

**THE STORY
CONTINUES**
phase 2



EAST WICK + SWEETWATER

WELCOME TO EAST WICK + SWEETWATER

Conveniently situated within the iconic Queen Elizabeth Olympic Park, East Wick and Sweetwater neighbour, Hackney Wick and Fish Island, and is a mere stone's throw from Stratford. The area is also surrounded by prominent commercial destinations such as Here East, Stratford Cross, and Westfield Stratford City.

Vibrant, contemporary and full of life, East Wick and Sweetwater really does tick all the boxes. Boasting an exceptional location, offering a healthy balance of bustling city life and peaceful park scenery, the development allows you to enjoy the peaceful Queen Elizabeth Olympic Park and waterways close by (perfect for a morning run or a stroll back from work) without the need to leave London.

Set within the bike-friendly East Wick and Sweetwater, this development is for professionals who are looking for a calmer pace of life without compromising on city-living conveniences. East Wick and Sweetwater provides so much more than just a home, it's a Community that connects people.

With East Wick Kids Nursery and Mossbourne Riverside Academy on the doorstep, your children can be close to home whilst in education and build lasting friendships in their neighbourhood.

Our vision is all about creating a Community that connects people. We are building a distinctive East London district that's surrounded by places to go and things to do. How is it going to happen? Well, we're already on the journey and great things are happening.



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East Wick + Sweetwater, Phase 1



East Wick + Sweetwater - The Story Continues - Phase 2



WHAT IS EAST WICK + SWEETWATER

Over the lifetime of East Wick + Sweetwater, more than 1,850 new homes will be delivered including commercial, retail space and public realms.

Ample provision of landscaped areas (lawns and wildflower area) as well as urban planting, private communal gardens and public gardens will be delivered.

A careful tree strategy is also in place to complement the buildings and houses, and to help reinforce the unique character of each phase.

A diversity of materials - from bricks and terracotta to metal and glass - will be used to create textures but also colours (red, white and darker tones) and architectural shapes. This not only creates contrast and focal points on key buildings but also establishes a sense of place and uniqueness for each phase.

We will ensure all homes have outdoor space, whether this is a private garden, balcony or terrace.

We will create unique architecture to complement existing buildings in and around Queen Elizabeth Olympic Park, Hackney Wick and Fish Island, but also to create diversity within East Wick and Sweetwater.

