

329 Morville St

THE
BOILER PLATE

BOW E3



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JUST YOUR CUP OF TEA

The Boiler Plate offers a limited release of six Shared Ownership apartments by Gateway Housing Association, for stylish living in the heart of the East End.

The mix of one, two and three bedroom apartments sit on the former site of Tredegar Boiler House in Morville Street, once home to a pair of Victorian steampowered plant engines, whose giant boilers were affectionately known as The Kettles. Later a 40m tall chimney and a valve house were added.

The Boiler Plate's warm-coloured, brick-built apartments fuse the area's industrial heritage with contemporary living. At your doorstep is a creative neighbourhood rooted in the heart of Bow, where everything boils down to community.



Computer generated image is indicative only.



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ADD A STRING TO YOUR BOW

History and community are in abundance at The Boiler Plate with the contemporary apartments nestled between The Fairfield Road Conservation Area and uber cool Bethnal Green.

An area once known for its bow china, match makers, silk factories and later locomotive workshops is now making way for young professionals, from those in the creative industries to City finance workers.

The village-like feel makes this an ideal choice for first-time buyers, from hip professionals to young families who have a link to the borough.

The collection of six Shared Ownership apartments make up part of the exciting Kettleyard development that is reviving the area. The Boiler Plate offers a selection of one, two and three bedroom apartments, all with their own private outdoor space. Two landscaped roof terraces offer extra outdoor space in this already leafy

suburb and form an added bonus for residents to get to know their neighbours while soaking up the views across London.

Inside, residents enter through an industrial-looking communal entrance, a nod to the area's rich history. In the contemporary apartments residents benefit from open plan living, with lots of natural light from the expansive double glazed windows, complemented by a modern specification including wooden flooring and Zanussi appliances. There is also communal bike storage for those who like to get around on two wheels.

The Boiler Plate is delivered by Gateway Housing Association, which has served the East End for nearly 100 years and is proud of the local knowledge it has, the thriving communities it serves and the quality of build each home offers to those looking to own their first home.

ROOMS WITH A VIEW





VILLAGE LIVING IN LONDON

Life in Bow is like living in a village, yet with everything the capital has to offer on your doorstep and plenty of green space to escape the bustle.

Bow's diverse neighbourhood has no shortage of history and community spirit so residents will be able to get involved in village activities such as **The Great Get Together**, an annual picnic with your neighbours in nearby **Grove Hall Park** or the local **Summer and Winter Festivals**.

Whether it's meeting up with friends and catching a gig at **Victoria Park** or a bargain hunt around funky **Roman Road Market**, one of the oldest trade routes in Britain, there is plenty of activity to be had. Dotted around the market is an eclectic mix of independent boutiques from grocery and charity shops to tea rooms, florists and hairdressing salons.

Spot a musician or two in and around the **Café Music Studios**, the most artist-centred recording studio favoured by the likes of Coldplay, King Creosote and Brett Anderson of Suede, sample a pint and a great pizza at **The Bow Bells**, one of London's oldest pubs or head to the other end of Roman Road where you enjoy a Sunday rambling around the beautiful **Colombia Road Flower Market**.

For the more artistically-minded, why not visit the **Nunnery Gallery** on Bow Road, a free public space in a former nineteenth-century convent, championing the work of emerging artists and uncovering local history.

Outdoor space is plentiful in Bow with **Victoria Park** and its boating lake a short stroll away or hop on your bike east to venture to **The Olympic Park** or west to Mile End Park. Closer to home is also **Tredegar Central Square**, a designated conservation area surrounded by beautiful architecture and greenery.



