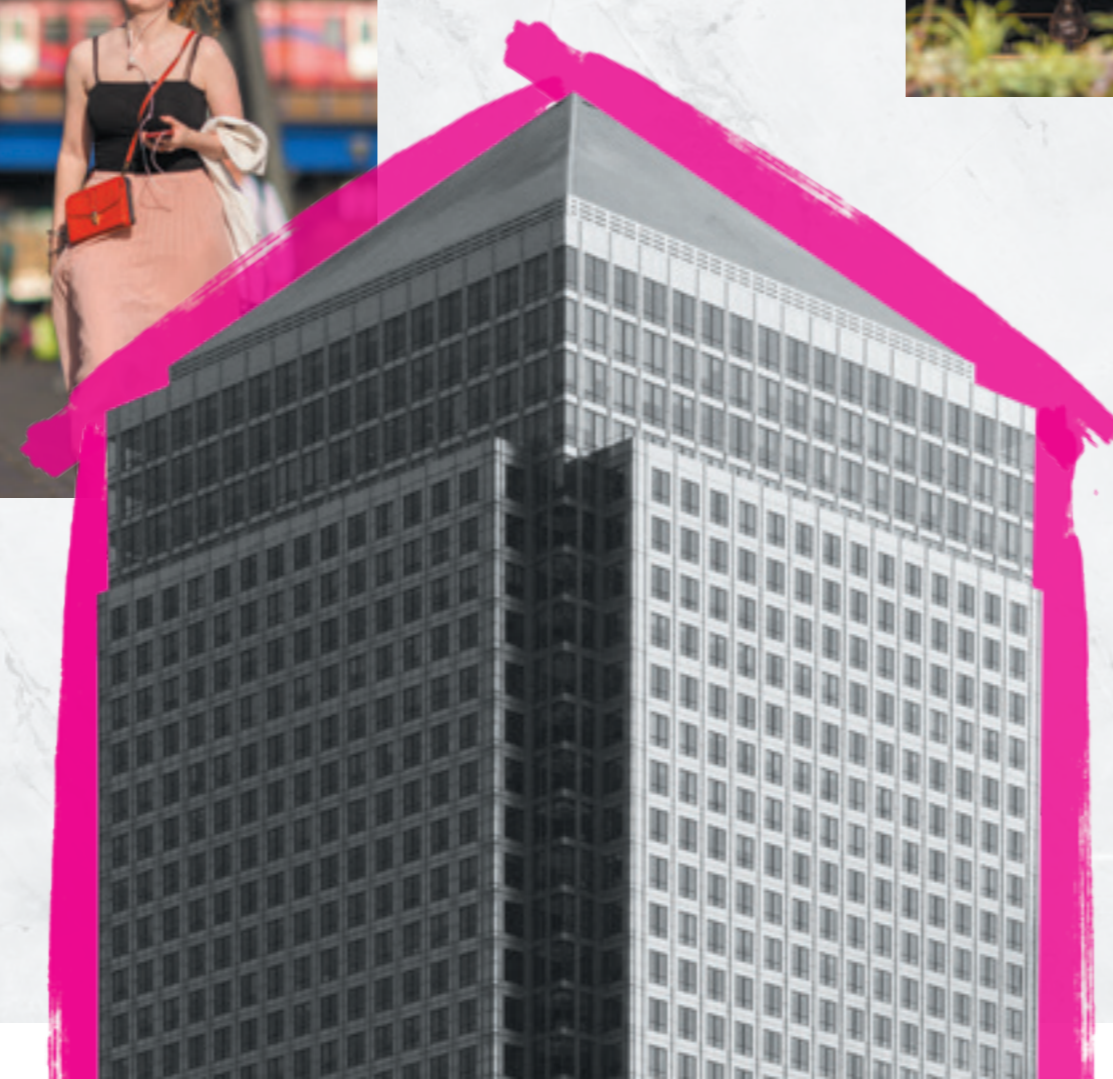


LOVE OPEN WATER

COMMUTE? WHAT COMMUTE?

Hybrid working is easy when you have one of the world's greatest business centres in your backyard. Canary Wharf is home to over 17 million sq. ft of commercial space and sits just one tube stop away.