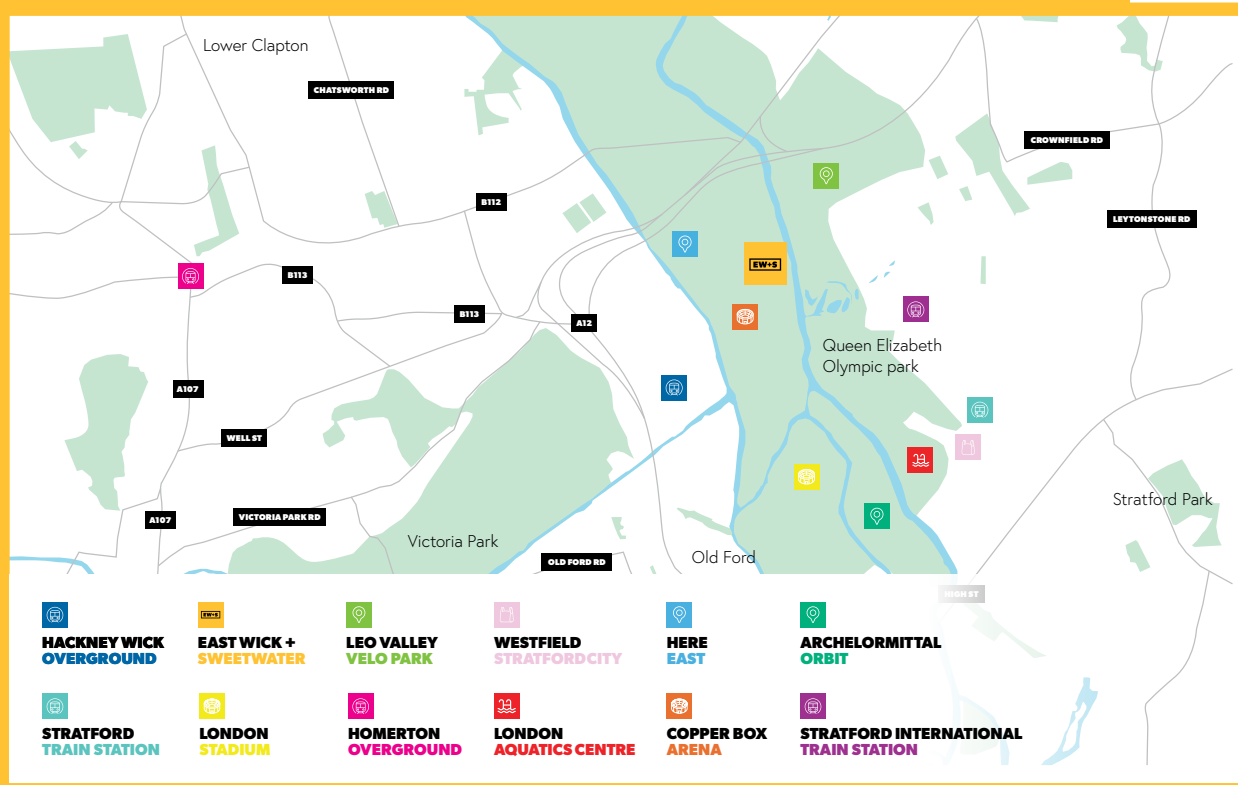
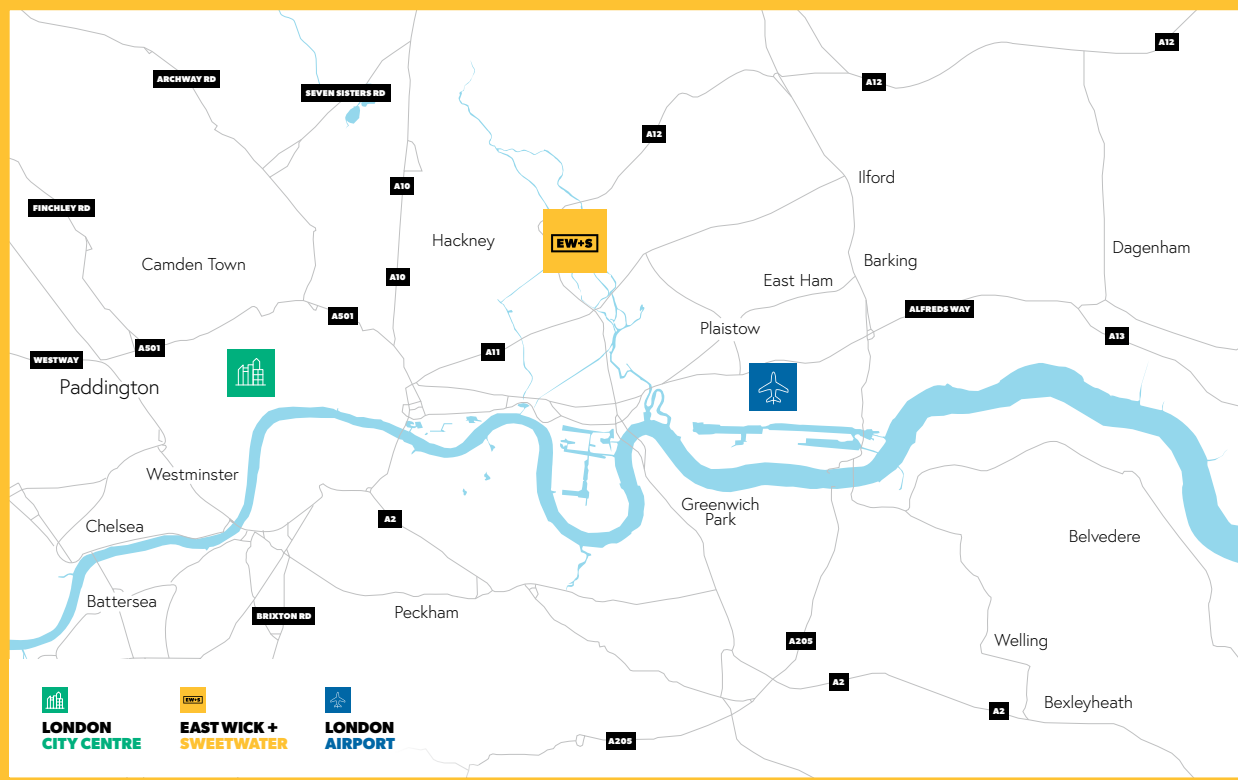
We have consulted with the London Legacy Development Corporation Built Environment Panel to ensure our buildings and all public areas have accessibility at their core.