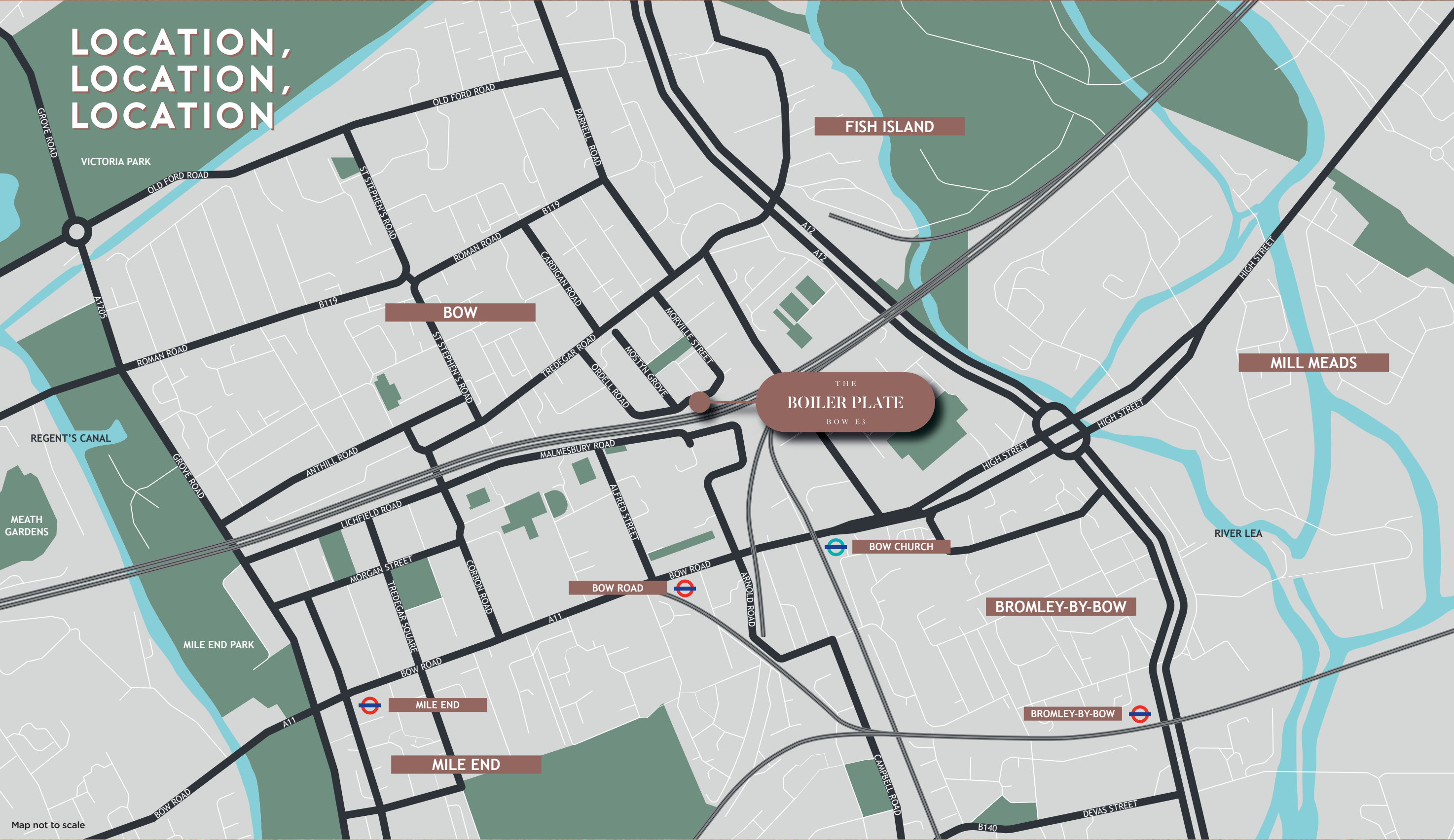
SOAK UP THE HEART OF THE EAST END

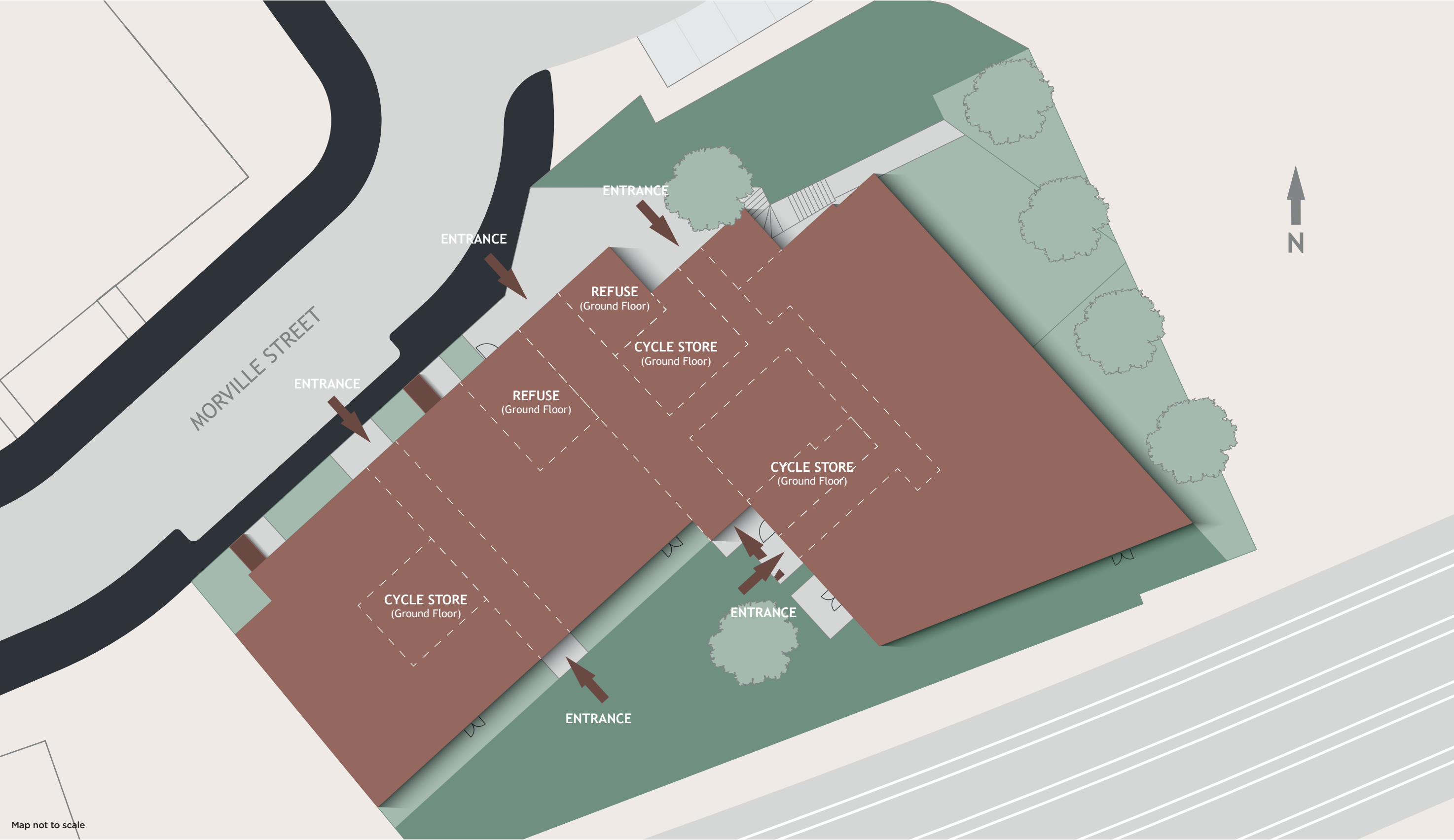
At The Boiler Plate you can become a part of the bustle of Bow. There's a lively mix of dining and leisure possibilities especially in and around **Roman Road Market** that takes place every Tuesday, Thursday and Saturday. You can explore its half a kilometre stretch through the heart of Bow and pick out bargains from women's fashion and homewares to delicious street food.

To fill your stomachs after all that shopping there's plenty of culinary delights too. Try paper-lantern adorned **My Neighbours the Dumplings** for Chinese and Sake in Victoria Park Village, tapas and live music at **Muxima**, an artisanal friendly and relaxed café or a fresh pastry and coffee mid-morning at **Mae + Harvey**, the perfect all day and evening café to spark your creativity.

Sandwiched between art galleries, trade stalls and coffee shops you will also find a host of characterful pubs and bars. On sunnier days why not take in the surroundings at charming pub, **The Lord Tredegar** that has a large and leafy sun trap beer garden, or try an ale in **CRATE Brewery**, a bar in an old factory complete with its own micro-brewery or for something stronger try **East London Liquor Company**, a local and vintage whiskey, gin and vodka distillery.







THE APARTMENTS



All Computer generated images are indicative only.

SPECIFICATION

The apartments at The Boiler Plate offer a high specification, with luxurious fittings and finishes.

