

W

VINCENT WHARF

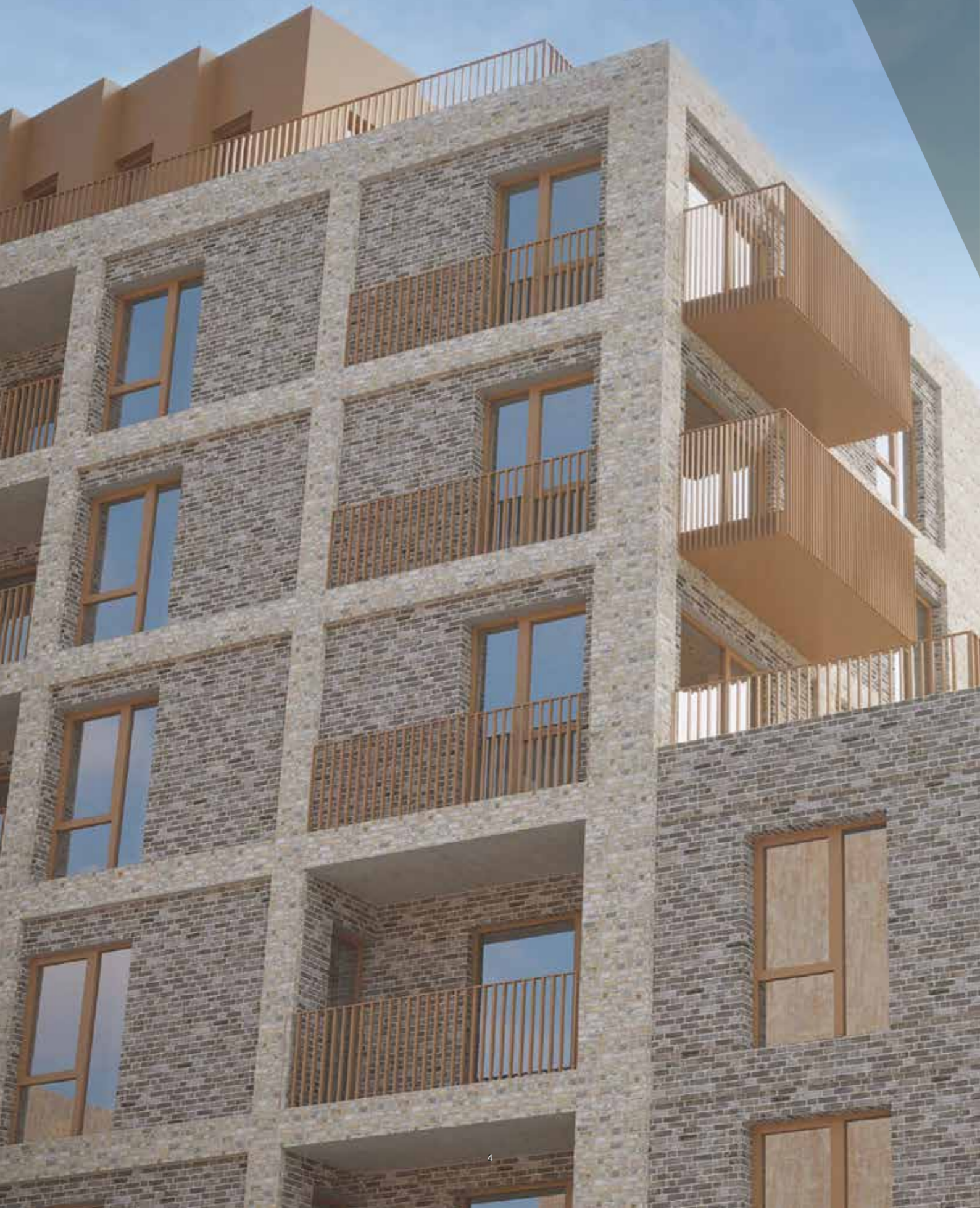
LIMEHOUSE E14

VINCENT WHARF

VINCENT WHARF

# YOUR NEW RIVERSIDE HOME

- 4 LOVE LIMEHOUSE LIFE
- 6 MODERN STYLE MEETS HISTORIC CHARACTER
- 8 THE GATEWAY TO MODERN LIVING
- 10 SEAMLESS CONNECTIONS
- 12 A FEAST FOR THE SENSES
- 14 EVERYTHING YOU WANT AND NEED
- 16 STAY ACTIVE. STAY ENTERTAINED
- 18 A GATEWAY TO EAST LONDON'S BEST
- 20 THE APARTMENTS
- 26 LET'S DO THIS TOGETHER
- 28 GATEWAY HOUSING



## LOVE LIMEHOUSE LIFE

Situated in the heart of vibrant Limehouse, close to the best of East London, Vincent Wharf offers a unique opportunity to own a high-quality, shared ownership home on the edge of the Limehouse Cut.

This exciting new development features 10 beautifully designed shared ownership one, and two-bedroom apartments, each with private outdoor space in the form of either a terrace or balcony.

Blending contemporary design with historic charm, Vincent Wharf is perfectly positioned for those seeking a vibrant, well-connected lifestyle while remaining close to green spaces and scenic marina views.

This is your chance to strike that priceless balance between peaceful relaxation and the infectious buzz of one of the world's greatest cities.





## MODERN STYLE MEETS HISTORIC CHARACTER

Limehouse, in the London Borough of Tower Hamlets, is an area steeped in history and character, known for its maritime heritage and lively local culture.

Located along the northern bank of the River Thames, Limehouse offers a unique balance of tranquil waterside views and the energy of city life. Historic sites like Limehouse Marina and its numerous riverside pubs, lend a special charm to the area.

Vincent Wharf overlooks what was once a key part of Limehouse's industrial landscape, the Limehouse Cut. This stretch of water was London's first navigable canal and first opened in 1770, quickly turning the area into an important hub for trade and industry.

The architecture of Vincent Wharf pays homage to this heritage, with modern brick façades and metal accents echoing the distinctive look of the area's historic warehouses.