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East Wick + Sweetwater Phase 1

WHERE IS EAST WICK + SWEETWATER





Bustling East London is home to East Wick + Sweetwater, located within zone 2/3 on the Transport for London network providing excellent transport links, ideal for commuting and getting around.


- Central London within 6.5 miles
- London City Airport within 5.8 miles
- Hackney Wick overground station within 0.3 miles
- Stratford International train station offering Southeastern services and the DLR within 0.5 miles
- Stratford overground within 1.2 miles offering the DLR, Central, Jubilee


A PLACE TO CALL HOME


LET US TELL YOU...

 A choice of high-specification 1, 2 & 3-bedroom apartments and 3 & 4-bedroom town-houses, generously-sized with a contemporary layout.

 Surrounded by fantastic local amenities such as shops, bars and restaurants within Hackney Bridge, Hackney Wick and Westfield Stratford City.

 There is plenty to do - enjoy a football game with London Stadium in walking distance or a basketball game at the Copper Box Arena. Plus, London Aquatics Centre, Lee Valley VeloPark and Lee Valley Hockey and Tennis Centre on the doorstep. Treat yourself to an exciting night out at the Abba Voyage.

 An active healthy lifestyle, including fitness classes with a body and HIIT studio, a boxing gym, a private spa, an aquatics centre and velodrome, in addition to the Copper Box Arena which has a gym.

 Families have a range of local schools nearby including East Wick Kids Nursery located on phase one of EW+S and Mossbourne Riverside Academy on the doorstep. Secondary schools within a mile radius including Chobham Academy, Bobby Moore Academy and Mulberry UTC.

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1 East Wick + Sweetwater Phase 1

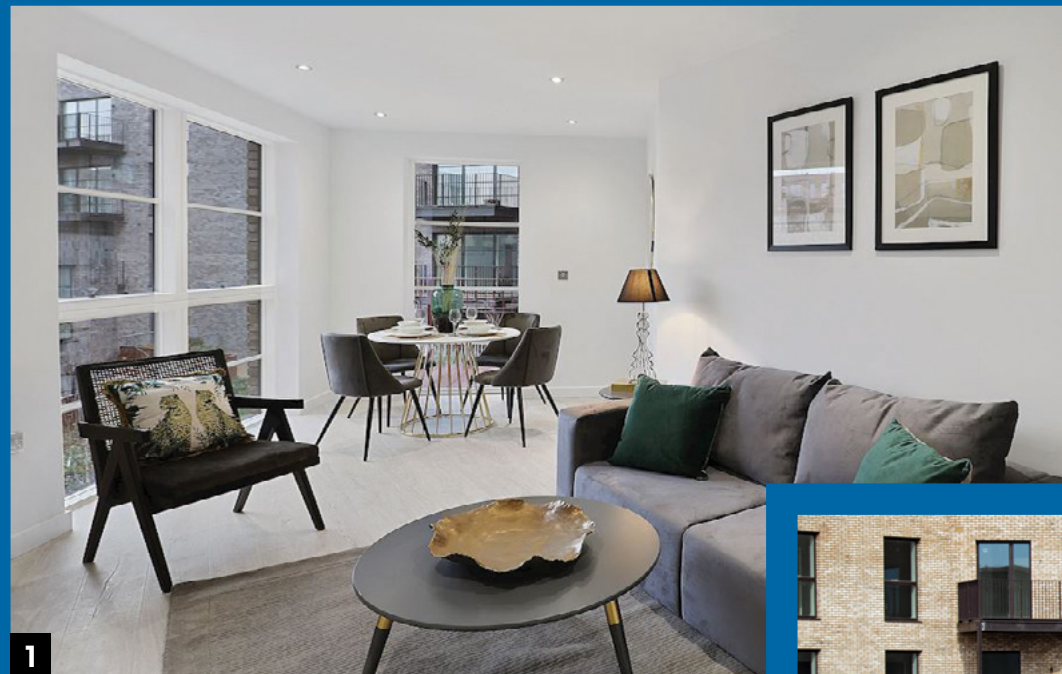
2 Queen Elizabeth Olympic Park

3 Barge East

PHASE 1 COMPLETED

The popular first phase of East Wick and Sweetwater saw all homes sell quickly, bringing 302 new homes to the Community, together with commercial space and local amenities, including Tesco Express, a local barber, a beauty salon, and much more!

