

A diagonal strip of marbled paper with pink, green, and white patterns is located in the top-left corner of the cover.

LEASIDE

LOCK

LONDON • E3

A dark grey, textured triangular shape is located in the bottom-right corner of the cover.A brown, textured triangular shape is located in the bottom-left corner of the cover.

Make it your own



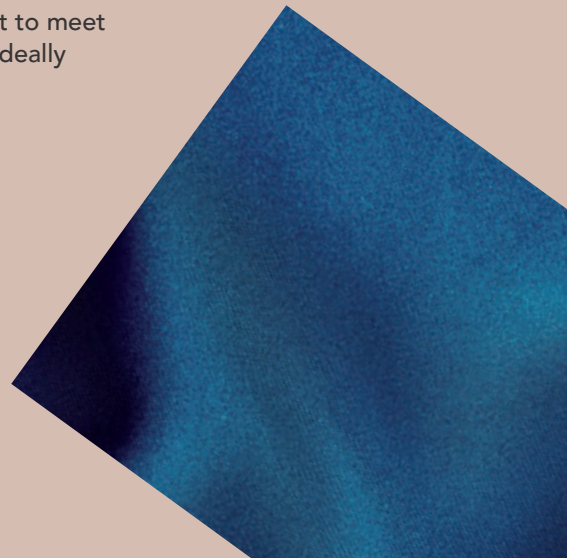
Computer generated image is indicative only



Welcome to Leaside Lock, a vibrant riverside neighbourhood in the heart of sought-after east London.

This contemporary collection of Studio, 1, 2 & 3 bedroom apartments is just a short stroll from the River Lea, surrounded by independent shops and bars and near to a number of well-known attractions like the Olympic Park.

Everything you need is all in one place, so whether you're hopping on the tube for the commute or heading out to meet friends, this new community is ideally located for everyday life.





Computer generated image is indicative only



Made for all

With a range of homes available and lots of things to see and do, life here really is what you make it. The neighbourhood has been designed with modern convenience in mind, so everything you need is on your doorstep.

There will be plenty of outdoor space to enjoy, with a shared courtyard garden and riverside park. And lots of opportunities to connect and meet like-minded people with a new riverside cafe, leisure facilities and co-working spaces.



For movers and makers



Computer generated image is indicative only

This area is ideal for makers and creators of all shapes and sizes. Located near to well-known creative hubs like Hackney Wick and Here East, you'll find inspiration around every corner. Fashion outlets, tech start-ups, artists, innovators and visionaries all flock to the area for its close-knit community and waterside lifestyle. And Leaside Lock has been created with all of this mind. There's space for independent cafes and restaurants to pop-up, and an innovative co-working space for busy entrepreneurs, freelancers and digital nomads looking for a new office setup and a chance to meet new people.

The perfect balance

Life here is all about striking the perfect balance. Whether you're into browsing boutiques, finding quirky places to eat, tuning into up and coming bands, discovering indy art, or walking in nature - Leaside Lock is perfectly placed for every lifestyle.

While this energetic community will offer most of what you need for everyday life, it's good to know that there's plenty to explore within walking distance. Round the corner you'll find the Three Mills, a historic industrial island that houses tidal mills that date back to the 16th century. As well as being a fascinating piece of heritage, it's also where television and film studios are based, and it's a popular location for local events and festivals.

The neighbourhood is also less than a 30-minute walk from Bow and Hackney Wick, which is known for its independent cafes, bars and warehouse pop-up galleries.

