



# THE FORUM

BOW E3



# WELCOME TO THE FORUM

Located in Bow close to the landmark Roman Road, The Forum is a collection of just fourteen brand new one and two bedroom apartments being sold on a Shared Ownership basis. Set over three floors, this is city living on an appealing scale, in a locale of London that has evolved over the years as a diverse and dynamic community. Each of the apartment styles is designed, built and finished to Gateway's usual high specification and offers an elevated quality with convenient transport connections across the capital.

Computer generated image is for illustrative purposes and is indicative only and subject to planning.





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# SOCIABLE LIVING AND A REAL SENSE OF COMMUNITY

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With everything the Roman Road has to offer in terms of shops, cafés and restaurants - and of course, its historic market - within walking distance, living at The Forum means everything's close at hand; for weekly shops there's a Tesco Metro a four minute walk away and a superstore in Bromley-by-Bow, a mile away.

Those with children will find a wide range of local schools, many 'Good' and 'Outstanding' Ofsted rated. And with playgrounds in the surrounding parks, activities all-year-round for youngsters at the Museum of Childhood, and Stratford's Story Worlds and Story Garden, Bow is a place for all ages.

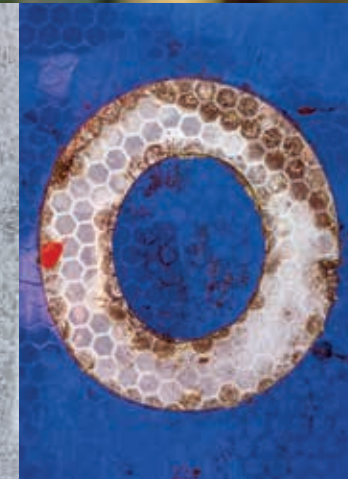


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# A DIVERSITY OF PEOPLE AND PLACES. ALWAYS UNIQUELY ITSELF

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Bow is proud of its history and character, with Canary Wharf workers, Stratford creatives, and healthcare professionals from Barts and Mile End Hospital writing its 21st Century story. Roman Road's 150-year old market is at its bustling heart, the essential Victorian East End local serves keg beer and cocktails, and if you fancy a pastry or homemade brunch there's Mae & Harvey and Bakery Room's vegan chocolate or salted caramel brownies. Bow has great transport links too with Bow Road, Bow Church and Mile End stations all less than a mile away from The Forum, offering a choice of three tube lines and the DLR.







# BOW. IT'S A WHOLE NEW OUTLOOK

## ***Eat out***

Brunch, lunch, and any time of day or evening the local dining is as eclectic as Bow itself. In fact, the great neighbourhood restaurants and coffee shop scene are a vital part of the Bow lifestyle. There are tastes for all palates and pockets, from pizza houses, tandoori and tuna avocado poke bowls to local pubs cooking Japanese robata grill dishes and naturally traditional Sunday roasts - it's all pure Bow.



## ***Work out***

With its fitness classes, spin studio, 130-station and women-only gym, Mile End Leisure Centre is equipped with first-class facilities. You're in the right place too for 2012 Olympics legacy venues like the world-class London Aquatics Centre, with a pool plus rowing and resistance machines under its iconic roof. Download Queen Elizabeth Park's running maps for jogging sessions amongst nature conservation areas, or do a 2k run, the length of the nearby Hertford Union canal's towpath.

## ***Go out***

With shopping, dining, a 20-screen Vue and All Star bowling, Westfield Stratford is your go-to leisure destination. Over at Bethnal Green the Backyard Club, one of London's largest professional comedy clubs, attracting big names from TV and the comedy circuit for 20 years. Nearby green spaces include linear Mile End Park and 'people's park' Victoria Park. Take a stroll, your tennis racquet, or take a pedalo out on the lake on summer days.

## ***Hang out***

From local café Muxima where locals, artists and musicians unwind, work, enjoy pop-up dinners, gigs, and of course the artisanal coffee, to galleries in former nunneries offering Gothic surroundings and on-site café, you'll find your favourite hang-out and coffee blend. Head over to Stratford Waterfront where the East Bank offers the buzz of a fast-growing creative quarter, with a brand new 550-seat dance theatre, a hip-hop academy, a new campus for London College of Fashion, and more.





