

LANSBURY SQUARE E14

Bellway

 **LANSBURY
SQUARE E14**



Welcome to Lansbury Square. A contemporary development of high specification 1, 2 and 3 bedroom apartments, ideally located for Canary Wharf and the City.

Bellway

A
POPLAR
———— PLACE ————
TO LIVE

Poplar is rapidly becoming one of the sought-after areas in London. It has a character all of its own. You can feel heritage and sense of community everywhere.
It's simply a great place to live.



Computer generated image of Lansbury Square.

THE REAL
VIEW
FROM
YOUR HOME

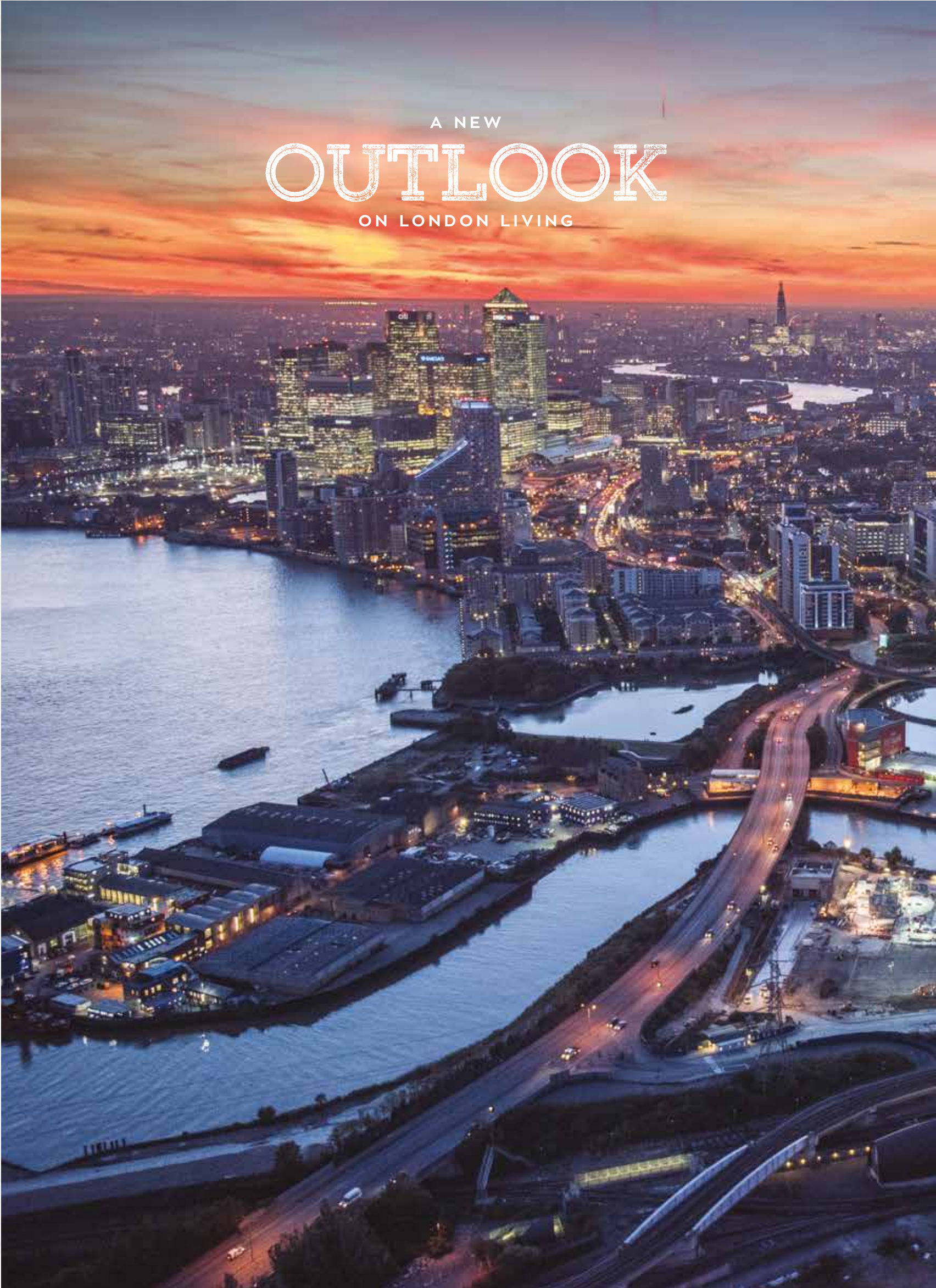




Every apartment at Lansbury Square comes with its own private balcony or terrace. From there, you can enjoy views across London, from Canary Wharf to the Thames and beyond.