The buildings may be new, but their design firmly roots them in Limehouse's rich history, resulting in characterful contemporary living spaces that honour the past.



# THE GATEWAY TO MODERN LIVING

Like every new community from Gateway Housing Association, Vincent Wharf can make owning a high-quality home in London a reality for those who could otherwise only dream. Every element of this development has been carefully crafted to provide comfort, style and sustainability.



## EXTERIOR DESIGN

Vincent Wharf's architecture respects Limehouse's industrial history while offering a contemporary look, with its simple brick façades echoing the nearby historic warehouse conversions.

The development uses a striking mix of dark buff and light buff bricks, providing a timeless yet modern aesthetic.

Furthermore, large windows and metal-framed balconies capture floods of natural light, while adding to a stylish exterior that complements the area's overall character.

## COMMUNAL SPACES

At the centre of Vincent Wharf is a beautifully landscaped courtyard garden, offering a peaceful retreat for residents.

There is also a communal roof terrace on the fourth floor, providing breathtaking views of Limehouse Cut and the surrounding area – the perfect place to relax after a long day.

Secure cycle storage\* with long-stay spaces in the basement ensures convenience for residents, while facilitating a healthier lifestyle for the whole area.

## INTERNAL SPECIFICATIONS

The apartments at Vincent Wharf are designed with high specifications, featuring modern kitchens with integrated appliances and stylish bathrooms.

Wood-effect flooring runs through the living areas, while the bedrooms are fitted with plush carpets for comfort.

VINCENT WHARF



## SEAMLESS CONNECTIONS

Vincent Wharf's location makes it an ideal choice for commuters, with excellent transport links across London and beyond.

Westferry DLR Station is located within walking distance and operates regular services into London. This puts major stations like Canary Wharf, Stratford and Bank within easy reach. Alternatively, Limehouse Station is also a short walk away and operates National Rail services to Fenchurch Street.