# CLOSE TO HOMIE

### Education

- 1) Old Ford Primary Academy
- 2) Central Foundation Girls School
- 3) Beatrice Tate School
- 4) Mazahirul Uloom London School
- 5) Olga Primary School

### Shops & Markets

- 6) Tesco Metro
- 7) Roman Road Market
- 8) Nisa Local
- 9) Roman Road Post Office

### Bars & Restaurants

- 10) The Albert
- 11) Lord Morpeth
- 12) The Crown
- 13) The Lighthouse Bar & Kitchen
- 14) Fortune Cat Chinese & Thai
- 15) Vicolo Romano
- 16) The Pizza Room
- 17) Chambers Restaurant
- 18) Silo London
- 19) Mae & Harvey
- 20) Mighty Bite Café

### Places of Interest

- 21) West Ham Stadium
- 22) Westfield Stratford City
- 23) Mile End Climbing Wall
- 24) BMX Pump Track
- 25) Anytime Fitness

### Parks

- 26) Victoria Park
- 27) Queen Elizabeth Olympic Park
- 28) Mile End Park
- 29) Tower Hamlets Park





# MOVE- IN READY HOMES. WE'RE READY WHEN YOU ARE



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With layouts offering well-balanced space combined with Gateway quality, from the tiled walls and flooring, well-equipped kitchen and additional features included as standard, your apartment at The Forum has been thoughtfully designed to make life more comfortable. Hallways and kitchens have practical wood effect flooring, with fitted carpeting in the bedrooms - as well as the bonus of a fitted wardrobe to the main bedroom. And with a full range of Zanussi integrated appliances and heating system all rated highly for energy-efficiency, your home not only looks good; it's good for your running costs and the planet.





# THE DEVELOPMENT



 Homes exclusively for the over 55s

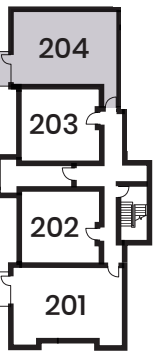
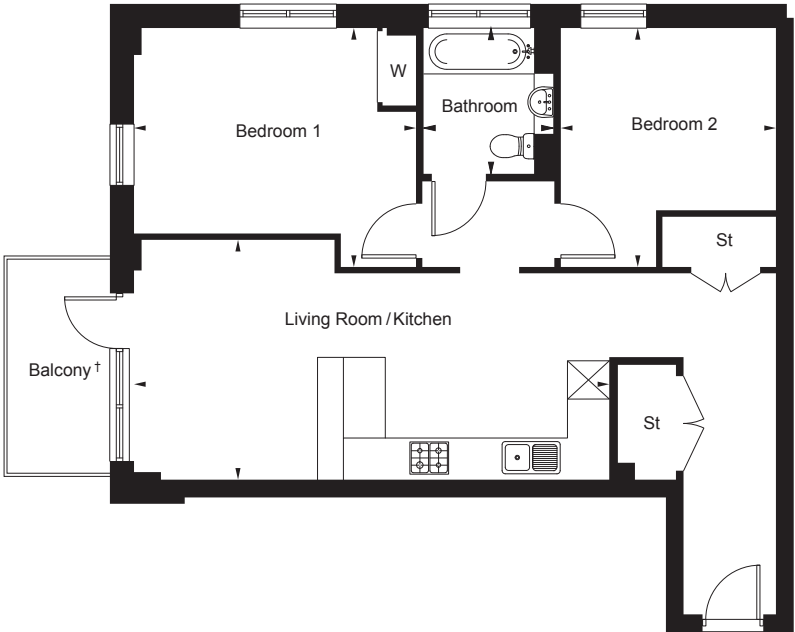
Siteplan is for illustrative purposes only and subject to planning and may change.

# TYPE ONE

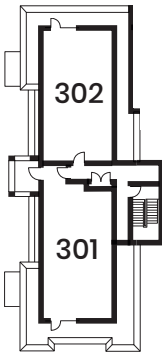
Plots G04, 104, 204

Living Room/ Kitchen	7.37m x 3.74m 24'2" x 12'3"
Bedroom 1	4.37m x 3.71m 14'4" x 12'2"
Bedroom 2	3.72m x 3.22m 12'2" x 10'7"
Bathroom	2.28m x 2.03m 7'6" x 6'8"
TOTAL	786 sq ft

