



SOAPBOX

FRESH HOMES

**SUGAR HOUSE
ISLAND**

STRATFORD, E15

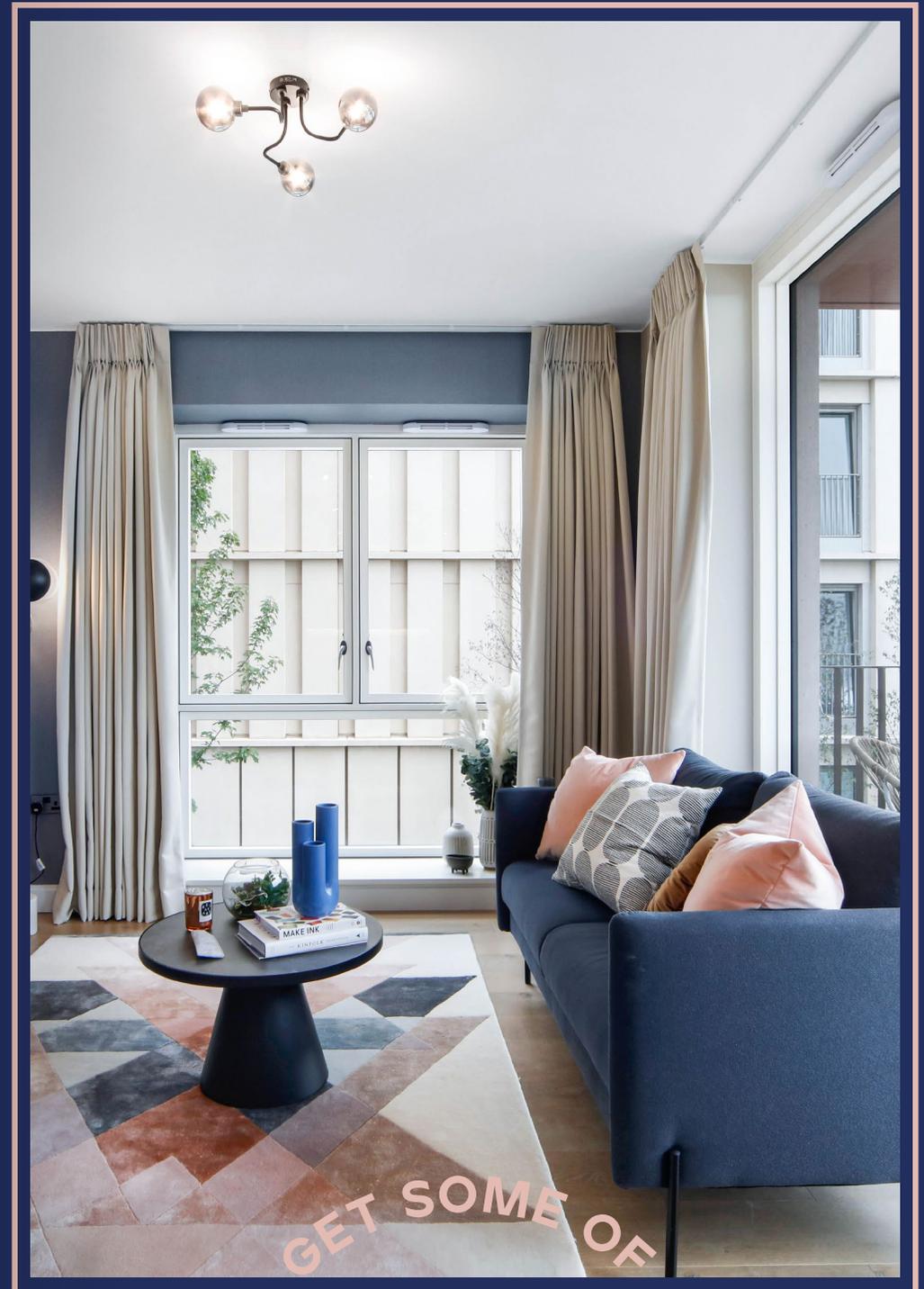
SOAPBOX

FRESH HOMES

With brilliant views, bold interiors and a buzzing community, Soapbox is the second collection of homes to arrive at Sugar House Island.

Part of a creative and eclectic community, our newest homes and mews houses are surrounded by east London's waterways and set amongst beautiful secluded courtyards.

From spacious studios to marvellous mews houses, there's a home for everyone at Soapbox – even your four-legged friends!



LET'S GET SOME OF THAT
FUN

CLEAN BRIGHT LIVING

Wherever you are in your home at Soapbox you'll be able to take in its wonders.

Whether you're admiring the City from the thirteenth floor, gazing out onto the gorgeous residents' courtyards or kicking back on your balcony watching the canal float by, there's always a spectacle to capture your eye.