And it's not all work – there are over 300 shops, bars and restaurants to play in, hundreds of annual events to enjoy and one of the country's largest public art collections.



CABOT SQUARE

Go *your* own way

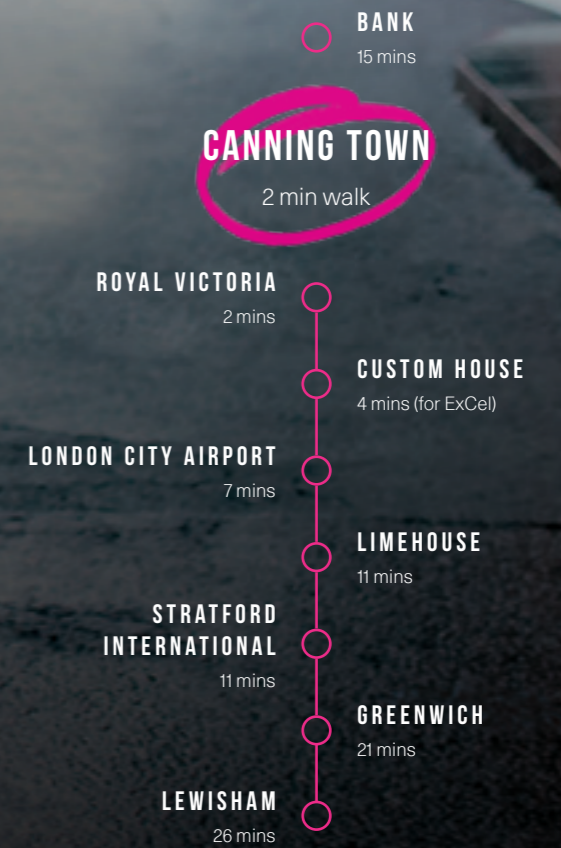
BRINGING THE WORLD CLOSER

Canning Town was built on the diversity that stemmed from its connections to the rest of the capital, the country and the globe. Those connections remain strong to this day and cement the area's legacy as a vibrant cultural hub.

JUBILEE LINE



DLR



All times are taken from googlemaps.co.uk.



Computer Generated Image is indicative only.

INFUSED WITH A REFINED INDUSTRIAL AESTHETIC

The spaces at Makers Yard are a contemporary exploration of Canning Towns industrial past.

With height, scale and grandeur, each apartment is perfectly balanced with intimate places to relax and unwind – your own sanctuary.

Just sit back and relax in your new home, where every last detail has been considered for you.



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SOMETHING TO

ShOUT ABOUT

27

MADE FOR

Movers & Shakers



KITCHEN & DINING

- Contemporary kitchen with handle-less, soft close doors and drawers and under unit lighting
- Silestone worktop with matching upstand
- Glass splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Bosch single oven and ceramic 4 zone hob
- Bosch integrated extractor hood
- Bosch integrated fridge/freezer and dishwasher
- Bosch free standing washer/dryer in hallway cupboard

BEDROOM

- Sliding mirrored wardrobes to master bedroom only



BATHROOM & ENSUITES

- Contemporary white bathroom suite comprising bath, WC, semi recessed basin with chrome mixer tap
- Glass and chrome shower enclosure with sliding doors to ensuite
- Large wall mirror
- Vanity shelf (where applicable)
- Glass shower screen to bath
- Thermostatic shower over bath
- Chrome towel rail
- Shaver socket

FLOORING

- Ceramic floor tiles to bathroom
- Laminate wood effect plank flooring to kitchen, living, hallways
- 80/20 wool twist carpet to bedrooms

GENERAL

- Walls, ceilings, architraves and skirtings painted white
- White panel internal doors with brushed, chrome ironmongery
- Contemporary radiators throughout
- NHBC build warranty