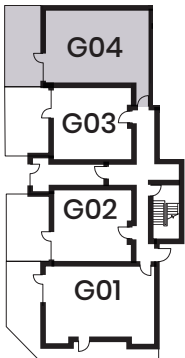
Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%. Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.  
† Terrace to ground floor plots



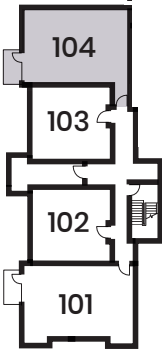
Second



Third



Ground

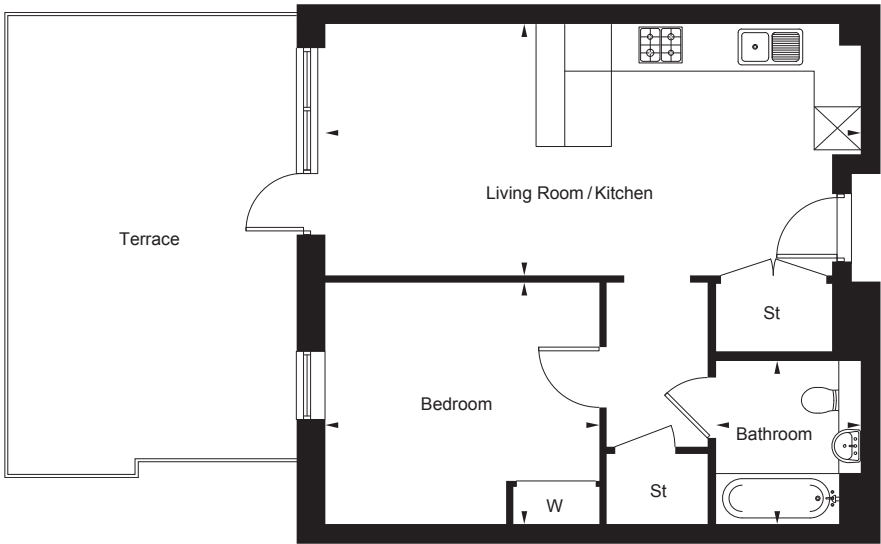


First



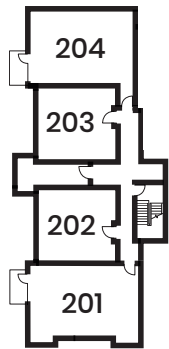
# TYPE TWO

Plots G02\*, G03

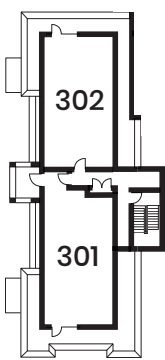


Living Room/ Kitchen	7.45m x 3.48m 24'5" x 11'5"
(G02	7.48m x 3.50m 24'6" x 11'6")
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Bedroom	3.81m x 3.36m 12'6" x 11'0"
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Bathroom	2.27m x 2.02m 7'5" x 6'8"
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TOTAL	538 sq ft

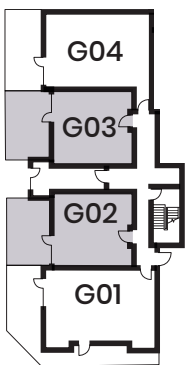
\* Denotes handed plots. Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%. Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.