All the buildings in Phase 1 are inspired by the rich and diverse local area surrounding East Wick and Sweetwater. With intricate brick patterns and detailing to metal frames, angular shapes and various tonalities, no building is the same, creating a unique character for the neighbourhood.



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DISCOVER PHASE 2

The story continues at East Wick and Sweetwater; discover the second phase, now available, framing the edge of Queen Elizabeth Olympic Park and located opposite phase 1. Adding to the Community, this brand-new phase will comprise of 210 new homes, linking to the surrounding areas and incorporating plenty of open space with the new Garden Square for the residents and public to explore!

Whether you're buying your first place or looking for more space to grow, East Wick and Sweetwater has something for everyone. Enjoy scenic green views from the comfort of your own home with our beautiful collection of 4-bedroom family townhouses located directly on the Queen Elizabeth Olympic Park. Our exclusive two semi-detached 3-bedroom homes could make the perfect fit for you. There's something for everyone if you uncover our 150 thoughtfully designed 1, 2 and 3-bedroom apartments, each with a balcony or terrace perfect for alfresco dining.

A lifestyle full of fun and excitement awaits you at East Wick and Sweetwater – enjoy a morning stroll around the Queen Elizabeth Olympic Park, a variety of local fitness classes on your doorstep, including yoga and pilates with The Body People or sign up to Duffy Boxing. Plus, a range of restaurants and bars to enjoy in Hackney Wick, and who doesn't love a cheeky shopping spree with Westfield Stratford City in walking distance – you have it all!

1 2 3

East Wick + Sweetwater Phase 1

GARDEN SQUARE

A beautiful landscaped garden for all to enjoy and explore, with a fun play area at its heart.

The overarching principle behind the design is to create connected spaces that complement the building design and provide a landscape that the Community enjoys.



- 1 Garden Square
- 2 Picnic in the park
- 3 Wooden playground

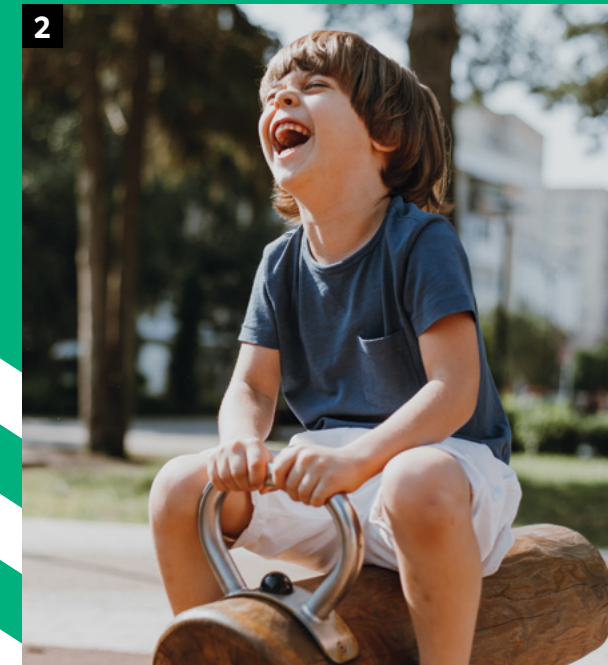
NEW PATHS

A cleverly designed network of residential paths interconnects phase 1 on Waterden Road with Queen Elizabeth Olympic Park, allowing easy public access between the two and encouraging everyone to enjoy.

NEW SPACES

Garden Square is an exciting new public realm, located to the North of phase 2. It is designed to create a space where people can walk, rest, and gather. Garden Square has been designed with all ways of life in mind, including step-free access to all areas.

Seating is equally inclusive, as seats offer armrests and backrests and are suitably accessible for wheelchair users to sit alongside.



GET PLAYFUL

The fun Doorstep Play Space is located in the heart of Garden Square. Created for ages up to 5 years in mind, the play space also incorporates interesting features for older children who may be sharing the space with siblings.

The Doorstep Play Space features fixed play equipment, on a soft fall surfacing, providing hours of entertainment encouraging play activities such as balancing and hopping. Wildflower lawns surround the play space to lounge on and seating to explore, perfect for family picnics and socialising whilst your children have fun.



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1 Queen Elizabeth Olympic Park & East Bank

2 East Wick + Sweetwater Phase 1

3 Barge East

WE'RE MAKING A SCENE

The London Legacy Development Corporation's Local Plan sets out its strategy for the future of its area and includes the policies that will be used to direct development and determine applications for planning permission.