ELECTRICAL AND HEATING

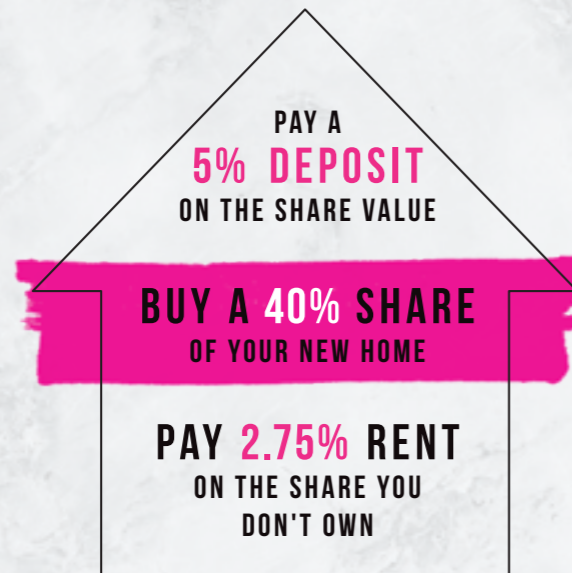
- LED downlights to kitchen, bathroom, ensuite and living area
- Pendant lighting to bedrooms
- Brushed steel sockets and switches throughout
- Fibre optic broadband to each apartment with wiring for Sky Q in lounge
- Telephone point to hall cupboard
- TV points to master bedroom and living room
- Smoke and heat detectors
- Extractor fan to kitchen and bathroom
- Video door entry system
- Intercom call point to communal entrance
- Light to balcony
- Communal heat network

COMMUNAL

- Secure shared cycle store
- Mailbox in communal area
- Individual cycle store and letterbox to maisonettes

Specification items are indicative and subject to change, please confirm with a member of the sales team

How SHared Ownership Works



£347,500
FULL MARKET VALUE

£139,000

MINIMUM SHARE
OF 40%

£6,950

5% DEPOSIT ON
MINIMUM SHARE

£478^{PM}

2.75% RENT ON UNOWNED
SHARE (60%)

FAQs

WHAT IS SHARED OWNERSHIP?

The Shared Ownership scheme allows you to purchase a percentage of the full market value whilst paying a subsidised rent on the remainder. For example, at Makers Yard you will be able to purchase between 40% – 75% at the beginning. You will have the opportunity to buy further shares in your property and eventually staircase to 100% ownership if you have the funds to do so.

WHAT ARE THE MAIN BENEFITS?

- The monthly payments are generally lower than if you were to rent privately in the area.
- You have the opportunity to get onto the property ladder for less, offering long-term stability without stretching yourself financially.
- Your deposit will be lower than purchasing on the outright sale market.
- You are able to sell your share at any time.
- You have the option to buy more shares in your home via a process called staircasing.

DO YOU NEED TO LIVE OR WORK IN THE BOROUGH?

Whilst priority is given to those living or working in Newham, you can still purchase if you live or work in a London borough.

HOW DO I DETERMINE WHAT SHARE PERCENTAGE I CAN PURCHASE?

We have a panel of Financial Advisors that will be able to speak to you about your affordability and confirm a percentage that will be affordable.

WHAT IS THE MINIMUM DEPOSIT?

5% is the minimum deposit available however we usually advise a 10% deposit, as this will give you a better mortgage interest rate.

CAN I PURCHASE AT MAKERS YARD IF I ALREADY OWN A PROPERTY?

You will not be able to purchase under the Shared Ownership scheme if you own another property. In order to proceed, you will need to have sold any property to your name.

HOW MUCH RENT WILL I PAY?

The rent is 2.75% multiplied by the share that you do not own, which will give you your annual figure that is divided into 12 monthly payments.

About us



Previous One Housing and SiteSales project

One Housing Part of Riverside

One Housing Group, part of Riverside is a leading developer of affordable housing in London and the South East. The development programme looks to serve the section of the population which is not provided for and, where possible, will prioritise genuinely affordable homes. Building new homes is an essential part of what One Housing do as an organisation. Creating distinctive properties with a real sense of style, design and comfort. Commercially driven and dynamic, but passionate about helping people "live better".



At SiteSales we have been operating for over 30 years, providing customers with the best possible experience when purchasing a new home. Our skilled and friendly team will guide you through every stage of your purchase from initial viewings through to detailed home demonstration around moving in time. Our attentive approach makes buying your property smooth, efficient, and less stressful.



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Riverside

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PROPERTY GROUP