And the interiors make no exception. With carefully designed finishes, hand-picked furniture and high-quality appliances, everything at Soapbox has been meticulously selected.

DELIGHTS BOXED IN

Video entry system

Contemporary flooring with underfloor heating

Integrated Bosch kitchen appliances

Solid stone worktop with handmade brick tile splashback

Porcelain tiled bathrooms with chrome features

Bespoke vanity with counter-top basin

Rain showers with hand-held handset

Downlights throughout

Full height windows to many homes

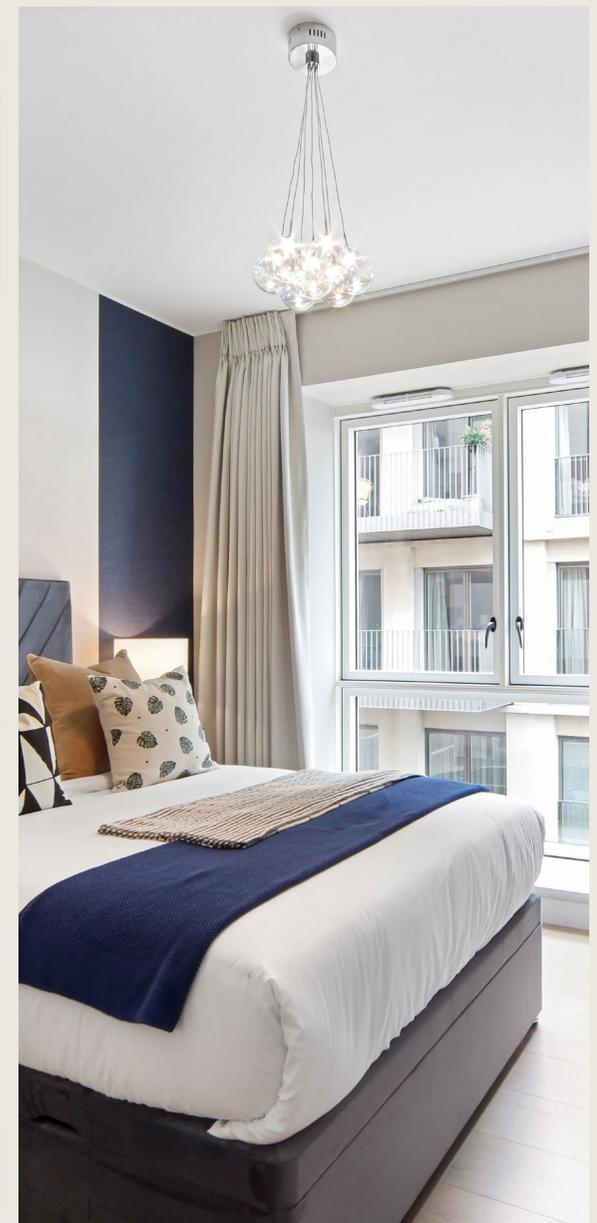
High ceilings

Thoughtfully designed layouts

Generous storage



PACKED
WITH GOOD
THINGS



ISLE OF FRESH HOMES

We like to make life easy here at Sugar House Island which is why we've designed our services to be as flexible as possible. From generous basement storage for your bits and bobs, high speed WIFI to keep you connected and

a 'pets welcome' policy so you can bring your furry friend, life at Soapbox is built around you. Our friendly concierge team is on hand seven days a week to answer queries and our 24-hour accessible parcel room means

your parcels can be stored for your collection whether you are in or out. We've even included a complimentary handyman service to help you personalise your new home.



GET HOME, PUT YOUR FEET UP ALL HOMES COME FURNISHED



BASEMENT STORAGE



**HIGH SPEED
FIBRE**

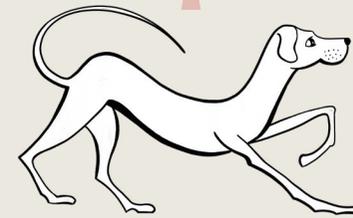


**OFF-STREET
PARKING***



**FRIENDLY
CONCIERGE**

**PETS
WELCOME**



**COMPLIMENTARY
HANDY MAN SERVICE
ON MOVE IN**



24/7

ON-SITE SECURITY



**ON-SITE
MAINTENANCE**



**RESIDENT
LIFESTYLE APP**



PARCEL ROOM



**ON-SITE CONVENIENCE
STORE ARRIVING 2021**

* Selected apartments only

* Subject to availability and at an additional cost



ISLE OF WONDERS

As our Island grows, so does the number of independent businesses and organisations that occupy it.

From a bustling bar to a quirky cafe and the imminent arrival of a boutique gym and independent convenience store, Sugar House Island is evolving into a hub for creative and independent minds, all moments from your doorstep.