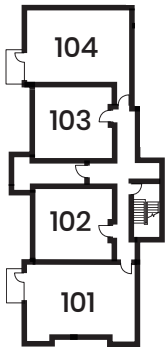
Second



Third



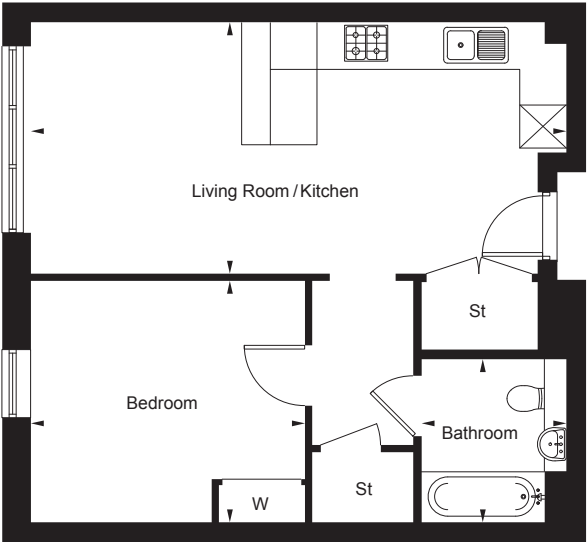
Ground



First

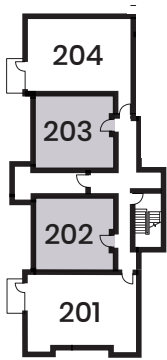
# TYPE THREE

Plots 102\*, 103,  
202\*, 203

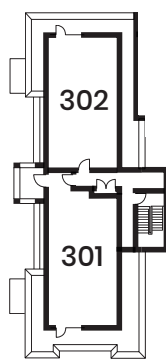


Living Room/ Kitchen	7.45m x 3.48m 24'5" x 11'5"
(102, 202	7.48m x 3.50m 24'6" x 11'6")
<hr/>	
Bedroom	3.81m x 3.36m 12'6" x 11'0"
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Bathroom	2.27m x 2.02m 7'5" x 6'8"
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TOTAL	538 sq ft

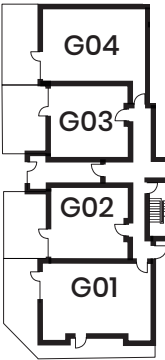
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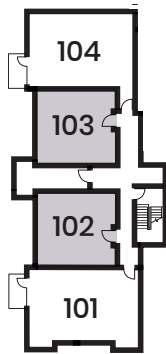
Second



Third



Ground

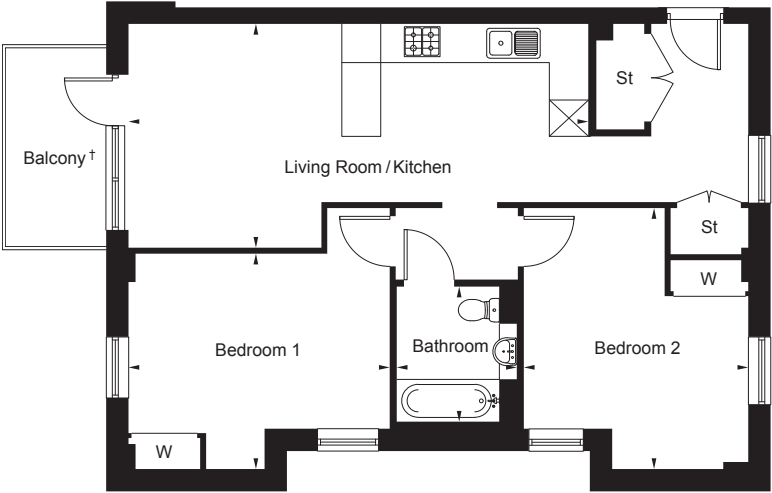


First



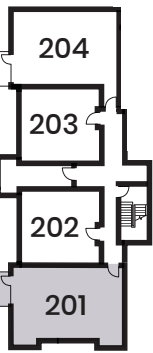
# TYPE FOUR

Plots G01, 101, 201

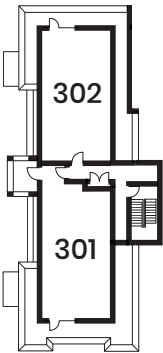


Living Room/ Kitchen	7.71m x 3.64m 25'4" x 11'11"
(201	7.68m x 3.76m 25'2" x 12'4")
Bedroom 1	4.36m x 3.68m 14'4" x 12'1"
Bedroom 2	4.36m x 3.76m 14'4" x 12'4"
Bathroom	2.27m x 2.04m 7'5" x 6'8"
TOTAL	775 sq ft

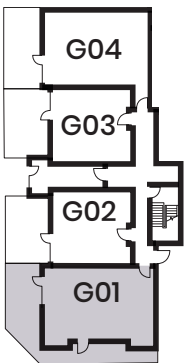
Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%. Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.  
† Balcony is replaced with 2 terraces for Plot G01, coming off the living room and bedroom 1.