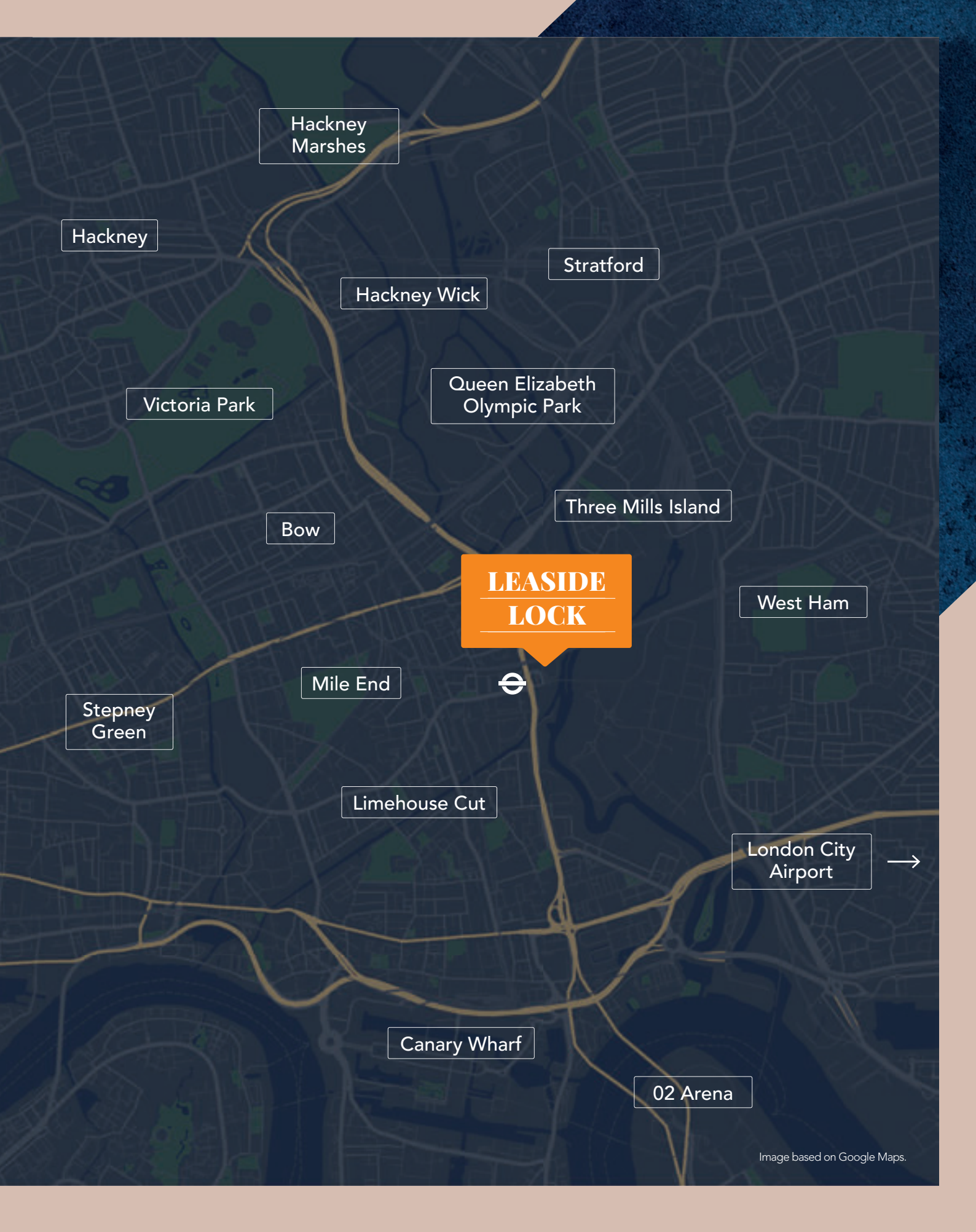


Know your neighbourhood



Computer generated image of Leaside Lock is indicative only

This new community in the making will offer something for everyone.



Hackney Marshes

Hackney

Stratford

Hackney Wick

Queen Elizabeth Olympic Park

Victoria Park

Bow

Three Mills Island

**LEASIDE
LOCK**

West Ham

Mile End



Stepney Green

Limehouse Cut

London City Airport →

Canary Wharf

02 Arena

Make the most of city life

Getting around



Bromley-by-Bow

9
mins

Liverpool Street

16
mins

Stratford

17
mins

Shoreditch



Devon's Road

9
mins

Stratford

14
mins

Canary Wharf

17
mins

Bank



8
mins

Bow

8
mins

Olympic
Park

8
mins

Limehouse
Cut

9
mins

Hackney
Wick

ost

Cycle, walk, or tube - you're spoiled for choice here. And whether it's commuting into work or exploring the city during the weekend, you're brilliantly connected to all that London has to offer. This is the ideal spot for work, rest or play. Bromley-by-Bow tube station is on your doorstep, so the whole of central London is within easy reach including commercial hubs like Stratford and Canary Wharf. And popular attractions like the Olympic Park, Westfield, and the vibrant East Bank are also just a few tube stops away. Devon's Road DLR is also less than a 10-minute walk from Leaside Lock. And what makes this location really special is the amount of transport options on offer. It's good to know that if you don't want to use public transport, you don't have to; you can hop on your bike to travel along the Cycle Superhighway or use the towpath where you can make it all the way along the water's edge to Canary Wharf.