VINCENT WHARF

### BY RAIL

from Westferry Station

.....  
CANARY WHARF

2 minutes

.....  
TOWER GATEWAY

6 minutes

.....  
BANK

7 minutes

.....  
CUTTY SARK

12 minutes

.....  
STRATFORD

13 minutes

.....  
LONDON CITY AIRPORT

14 minutes

### BY BIKE

from Vincent Wharf

.....  
BARTLETT PARK

1 minute

.....  
MILE END LEISURE CENTRE

4 minutes

.....  
WESTFERRY STATION

4 minutes

.....  
LIMEHOUSE MARINA

6 minutes

.....  
CANARY WHARF SHOPPING CENTRE

8 minutes

.....  
HACKNEY WICK

18 minutes

Road links are equally strong. Regular bus services provide access to key locations such as Mile End, Canary Wharf and West India Quay. By car, the nearby A13 offers direct routes into Central London and beyond.

Such great connections put London City Airport around 15 minutes away by road, providing convenient access for international travel.



# A FEAST FOR THE SENSES

Limehouse is home to a diverse and vibrant food scene, offering everything from cosy pubs to modern cafés and popular restaurants.

For a traditional taste of the area, The Grapes, a historic riverside pub, provides stunning views of the Thames and a menu of classic British fare. Just around the corner, Beans & Beyond offers a laid-back spot for coffee and brunch. Meanwhile, The Star of the East is a favourite local pub, known for its welcoming atmosphere and extensive drinks selection.

For those craving something different, Noodle Street is a great option for delicious Asian dishes. And, if you fancy something a bit more upmarket, Canary Wharf is within walking distance and offers a variety of high-end dining options, including Gaucho, The Ivy in the Park and more.

Whether you're after a relaxed pint by the river or a fine dining experience, Limehouse and its surrounding areas have something to offer every taste.



# V



## EVERYTHING YOU WANT AND NEED

Vincent Wharf is ideally located close to a variety of shops and amenities. Everyday essentials are just a short walk away, with a supermarket and convenience store both within easy reach, but the shopping doesn't stop there.

For those who enjoy a spot of retail therapy, Canary Wharf Shopping Centre, less than 25 minutes away on foot, is home to a wide range of stores, from high street favourites to luxury brands.

In addition, the bustling Wapping Docklands Market is a ten-minute cycle ride away and is a treasure trove of foodie delights. With everything from fresh produce to street food, craft beer and cocktails, it's perfect for weekend visits.





## STAY ACTIVE, STAY ENTERTAINED

Living at Vincent Wharf means having a wealth of leisure options on your doorstep. Bartlett Park is just a short walk away and offers plenty of green space for relaxation, picnics or exercise.

For those who like to stay active, nearby PureGym and Mile End Leisure Centre provide excellent fitness facilities, while Limehouse Marina is a great spot for scenic waterside walks.

If you're looking for entertainment, you'll find plenty to enjoy – from films at Cineworld West India Quay to cultural explorations at the Museum of London Docklands. Alternatively, enjoy a show at the popular Half Moon Theatre or catch some live music at the legendary Troxy.



## A GATEWAY TO EAST LONDON'S BEST

Vincent Wharf places you within easy reach of some of East London's most dynamic and exciting areas.

Canary Wharf, known for its gleaming skyscrapers and lively atmosphere, is a stone's throw away, offering world-class shopping, dining and entertainment.

On the other hand, Hackney Wick, with its creative scene, independent cafés and bars, is also easily accessible and provides a more eclectic, artistic vibe.

Additionally, a short tube ride will take you to Stratford, home to Queen Elizabeth Olympic Park – an ideal destination for sports lovers, nature enthusiasts and families looking for a day out. Westfield Stratford City can also be found here, which offers an abundance of retail, food and leisure to explore.