KITCHEN

- Premium light grey oak handleless lower cabinets
- Concrete accent handleless push to open upper cabinets
- Light grey glass splashback behind hob
- Blanco stainless steel inset sink
- Blanco chrome single lever mixer tap
- Zanussi appliances including:
 - Washer/Dryer
 - Fridge Freezer
 - Dishwasher
 - Cooker hood
- Bosch integrated cooker and hob

BATHROOM

- Ceramic concrete effect tiles in cinerous grey to floors
- Ceramic concrete effect tiles in gainsboro grey to floors
- Idealform wall mounted rectangular bath in white
- Meridian gloss bath panel in white
- Double panel hinged glass bath screen
- Hansgrohe chrome thermostatic wall-mounted bath and shower mixer tap with matching shower attachment
- Ideal Standard back-to-wall WC with concealed cistern and chrome Flush Plate
- Chrome heated towel rail
- Full height, full width 4mm mirror above wash basin

BEDROOMS

- Cormar Oaklands wool carpet in linnet

ELECTRICAL

- White switches and sockets throughout
- LED downlighters in white to internal areas

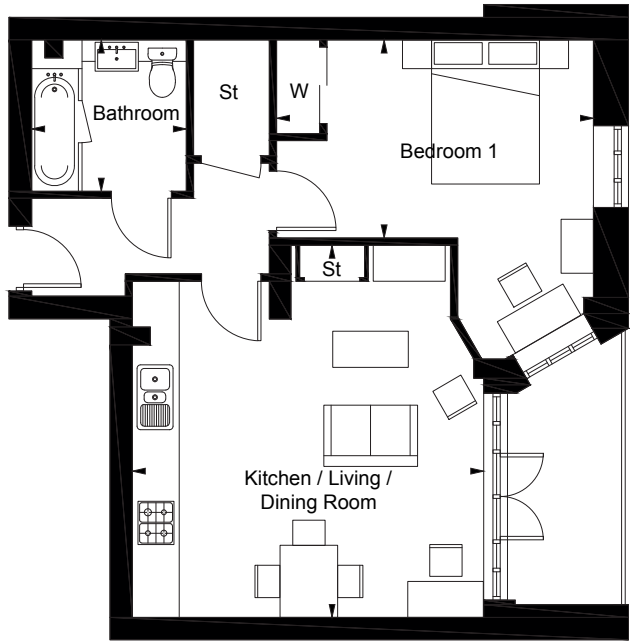
INTERIOR FINISHES

- Lifestyle flooring in traditional oak to hallway, kitchen, and living rooms
- Portico full length sliding wardrobe with silver frame and mirrored doors (main bedroom only)
- Stainless steel ironmongery throughout
- White skirting boards
- Dulux vinyl matt in white to walls and ceilings
- Dulux Trade Gloss finish woodwork & window sills

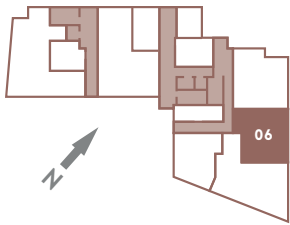
SECURITY AND PEACE OF MIND

- Front door with multi-point locking system and stainless steel ironmongery
- Video/phone entry system