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Plans will see five new neighbourhoods designed around green spaces and squares and built to be lasting homes for those living there. They will include contemporary homes taking lessons from London's traditional Georgian and Victorian squares and terraces, looking out over parklands and waterways.

More than a third of them will be affordable housing, with many of them built for long-term rent as well as to buy. Each neighbourhood provides play areas, schools, nurseries, Community spaces, health centres and shops, with places to relax, play and exercise, all within easy walking distance.

East Wick and Sweetwater will be the second and third new residential districts to be built on the Park, neighbouring Here East, a new hub for the creative and technology industries, and Hackney Wick + Fish Island, one of 6 Creative Enterprise Zones designated by the Mayor of London.

The Joint Venture between Places for People and Balfour Beatty Investments was selected in 2015 by the London Legacy Development Corporation to deliver the six development parcels that form East Wick and Sweetwater.

COMMERCIAL

Boasting some of the best transport links in the city and top-class facilities means that many creators and makers, entrepreneurs and innovators are based here, with more to join in the coming years.

A key focus for the new neighbourhood is to maintain and support the Community, and we recognise the importance of providing commercial spaces alongside the new homes at East Wick and Sweetwater.

Importantly, East Wick and Sweetwater is being built on previously vacant land – we are not redeveloping existing buildings but are instead providing additional commercial and retail spaces.

East Wick and Sweetwater are already home to the Clarnico Club coffee house, Tesco Express, and independent businesses. Future healthcare facilities and a brand-new public library are also planned for the area.

The ambition for the commercial and retail spaces is to complement the existing offerings in Hackney Wick, Fish Island, and Queen Elizabeth Olympic Park.