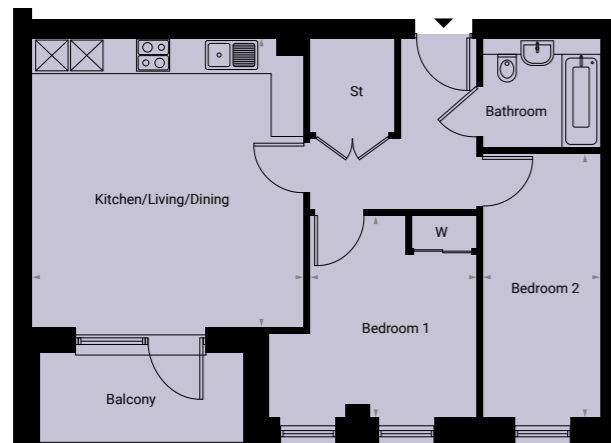
For music and entertainment, the O2 Arena is close by, hosting everything from global music acts to exhibitions and sporting events.

# V

## TYPE 1

### Third Floor Plot A-03-01

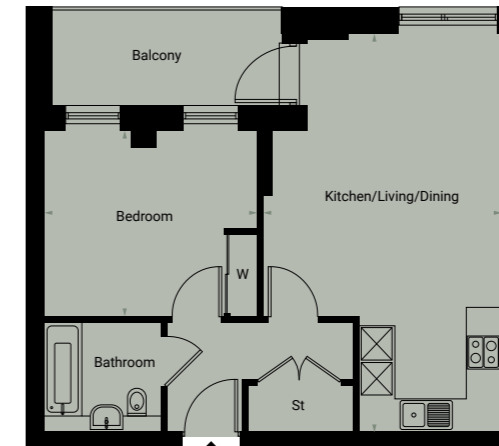
Kitchen/Living/Dining Room	5.30m x 5.00m	17'3" x 16'3"
Bedroom 1	3.70m x 3.80m	12'1" x 12'5"
Bedroom 2	4.80m x 2.20m	15'8" x 7'1"
Balcony	1.60m x 3.70m	5'4" x 12'2"
<b>Total Area</b>	<b>64.7 sq m</b>	<b>696 sq ft</b>



## TYPE 3

### Third Floor Plot A-03-03

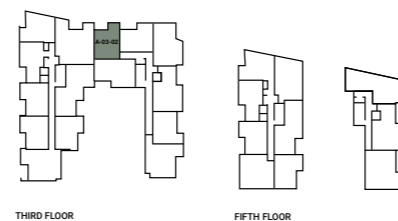
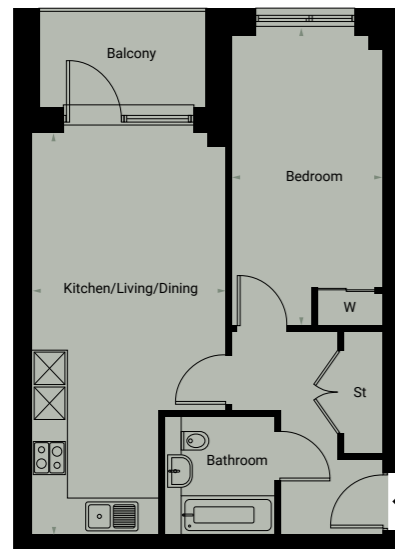
Kitchen/Living/Dining Room	7.20m x 4.30m	23'8" x 14'3"
Bedroom 1	3.40m x 3.90m	11'1" x 12'8"
Balcony	1.80m x 4.20m	5'7" x 13'8"
<b>Total Area</b>	<b>51.9 sq m</b>	<b>558 sq ft</b>