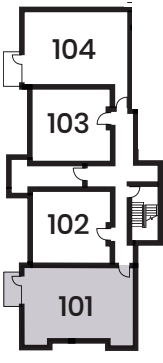
Second



Third



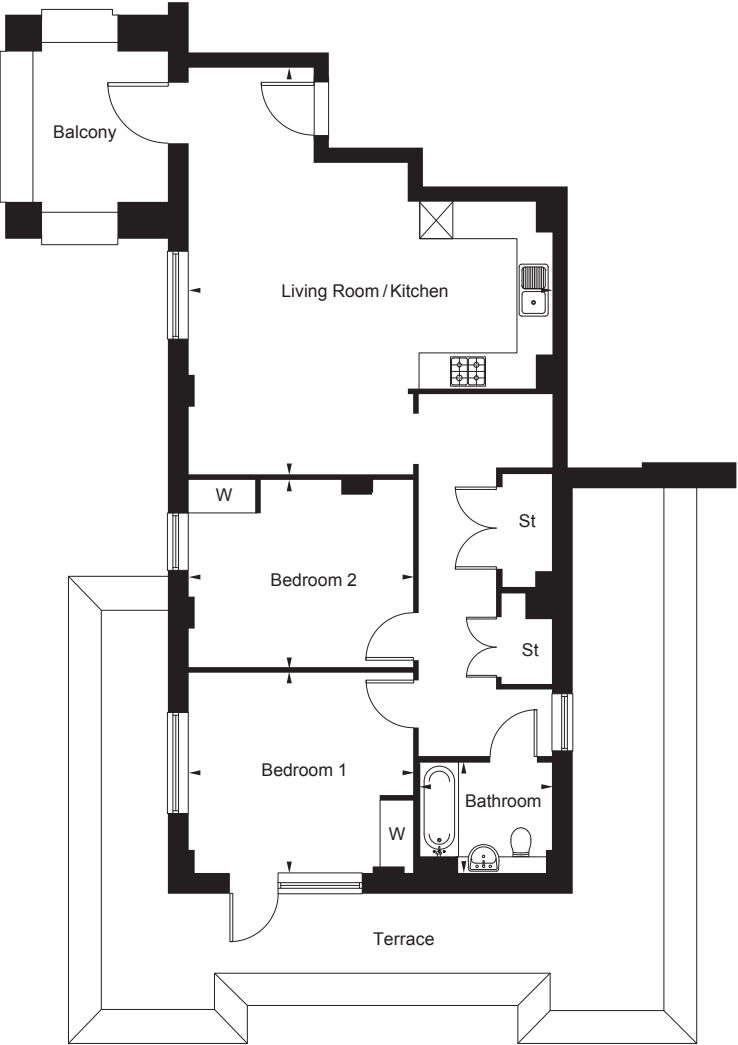
Ground



First

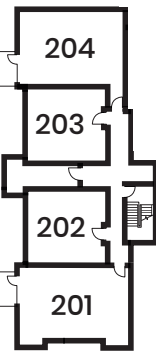
# TYPE FIVE

Plot 301

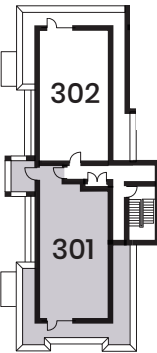


Living Room/ Kitchen	7.34m x 6.56m 24'1" x 21'6"
Bedroom 1	4.04m x 3.61m 13'3" x 11'10"
Bedroom 2	4.06m x 3.36m 13'4" x 11'0"
Bathroom	2.40m x 2.01m 7'10" x 6'7"
TOTAL	990 sq ft

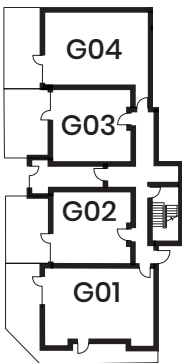
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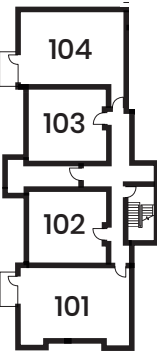
Second