THE PRINT HOUSE BAR & KITCHEN

With canal-side views and a sunny cobbled yard, the family-run Print House Bar & Kitchen serves up delicious sourdough pizzas, a great range of draught beers and premium cocktails. Hosting pop ups from smaller businesses and an exclusive mezcal event with a DJ, this is where you'll find us on a sunny Saturday.

INDEPENDENT GYM

An independent functional fitness facility, the gym will offer small group training and fitness classes in an inclusive training space for all abilities. Coming ashore 2021.

THE TALENT HOUSE

East London Dance and music social enterprise UD have joined forces under one roof to offer opportunities to young people, artists and our residents. So, if you fancy yourself a dapper hand on the decks or a whizz on the dance floor, as an Islander you'll have access to exclusive open days plus training for all ages and abilities throughout the year.

SCHOOL 360

From the operators of Stratford's Ofsted Outstanding School 21, School 360 is the Big Education Trust's latest school, opening its doors to its first intake of pupils in September 2021.

JERMS

Smoothies, Salads and tasty treats, Jerms offers up a whole range of healthy vegan delights. With a focus on gut health, Jerms plant-based menu is packed with high-quality whole foods and fibre-filled options. Wander down with your laptop and park up with a coffee in their quirky café in Dane's Yard.

THE MARKET

The Market is the Island's very own convenience store. From your daily staples to a takeaway lunch, some extra tonic for your gin (or extra gin for your tonic), the Market will be open Monday - Sunday 08:00 - 22:30 for all your essential needs. Opening Autumn 2021.



-  ●
-  ●
-  ●



- UNDER CONSTRUCTION
- FUTURE PHASES

BE HOME IN MINUTES

Get to

KING'S CROSS

From Stratford Int. via National Rail



LIVERPOOL ST.

From Stratford via Central Line



CANARY WHARF

From Pudding Mill Lane via DLR



BANK

From Stratford via Central Line



CITY AIRPORT

From Stratford High Street via DLR



WATERLOO

From Stratford via Jubilee Line



OXFORD CIRCUS

From Stratford via Central Line



Whether you're heading into the office, crossing the City for that gig, or just venturing out for a break from home working, we're spoilt for choice with transport links.

Eight stations, seven lines, five bus routes and two dedicated cycle paths keep us well connected with the City and its surrounds. For those longer trips, London City Airport is just down the road.

CYCLE TIMES

Olympic Park 4 min

Here East 9 min

Canary Wharf 16 min

Liverpool St. 19 min

London Bridge 21 min



All travel times are approximate. All travel times are sourced from Transport for London and Google Maps.

SOAPBOX

E15

ISLE OF
OPPORTUNITY

LDN

**AN ISLE OF THINKERS, MAKERS,
TRAILBLAZERS, HOME TO MOVERS,
DOERS AND CREATORS.**

Come join a growing community that already includes TikTok designers and fashion buyers, students, actors and building contractors; events planners and programmers, chefs, bakers and music makers; paramedics, police, and social media strategists, economists, landscapers, waiters and analysts; architecture, graphic and interior designers, IT consultants and child minders, YouTubers, lawyers, some crypto traders too, bartenders, psychologists and PTs - to name just a few.



RELISH THE
**LOCAL
AREA**

CULTURE **SPORT** **CHILLS**
WALKS **TALKS** **CREATIVITY**
RETAIL **THERAPY** **WINING**
DINING **WATERSIDE** **GREEN**
GRAND **DAYS** **OUT**



**FUN
TIMES
AHEAD**

**WINING
& DINING**

For a laid-back evening, meander along the canal to Hackney Wick and throughout the Queen Elizabeth Olympic park. Here, you can make the most of an array of independent bars and restaurants. Looking for a trusted chain? You can stroll into Stratford for a selection of eateries at Westfield Shopping centre for something a little more formal.



At Sugar House Island, there's a bit of everything on your doorstep. There's eateries and entertainment, cinemas and culture. Canalside walks, world-class sports facilities, pared back bars and a bustling shopping centre.



**CREATION &
INSPIRATION**

Sugar House Island is at an intersection between London's two hottest growing creative epicentres; Three Mills and the coming East Bank. With art centres and galleries, and theatres and performance venues on your doorstep, there's always something new to explore.

**LOCALLY
COFFEE
BY THE
CANAL**

ROASTED



**LEARNING
HOTSPOT**

Soapbox is ideally located for students at the exciting new UCL East, UEL Stratford and Loughborough University London. All within walking or cycling distance.

**SIESTAS,
SLIPPERS &
RIVERSIDE
VISTAS**

**LONG RUNS &
OUTDOOR FUN**

World-class sports facilities, cycle routes and swathes of green space surround the Island, so why not test out your skills at the Lee Valley Velopark or take a dive at the Aquatics Centre. Sound too vigorous? How about a stroll across the canal to Three Mills Green or a wetland walk in Queen Elizabeth Olympic Park?





**SUGAR HOUSE
ISLAND**