## TYPE 2

### Third Floor Plot A-03-02

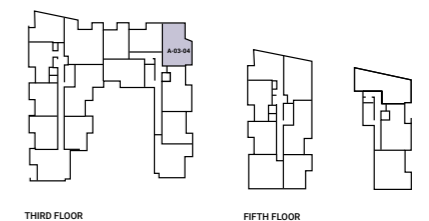
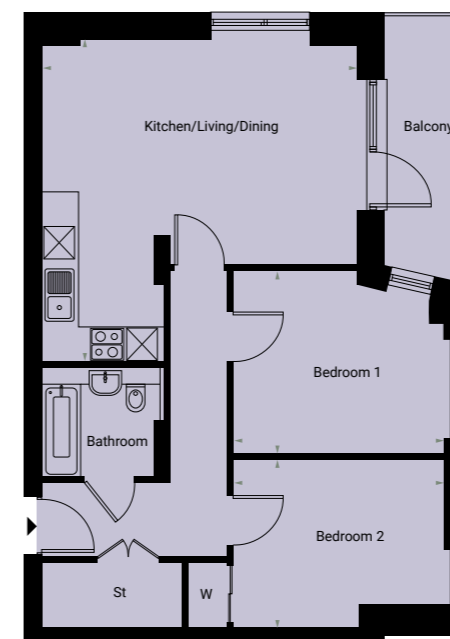
Kitchen/Living/Dining Room	7.30m x 3.50m	24'0" x 11'6"
Bedroom 1	5.30m x 2.80m	17'4" x 9'1"
Balcony	1.80m x 3.00m	5'7" x 10'0"
<b>Total Area</b>	<b>51.7 sq m</b>	<b>556 sq ft</b>



## TYPE 4

### Third Floor Plot A-03-04

Kitchen/Living/Dining Room	5.90m x 5.70m	19'3" x 18'8"
Bedroom 1	3.40m x 3.80m	11'0" x 12'6"
Bedroom 2	3.10m x 3.80m	10'1" x 12'6"
Balcony	4.90m x 1.50m	15'9" x 5'0"
<b>Total Area</b>	<b>70.7 sq m</b>	<b>761 sq ft</b>



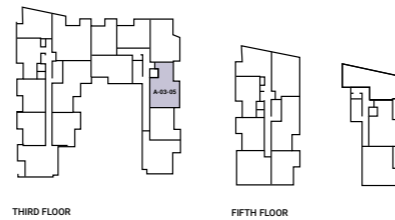
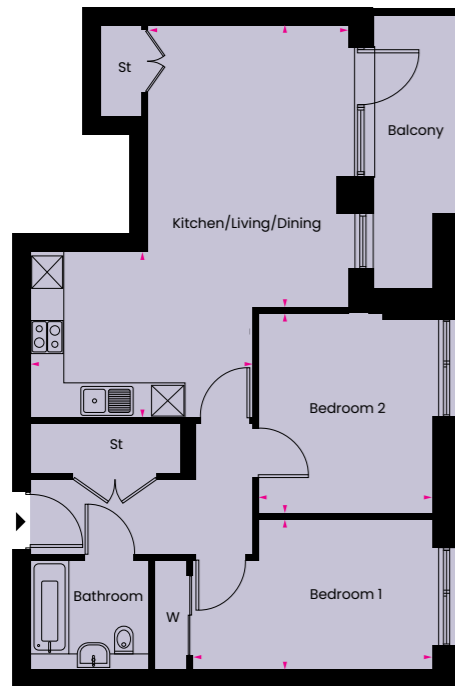
Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%. Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.

Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%. Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.

## TYPE 5

### Third Floor Plot A-03-05

Kitchen/Living/Dining Room	7.10m x 5.70m	23'3" x 18'8"
Bedroom 1	2.80m x 4.40m	9'0" x 14'3"
Bedroom 2	3.70m x 3.20m	12'0" x 10'4"
Balcony	5.00m x 1.50m	16'3" x 5'0"
<b>Total Area</b>	<b>70.5 sq m</b>	<b>759 sq ft</b>



## TYPE 6

### Third Floor Plot A-03-06

Kitchen/Living/Dining Room	4.40m x 7.30m	14'6" x 24'0"
Bedroom 1	3.70m x 3.50m	12'0" x 11'6"
Balcony	5.40m x 1.50m	17'7" x 5'0"
<b>Total Area</b>	<b>50.8 sq m</b>	<b>547 sq ft</b>