Third



Ground



First

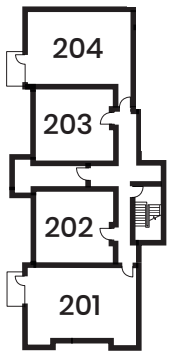
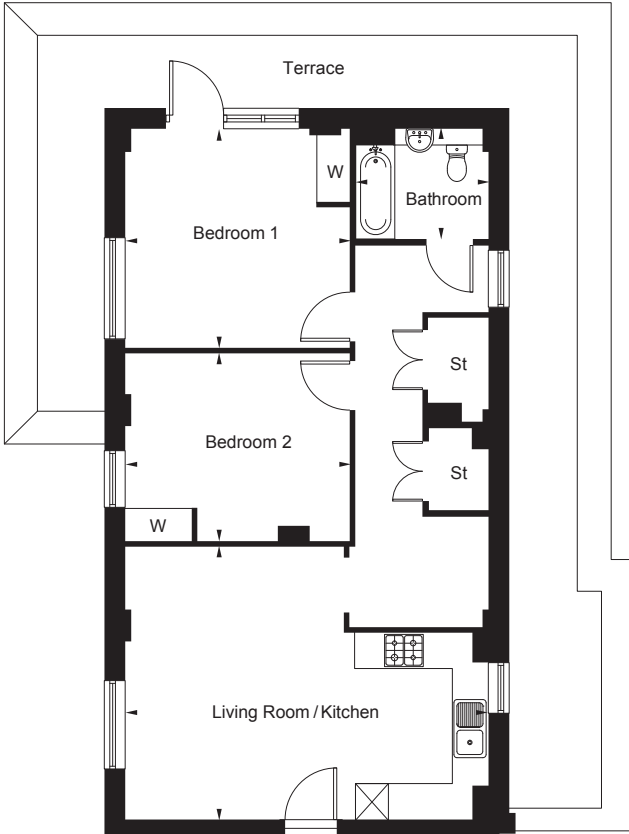


# TYPE SIX

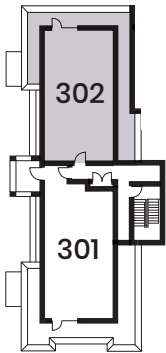
Plot 302

Living Room/ Kitchen	6.53m x 4.90m 21'5" x 16'1"
Bedroom 1	4.02m x 3.95m 13'2" x 13'0"
Bedroom 2	4.02m x 3.38m 13'2" x 11'1"
Bathroom	2.41m x 2.01m 7'11" x 6'7"
TOTAL	936 sq ft

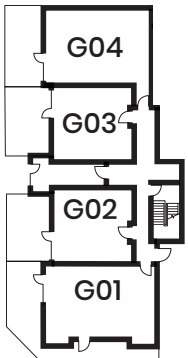
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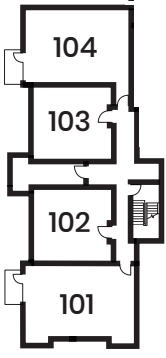
Second



Third



Ground



First







# THE DETAIL



The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. Computer generated images are indicative only. Hallway photograph shows previous Gateway show home.

## ***Kitchen***

- Symphony Woodbury Range 'Anthracite' units with polished chrome handles
- Symphony 'Arctic Marble' worktop
- Blanco 1 ½ bowl sink with chrome tap
- Zanussi fridge/freezer
- Symphony Woodbury 'Chalk White' glass splashback
- Zanussi single oven
- Zanussi electric 4-ring hob
- Zanussi slimline dishwasher
- Zanussi washer/dryer
- Zanussi microwave
- Smeg silver extractor hood

## ***Bathroom***

- Ideal Standard back-to-wall toilet with Grohe chrome flush plate
- Ideal Standard washbasin with Focus mixer tap
- Ideal standard bath with Hansgrohe bath mixer (where applicable)
- Hansgrohe Croma shower set (where applicable)
- Merlyn bath screen (where applicable)
- Heated towel rail
- Egger 'Platinum White' worktop
- Egger recessed shelving in 'Hacienda Black'
- Anti-slip ceramic wall and floor tiles by GEMINI in 'Concrete'
- Fitted mirror above basin



## ***Lighting***

- Satin chrome downlights to kitchen, living areas, hallway and bathrooms
- Pendant lighting to bedrooms
- External light to balcony/terrace

## ***Interior Finishes***

- Fitted wardrobes with mirror doors, full length shelf and hanging rail
- Amtico wood effect flooring in 'Sun Bleached Oak' to kitchen, hallway, utility and cupboards
- Manx Tomkinson carpet to living room, hallways and bedrooms in 'Argent'
- Ryno Terrace Pave paving to balconies in 'Nero'
- Andover Textured paving to terraces (ground floor plots) in 'Dark Grey/Midnight Grey'
- Walls, ceilings and skirting finished in Crown Trade white paint

## ***Electrical***

- Video entry phone system
- TV point to living area





# SHARED OWNERSHIP

*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 Fixed Rate – 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.



# HELPING COMMUNITIES THRIVE

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.



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



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