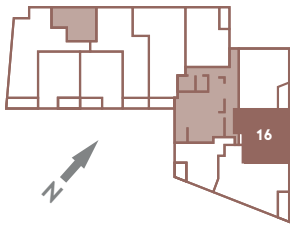




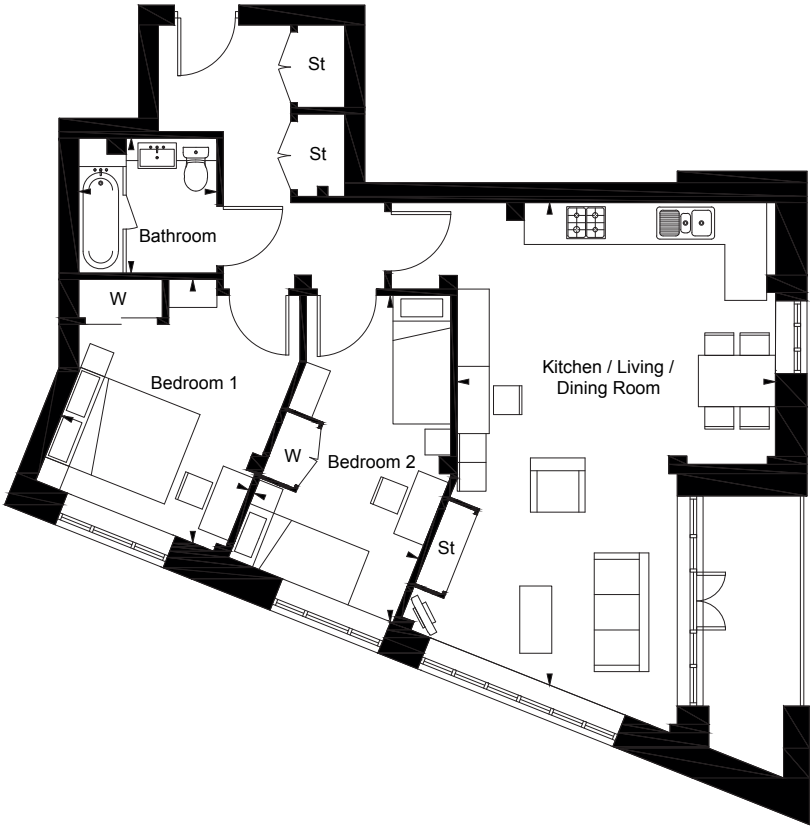
PLOT 6 | 16
ONE BEDROOM



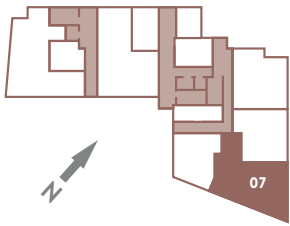
GROUND FLOOR



FIRST FLOOR



PLOT 7
TWO BEDROOM



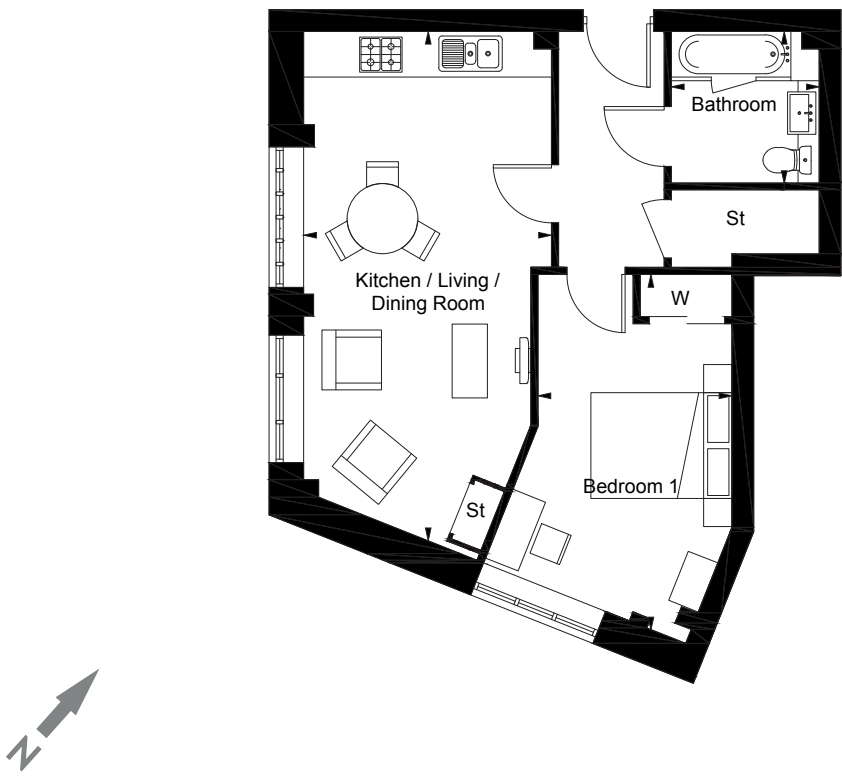
GROUND FLOOR

KITCHEN/LIVING/DINING ROOM	5.16m x 4.87m	16'11" x 16'0"
BEDROOM	4.39m x 2.75m	14'5" x 9'0"
GROSS INTERNAL AREA	50.3 sq m	541 sq ft