A NEW
OUTLOOK
ON LONDON LIVING





Aerial photograph.

CITY

WITHIN A

CITY



Where corporate HQs rub shoulders with chic river-view bars and restaurants.



With such enviable proximity to London's business and finance districts, including the European headquarters of numerous major banks such as Barclays and HSBC, it's possible to cycle to Canary Wharf in 8 minutes or walk in under half an hour.

Canary Wharf is home to one of the best boutique film theatres that London has to offer, the Everyman Cinema located in Crossrail Place offers remarkable film listings and a statement bar.

LONDON MOVES EAST

POPLAR

3 minutes
by rail

Poplar is one of the real up-and-coming areas of East London. A great deal of regeneration activity has taken place - including Poplar Riverside - that is quickly turning the area into an exciting and vibrant place to live.



HOXTON

24 minutes
by rail

Hoxton is the place to be seen. Based around Hoxton Square and Jay Jopling's White Cube gallery, hip bars and art galleries make the area a late night Mecca. It's artistic and edgy but still welcoming.



SHOREDITCH

22 minutes
by rail

Shoreditch has become one of the trendiest parts of London. Situated between Brick Lane and the City, it offers the best of both worlds - great bars and restaurants sit beside artist studios and cockney butchers.



STRATFORD

8 minutes
by rail

Westfield Stratford City is a new type of shopping experience. It's an exciting and dynamic place to shop, to eat and to meet. Along with the world's leading retail brands, there are award-winning restaurants as well as regular entertainment and events.



HACKNEY WICK

16 minutes
by rail

With a major concentration of artists and studio spaces, Hackney Wick is a hub of creativity and innovation. Quirky bars and cafés, public artworks and a vibrant nightlife make this a place to discover.



LIMEHOUSE

10 minutes
by rail

Limehouse is full of London history. Narrow Street is one of the last surviving early Georgian terraces in the city. Here, you'll find the Grapes, a favourite pub of Charles Dickens and Francis Drake.



CANARY WHARF

5 minutes
by rail

Just 5 minutes by DLR takes you to the heart of Canary Wharf, one of the UK's main financial districts and now an impressive shopping and leisure destination.



DALSTON

27 minutes
by rail

Long before it was considered one of the 'coolest places in Britain', young creative types flocked to Dalston to enjoy the buzzing nightlife, vintage shops and cafés.





LET'S GO TO



MARKET



**FIND EVERYTHING YOU
COULD WANT**

One of the East End's secrets is the wide range of street markets that play an integral part of the daily life of the area. From flea markets and farmers' markets to art and crafts and gourmet street food, there really is something for everyone.



Roman Road Market



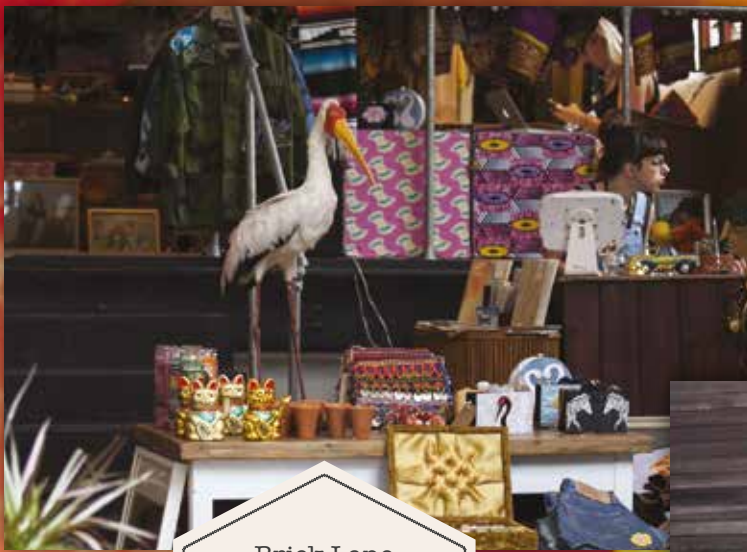
Running for over 150 years, this is a traditional East End street market mostly selling affordable fashion and homeware.