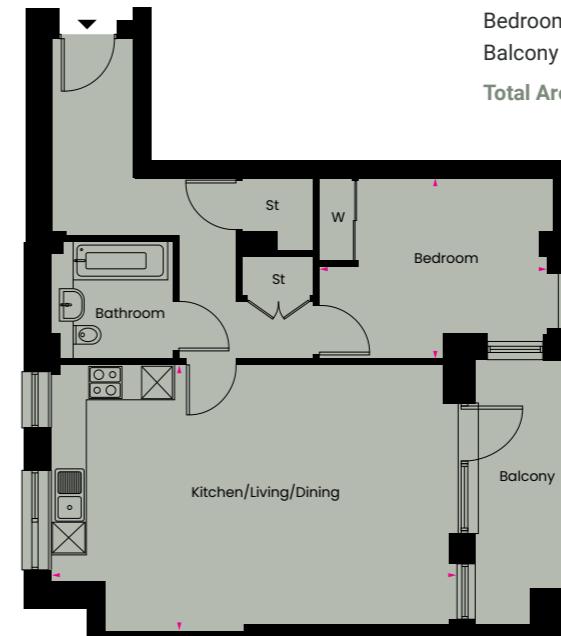


Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%. Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.

## TYPE 7

### Third Floor Plot A-03-07

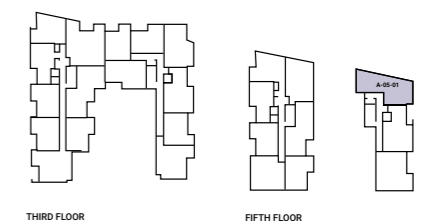
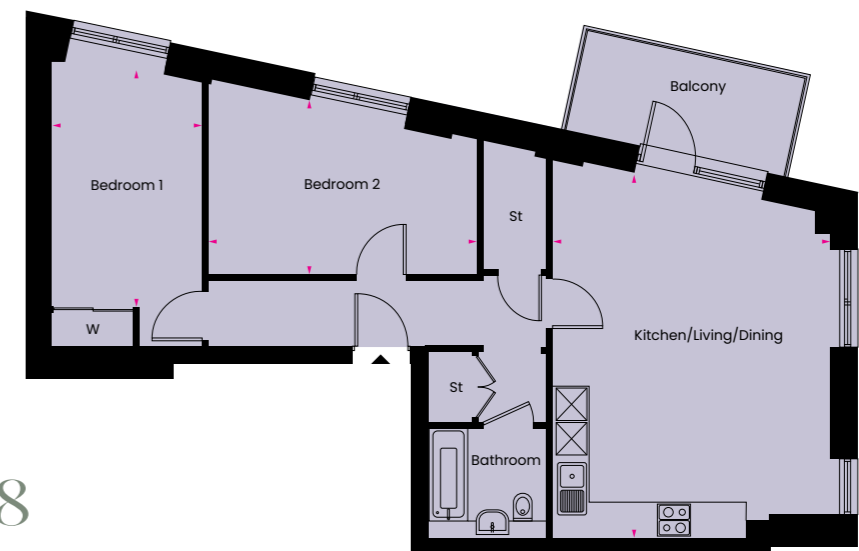
Kitchen/Living/Dining Room	4.70m x 7.30m	15'6" x 23'8"
Bedroom 1	3.30m x 4.20m	10'8" x 13'6"
Balcony	4.80m x 1.70m	15'9" x 5.70"
<b>Total Area</b>	<b>68.1 sq m</b>	<b>733 sq ft</b>



## TYPE 8

### Third Floor Plot A-05-01

Kitchen/Living/Dining Room	6.60m x 5.10m	21'8" x 16'6"
Bedroom 1	5.20m x 2.80m	17'1" x 9'0"
Bedroom 2	3.20m x 4.90m	10'3" x 16'2"
Balcony	4.10m x 1.90m	13'3" x 6'1"
<b>Total Area</b>	<b>81.2 sq m</b>	<b>874 sq ft</b>

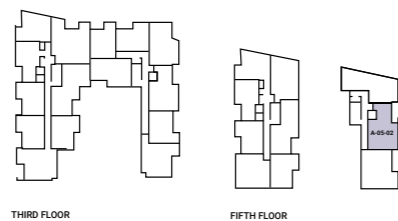


Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%. Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.