KITCHEN/LIVING/DINING ROOM	7.51m x 4.95m	24'8" x 16'3"
BEDROOM 1	4.10m x 3.13m	13'5" x 10'3"
BEDROOM 2	5.07m x 2.75m	16'8" x 9'0"
GROSS INTERNAL AREA	76.1 sq m	819 sq ft

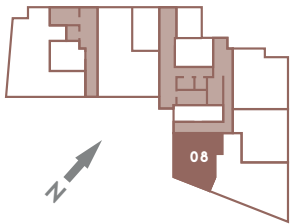
Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Ceiling height may vary within select apartments, please speak to the sales team for more information. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

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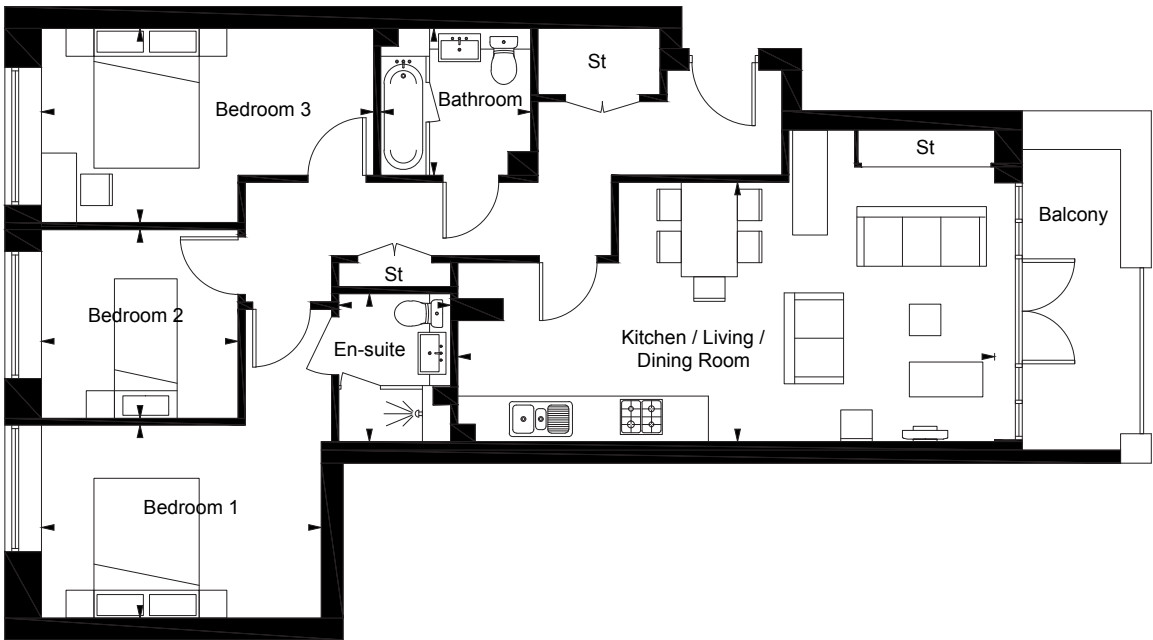
PLOT 8
ONE BEDROOM

KITCHEN/LIVING/DINING ROOM	7.22m x 3.51m	23'8" x 11'6"
BEDROOM	5.04m x 2.75m	16'6" x 9'0"
GROSS INTERNAL AREA	50.1 sq m	539 sq ft