Spitalfields



Spitalfields is one of the most famous markets in London, comprising Spitalfields Traders Market, Spitalfields Arts Market and the Market Street shops.



Brick Lane



Brick Lane Market is a bustling artistic hub which attracts a lot of Londoners in search of second-hand furniture, unusual clothes and bric-a-brac.



Chrisp Street



Chrisp Street market was the first purpose built shopping centre in the UK. Think fruit and vegetables mixed with fêtes and film festivals.



Within the heart of modern, urbanised London,
you'll find an incredible range of open,
green spaces.

CANALS & PARKS

LIMEHOUSE CUT

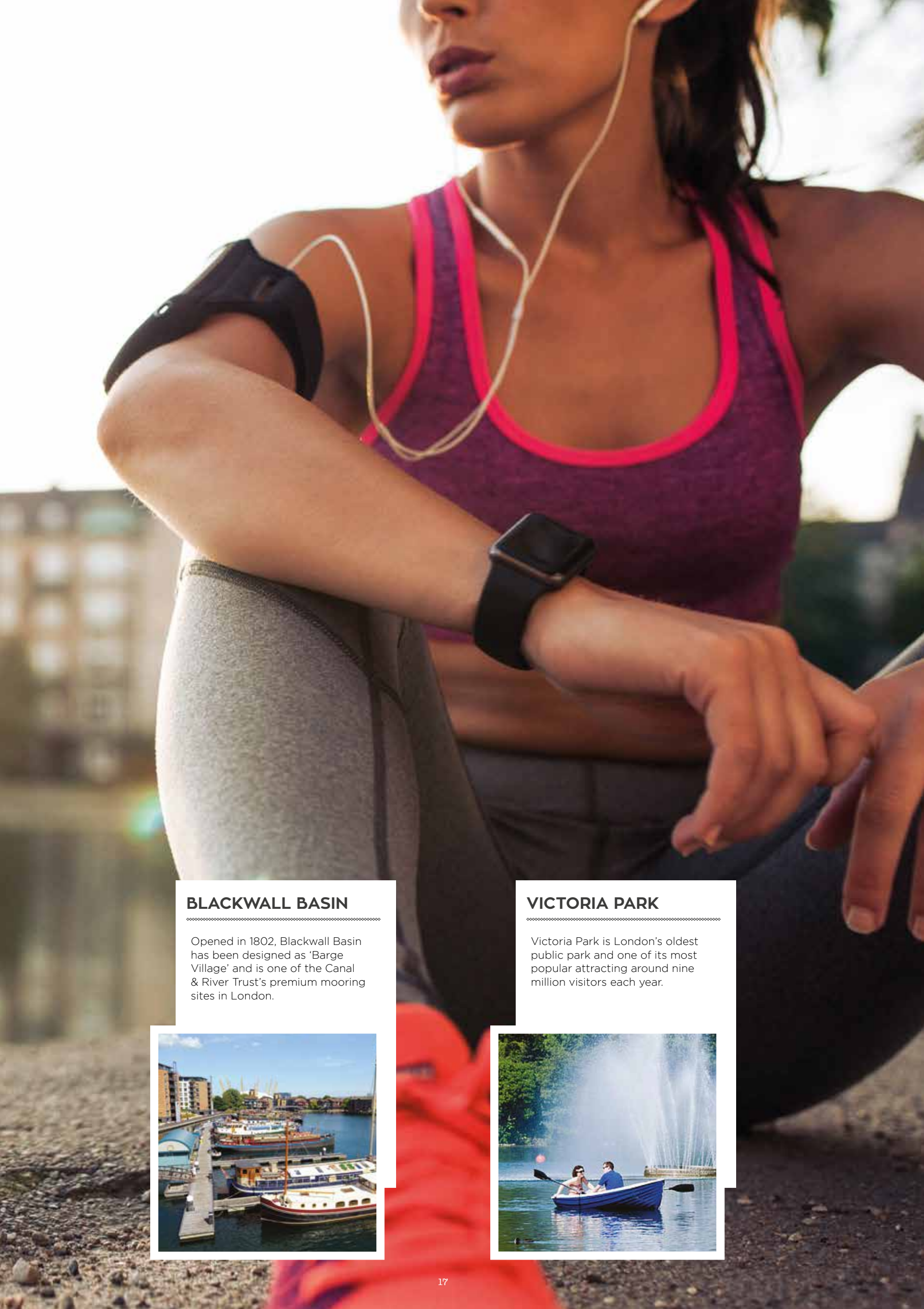
Opened in 1770, this canal and its towpath is now a tranquil place to walk along with parts of the bank semi-wild, providing a home to a range of wildlife.