24
mins

King's Cross

25
mins

Canary Wharf

26
mins

Oxford Circus

39
mins

Blackfriars

30
mins

Greenwich

11
mins

Victoria
Park

11
mins

Canning
Town

12
mins

Stratford

16
mins

Canary
Wharf

16
mins

Hackney
Marshes

16
mins

Bethnal
Green

It's all on your doorstep

From historical landmarks to modern bars and boutiques, this area has it all. Three Mills is on the doorstep and is a magnificent example of industrial heritage. The 18th century House Mill that stands here was once a source of flour and gin, and is now a visitor attraction. Three Mills Island also hosts many local events and has

lots of green space to enjoy as well as Wild Kingdom, an outdoor children's play area.

For shops, restaurants and bars, there are plenty of nearby options in Bow. Roman Road (near Victoria Park) is a local hotspot and has an array of independent eateries serving up a variety of cuisines.





A cultural hub

East London is home to entrepreneurs, dreamers, makers, creators, and innovators. And Leaside Lock is right at the heart of all of this, positioned between two of the world's biggest financial powerhouses and just a stone's throw from one of the capital's most exciting cultural hubs.

The canal paths along Hackney Wick are all brimming with warehouses and industrial buildings, many of which have been converted into art studios and creative spaces. This area is known as one of Europe's largest creative communities, so it's no wonder there are plenty of spaces and places for artists to gather. Stour Space is a local haven for creators looking to display their work, Grow is an inspiring space to make music, while Hackney WickED has been putting on dynamic events for over a decade to showcase painters, designers, sculptors, film makers, performers and musicians.



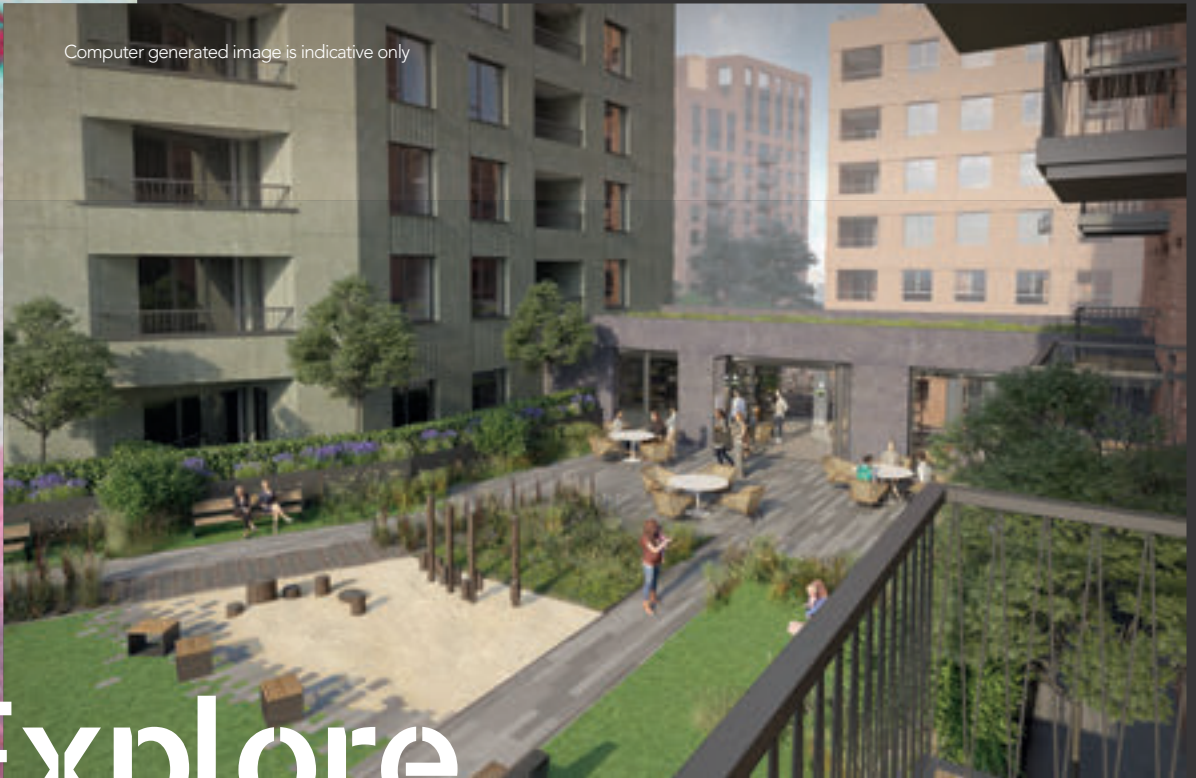
With Stratford and the Olympic Park just a 30-minute walk away, there's always something to see and do. The park has been developed since the 2012 games and attracts thousands of visitors every year, with its world-class sporting facilities, walking and cycling routes, and entertainment venues including the Copper Box Arena. This part of London is going through exciting change and is a firm favourite amongst the creative start-up community, with spaces like Here East, Make Shift and East Bank attracting some of the freshest talent from across the tech and innovation sectors. Next-door neighbour Stratford also has plenty to offer with theatres, urban hangouts, funky pop-ups and one of the largest shopping centres in Europe, Westfield.