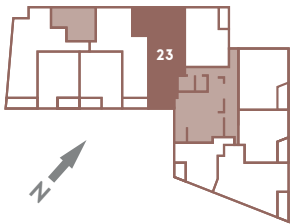
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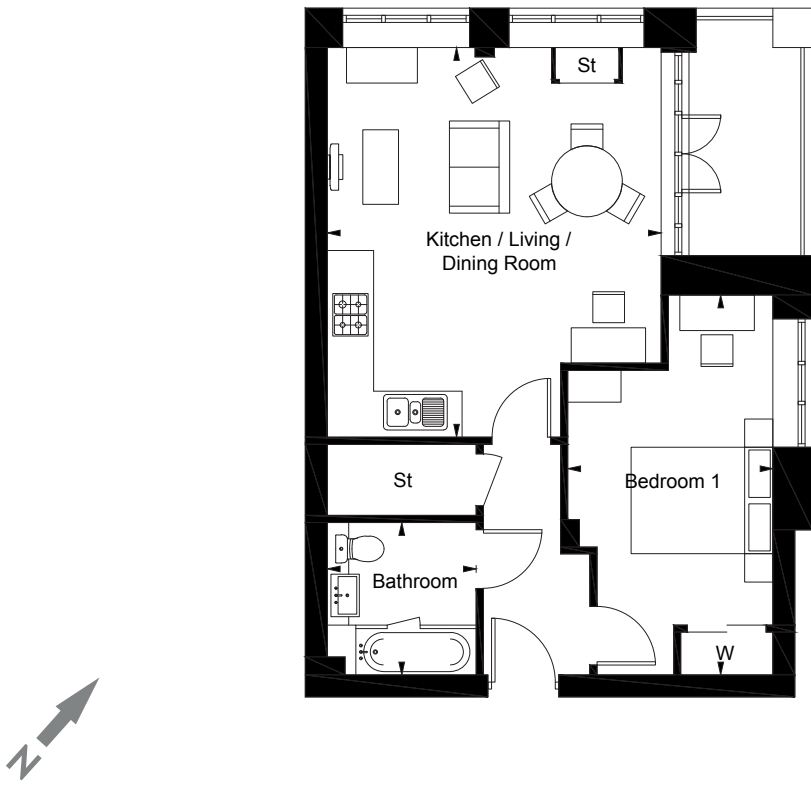
PLOT 23
THREE BEDROOM

KITCHEN/LIVING/DINING ROOM	7.67m x 3.70m	25'2" x 12'2"
BEDROOM 1	3.99m x 2.75m	13'1" x 9'0"
BEDROOM 2	2.80m x 2.69m	9'2" x 8'10"
BEDROOM 3	4.74m x 2.77m	15'7" x 9'1"
GROSS INTERNAL AREA	86.2 sq m	928 sq ft



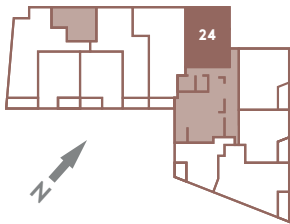
SECOND FLOOR

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PLOT 24
ONE BEDROOM

KITCHEN/LIVING/DINING ROOM	5.49m x 4.71m	18'0" x 15'5"
BEDROOM	5.36m x 2.89m	17'7" x 9'6"
GROSS INTERNAL AREA	50.8 sq m	547 sq ft



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ABOUT SHARED OWNERSHIP



Shared ownership is a government-backed scheme for people who are unable to afford to buy a home at full market value and has helped many first time buyers get onto the property ladder.

It's a part buy/part rent scheme where you buy a share in the property and pay rent on the share you don't own. The home can either be a new build or an existing shared ownership home that you're looking to purchase through the resale programme from Gateway or any other housing association. You initially purchase between 25% and 75% of the property's value and pay a subsidised rent on the remaining share that you don't own. You can purchase more shares at a later date, through a process called Staircasing which will reduce the amount of rent you pay.

When you buy a shared ownership home you become a leaseholder and Gateway Housing is your landlord.

Your lease is a legal document that proves you own part of your home and you have the same rights and responsibilities as a full owner-occupier. You take out a mortgage for a share of the home's purchase price and then pay a subsidised rent on the share you don't buy. Typically there will also be a monthly service charge payable.

If you decide to buy the remaining shares of your home, you will then own outright. If your property is a house, you may be able to purchase your freehold. If so, your solicitor will arrange for the freehold to be transferred to you like any other house owner. If you own an apartment,

you'll remain a leaseholder like any other apartment owner. This is because your home is in a block of apartments and your lease sets out responsibilities for use and maintenance of all shared areas.

If you become a full owner of an apartment you will still be responsible for the ground rent and service charge, which includes the buildings insurance.

If you become a full owner of a house you may still be required to pay an estate charge if you are living in a development with shared maintenance areas. You will also need to arrange your own buildings insurance, as this will not be covered by the service charge.



ABOUT GATEWAY

GATEWAY HOUSING HAS BEEN 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 and sheltered housing.

Our focus is on 'supporting communities to thrive'. That's why we invest so much in community projects for our resident groups and young people each year, making us so much more than a landlord.