BOW CREEK ECOLOGICAL PARK

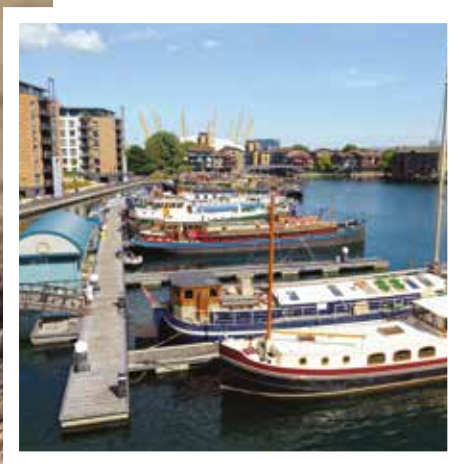
This former ironworks, shipyard and coal wharf is now a real wildlife haven in the urban environment and a great place to escape the hustle of the city.





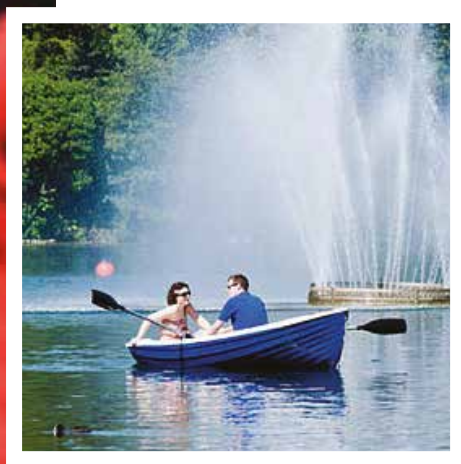
BLACKWALL BASIN

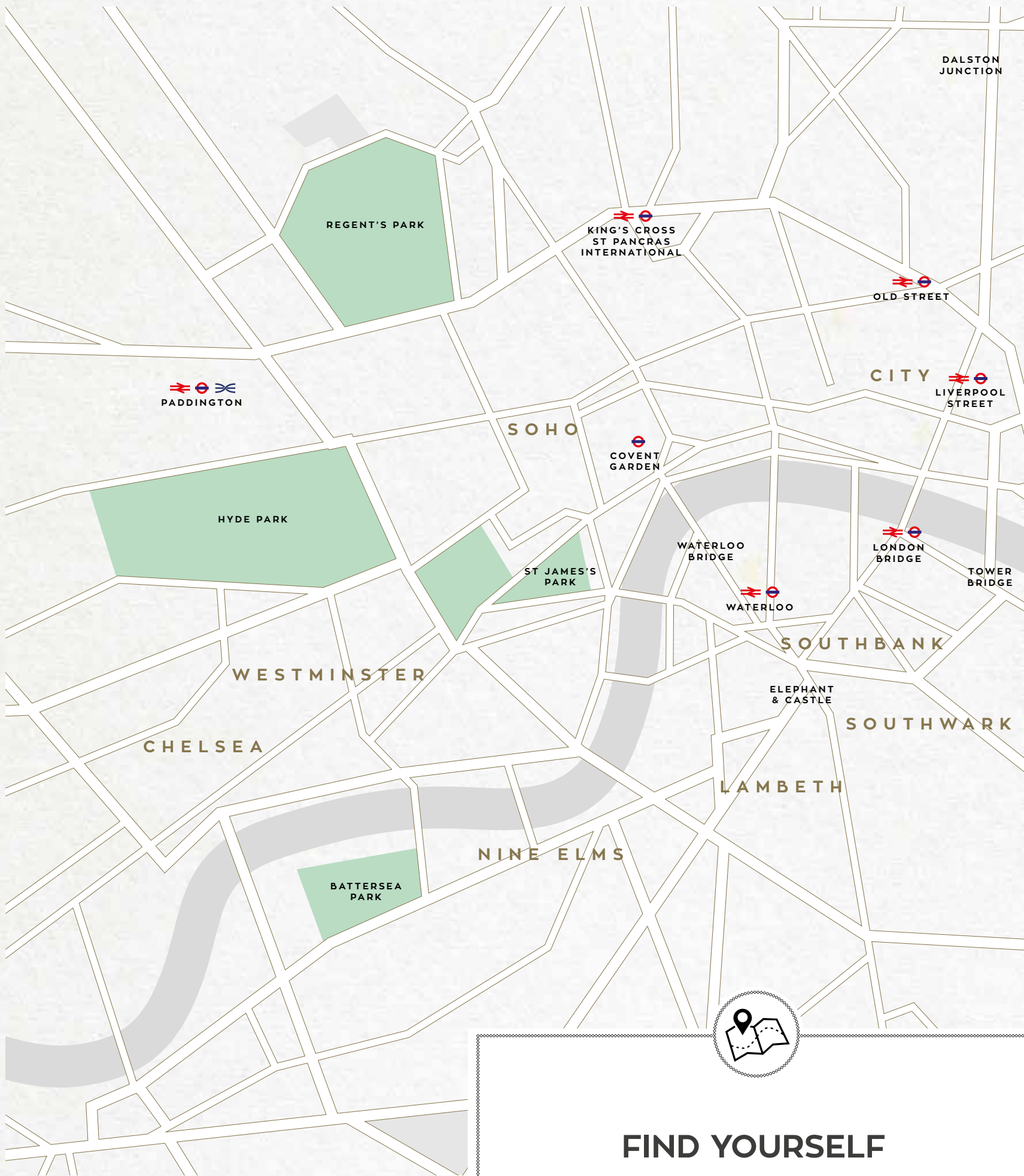
Opened in 1802, Blackwall Basin has been designed as 'Barge Village' and is one of the Canal & River Trust's premium mooring sites in London.