# TYPE 9

## Third Floor Plot A-05-02

Kitchen/Living/Dining Room	7.10m x 5.70m	23'3" x 18'8"
Bedroom 1	2.80m x 4.40m	9'0" x 14'3"
Bedroom 2	3.70m x 3.20m	12'0" x 10'4"
Balcony	5.00m x 1.50m	16'3" x 5'0"
<b>Total Area</b>	<b>70.5 sq m</b>	<b>759 sq ft</b>

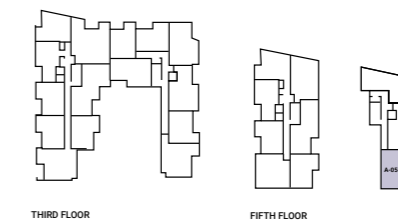
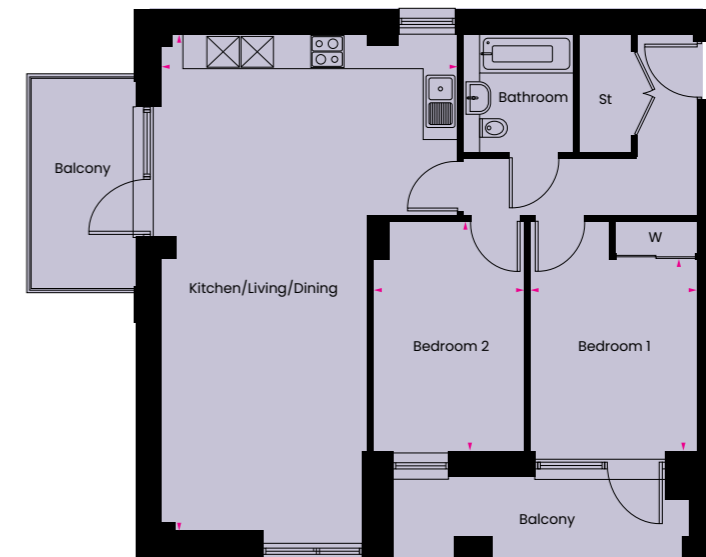


Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%. Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.

# TYPE 10

## Third Floor Plot A-05-03

Kitchen/Living/Dining Room	5.40m x 9.10m	17'8" x 30'0"
Bedroom 1	2.80m x 4.20m	9'0" x 13'8"
Bedroom 2	3.00m x 4.20m	10'0" x 13'8"
Balcony 1	5.40m x 1.50m	17'7" x 5'0"
Balcony 2	1.90m x 3.80m	6'2" x 12'6"
<b>Total Area</b>	<b>80.1 sq m</b>	<b>862 sq ft</b>



Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%. Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.

# LET'S DO THIS TOGETHER

Shared Ownership means buying into your own home can become a reality. It has already helped thousands of people just like you, and even better, it's flexible so it can work around your personal finances.

## 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.



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.



**Tel: 020 8709 4300**

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

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

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

Please note, statements contained within this brochure are understood to be correct at time of print. They are not statements or representations of fact. The information in this brochure does not form part of any contract. The computer generated imagery is indicative and for illustrative purposes only. Stock photography is indicative only. Gateway Housing reserve the right to make alterations to the specification, layout and general appearance of the site and units at any time without formal notice. Vincent Wharf is a marketing name and is not a registered postal address. Travel times are supplied by thetrainline.com and are to show average journey times as a guide, and shouldn't be taken as an accurate representation of timetables. \*Tenants are permitted to use the Bicycle Store for the storage of one bicycle if the Flat has one bedroom and two bicycles if two or more bedrooms, upon authorisation from the landlord.

W

VINCENT WHARF

LIMEHOUSE E14