The place to be



Computer generated image is indicative only



Explore the great outdoors

Located next to the iconic Three Mills and the River Lea, and within easy reach of east London's bustling canal network, this area is ideal for explorers and adventurers looking to make the most of the outdoors.

As well as the courtyard garden and riverside park to enjoy within the community, there are also plenty of cycling and walking routes nearby (most of which have waterside views).

Limehouse Cut, the oldest canal in London which links the Thames to the River Lea, is a short walk away. The floating towpath offers plenty of opportunities to admire the scenery and spot local wildlife. And this is a great location for fitness enthusiasts too; you can cycle all along the towpath to the Olympic Park where you'll find stretches of outdoor space alongside the world-famous London Aquatics Centre and Velodrome.



Make Shift Ltd., Hackney Bridge (hackneybridge.org)



Hackney Bridge is just one part of east London's regeneration. Brought to life by Make Shift, this creative canalside destination gives local businesses the chance to bring their vision to life, with space for studios, pop-up markets, bars and restaurants.

A bright future

Leaside Lock is at the heart of Bromley-by-Bow, which is undergoing an exciting period of transformation. This new riverside quarter is being rejuvenated with the creation of new green open spaces, river walkways, and cycle and pedestrian bridges (that provide better links to the surrounding area and popular places such as Sugar House Island). There are also new and improved transport connections, with road improvements planned for the A12 linking to Stratford, and TFL upgrading Bromley-by-Bow station.

As part of the Leaside Lock community you'll benefit from all of these improvements, as well as the wider regeneration plans happening throughout east London. Bromley-by-Bow is the gateway to the Lower Lea Valley and Stratford Opportunity Area, which is one of the largest regeneration projects in the country. There are over 30,000 homes and 50,000 jobs being created along with new parks, improved water spaces and wildlife habitats. While there's lots still to come, there's already lots here including The International Quarter, one of London's most exciting business districts. There's also East Bank (the new Culture Quarter in the Olympic Park), and innovation campuses like Here East.

Hackney Wick is also just a short walk from Leaside Lock and is also going through rapid expansion. The area, which is known as one of the fastest growing creative hubs in east London, has been designated as a Creative Enterprise Zone, with £11million being invested for workspaces and job opportunities.





Life



Park life

As well as having an unrivalled waterside location, Leaside Lock is also really close to some of London's best green spaces. Victoria Park is just over a mile away and is ideal for outdoor sports with its running trails, tennis courts and sports ground. Local Yoga teachers also often host sessions here, and there's a big arts and entertainment scene with some of the area's biggest shows and festivals being held here.

About Guinness Homes

We're one of the biggest housing and care providers in the country, with over 66,000 homes across the UK and over 140,000 customers. We're focused on improving people's lives by building new homes and improving services, and we've been doing it for 130 years.

We combine our deep heritage with our forward-thinking ambition and commitment to sustainability. We recognise that the world around us is changing, and while our purpose will always remain the same, we're constantly evolving to make sure we're building energy-efficient homes that last for future generations.





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Making it together.

leasidelock.com



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