VICTORIA PARK

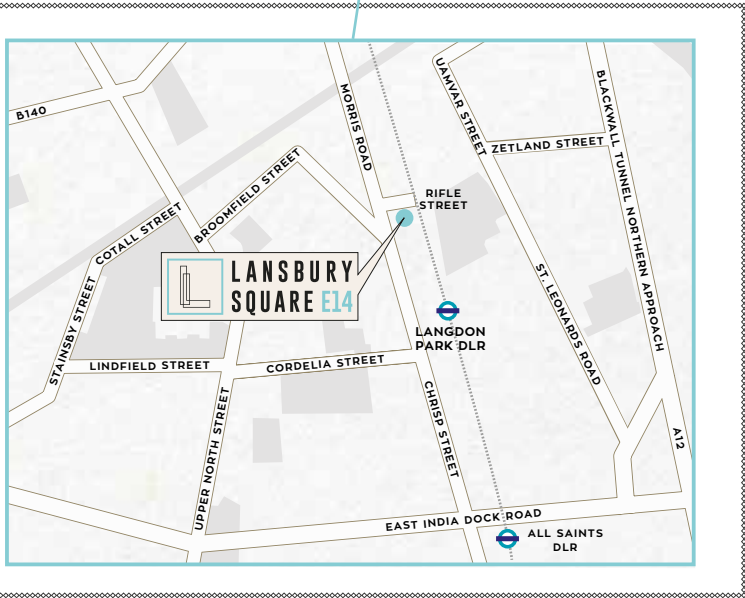
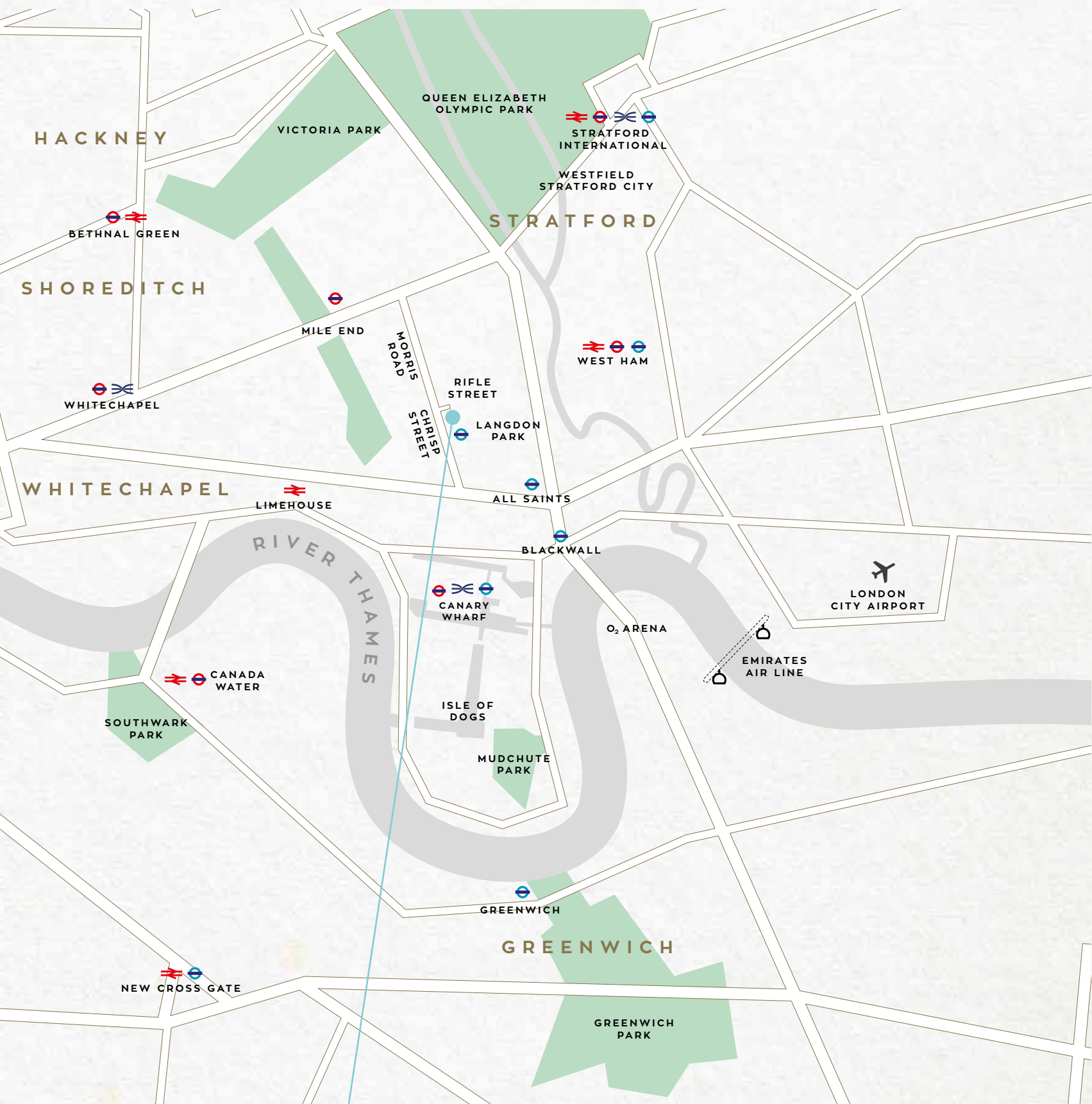
Victoria Park is London's oldest public park and one of its most popular attracting around nine million visitors each year.





FIND YOURSELF

In the heart of London's East End, Lansbury Square provides excellent travel connections to Canary Wharf, the City of London and the West End.





Journey times are representative of journeys and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and tfl.gov.uk.



☉
Canary Wharf
5 minutes

☉
Bank
15 minutes

☉
Stratford International
18 minutes

☉
London City Airport
19 minutes

BY DLR

EXPECTED



Liverpool Street
44 minutes



Olympic Park
31 minutes



Stratford High Street
20 minutes



Canary Wharf
14 minutes

BY BUS

96275

THE
INSIDE
— STORY —



Bathroom & En Suite



Elegant tiling and simple, stylish fittings from Mira and Roca feature in all bathrooms and en suite shower rooms.

Living Areas



With a choice of flooring throughout to energy efficient lighting, the lounge and bedrooms are designed to create light and open rooms.

All apartments in Lansbury Square benefit from a high quality specification and contemporary design features. Every detail has been carefully considered to ensure you receive the best possible living experience.



Kitchen



High-quality stainless steel kitchen appliances combine with attractive fitted units to deliver a superior finish through our kitchens.

A DETAILED SPECIFICATION



KITCHEN

- / Contemporary units with square edged worktops, matching upstand and soft close doors and drawers
- / Handleless wall unit doors
- / Stainless steel 1.5 bowl under mounted sink with chrome plated mixer tap
- / Stainless steel electric fan oven with ceramic hob, extractor hood and coloured glass splashback
- / Integrated fridge/freezer
- / Dishwasher space
- / Washer dryer space in utility cupboard

BATHROOM & EN SUITE

- / Modern white sanitaryware
- / Semi recessed basin with chrome plated mixer tap
- / Dual flush WC with concealed cistern and soft close seat and lid
- / Vanity unit
- / Bath fitted with chrome plated taps
- / En suite fitted with thermostatic shower
- / Walls to be fully tiled around bath and shower, and half tiled to remaining walls

HEATING

- / Individual heating and hot water by energy saving boiler
- / Chrome heated towel radiators

LIGHTING

- / Low energy downlights to hallway, living room, dining room, kitchen, bathroom and en suite
- / Energy efficient pendants to all bedrooms
- / Feature LED lighting fitted to the underside of kitchen wall units
- / External wall mounted light fittings to balconies and terraces

ELECTRICAL

- / TV/SATV (SkyQ) outlets to living room and master bedroom*
- / Telephone points to living room and master bedroom*
- / Hyperoptic High Speed broadband

GENERAL

- / Built in wardrobes to master bedroom (where shown)
- / Internal white doors with chrome plated handles
- / Laminate wood flooring to living room, kitchen and hallway
- / Carpet to all bedrooms
- / Hardwood threshold to entry door
- / Internal walls and ceilings finished in white matt emulsion throughout
- / Internal woodwork finished in white
- / Passenger lift for apartments
- / Mains powered smoke detector
- / 10 year NHBC warranty

Photography of nearby development. For a more detailed specification of your chosen property type please ask our Sales Advisor. Specification details are a guide only and subject to change.
*For future connection by purchaser.





BESPOKE HOMES CRAFTED BY THE CHOICES YOU MAKE

Take advantage of our unique Additions package & create a home that is as individual as you are.

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most importantly of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Kitchens

- / Additional cupboard door choices
- / Integrated dishwasher
- / Free standing washer dryer
- / Integrated microwave

Flooring

- / Range of tiles, carpets and wood flooring

Electrical

- / Chrome sockets
- / Chrome switches

Miscellaneous

- / Fitted wardrobes to additional bedrooms

Bellway



Computer generated image of nearby Kent Wharf.

EXCELLENCE AT THE HEART OF OUR HOMES FOR OVER SEVENTY YEARS

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne.

From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.



OUTSTANDING CUSTOMER CARE

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible.

For over seventy years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home.

On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Bellway