1 *The Body People*

2 *Clarnico Club*



MEET THE NEIGHBOURS

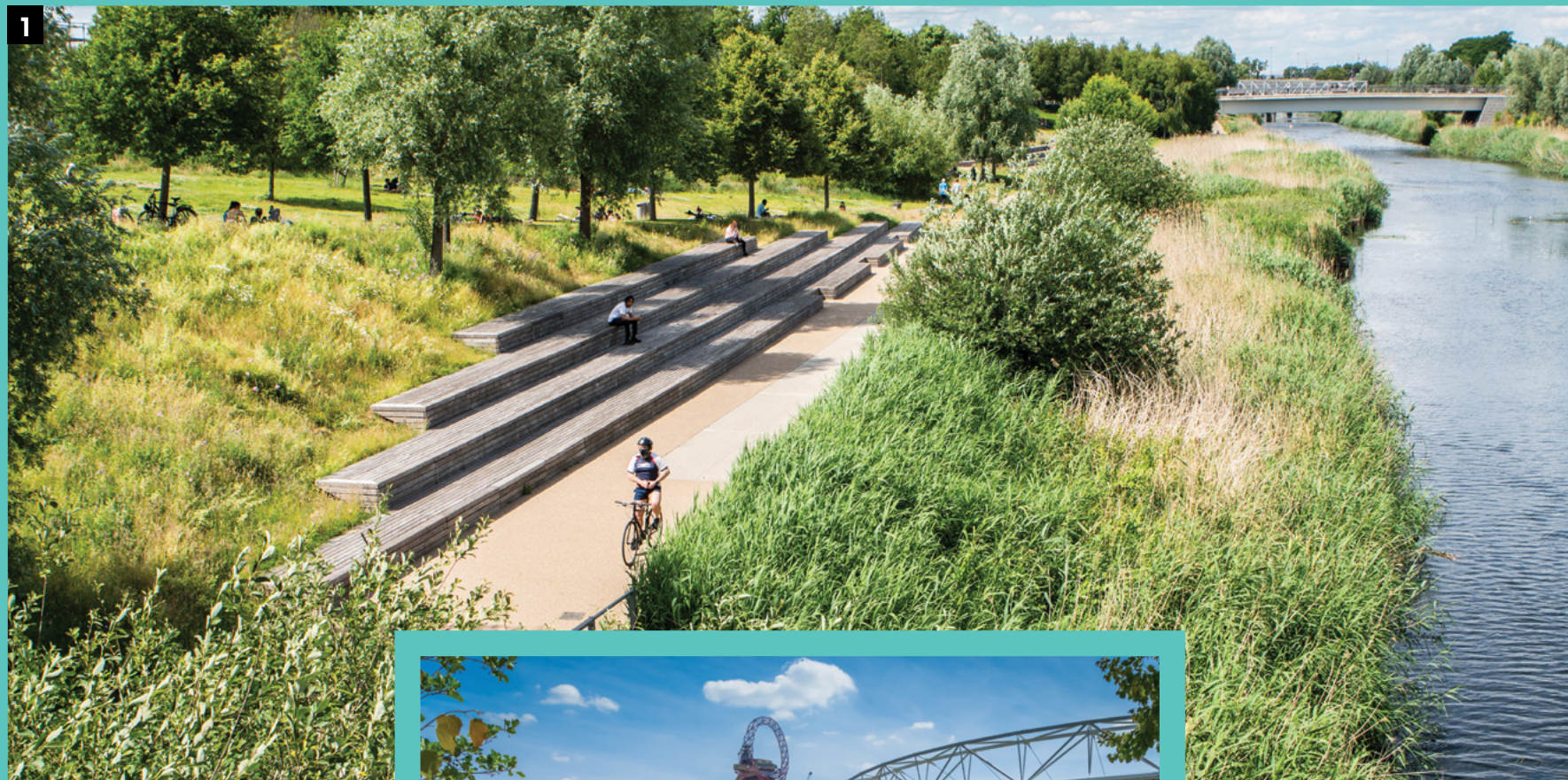
1 Queen Elizabeth Olympic Park

2 River Lea

3 Queen Elizabeth Olympic Park

Hackney Wick and Fish Island

One of Europe's most vibrant creative scenes, Hackney Wick and Fish Island is proudly one of the 6 Creative Enterprise Zones designated by the Mayor of London. Home to artists and creative spaces, the area also hosts plenty of quirky cafes and eateries but also craft breweries, bars and independent shops.



Queen Elizabeth Olympic Park

The combination of sports and entertainment at former Olympic venues with business districts, schools, universities and new residential neighbourhoods as well as award-winning parklands and waterways - all underpinned by strong cultural innovation - make this the perfect place to live, work and play.



Explore the six permanent sports and leisure venues that are open to the public:

- ▶ London Stadium
- ▶ Copper Box Arena
- ▶ London Aquatics Centre
- ▶ Lee Valley VeloPark
- ▶ Lee Valley Hockey and Tennis Centre
- ▶ ArcelorMittal Orbit

Here East

Here East is London's multi-award winning innovation campus on Queen Elizabeth Olympic Park. The campus has been recognised by the International Olympic Committee as one of the most successful post-Olympic regeneration of the former International Broadcast Centre in the history of the modern Olympics. The campus is now home to over 6,500 people who work and study onsite, from global technology companies and start-ups, to major academic institutions, and industry leaders in the creative industries.

Offering a vibrant ecosystem for collaboration, the Here East campus regularly hosts senior politicians, business leaders and global corporates. Supporting over 10,000 jobs across the UK and 5,000 jobs in neighbouring local boroughs, the 1.2 million sq ft campus encourages companies to scale and grow at pace. Data from Oxford Economics reveals that the campus has accelerated tenants' ability to grow their employee base, increase their revenue and expand their offering.

There are over 30 organisations based on the campus, including Plexal, the innovation centre and co-working space, Sports Interactive, Ford Drive, D-Ford, Studio Wayne McGregor, and The Trampery on the Gantry, which provides low-cost studios for creative businesses and artists. The campus is also home to five of the UK's leading universities including UCL, Loughborough University London, Staffordshire University London, Teesside University London and LMA, an institute focussed on media, music and the performing arts.

In 2025, the Victoria and Albert Museum will open V&A Storehouse in the Broadcast Centre. This will be a unique new museum experience opening up the V&A collection to everyone for the first time in a world's first for this sector.



- 1** Here East
- 2** Hackney Bridge
- 3** Here East

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Hackney Bridge

We worked with London Legacy Development Corporation and Vinegar Yard and consulted with surrounding Communities to create Hackney Bridge, an exciting new temporary canalside public destination which will be around for ten to twelve years - featuring workspaces, events, markets, restaurants and bars with individuality and local enterprise at its heart.

Built on land earmarked for future development in the coming years, Hackney Bridge is part of the wider strategy to support local employment, enterprise and new exciting public spaces in and around Queen Elizabeth Olympic Park and the Hackney Wick area.

Instead of allowing this land to remain vacant, we have transformed it into a hub of innovation and opportunity for the next decade. Our aim is to provide the space, network, and access that local people need to create thriving enterprises that benefit their neighbourhood and encourage footfall in the area.

We are thrilled to announce Hackney community Bridge is thriving, an exciting array of local independent enterprises.



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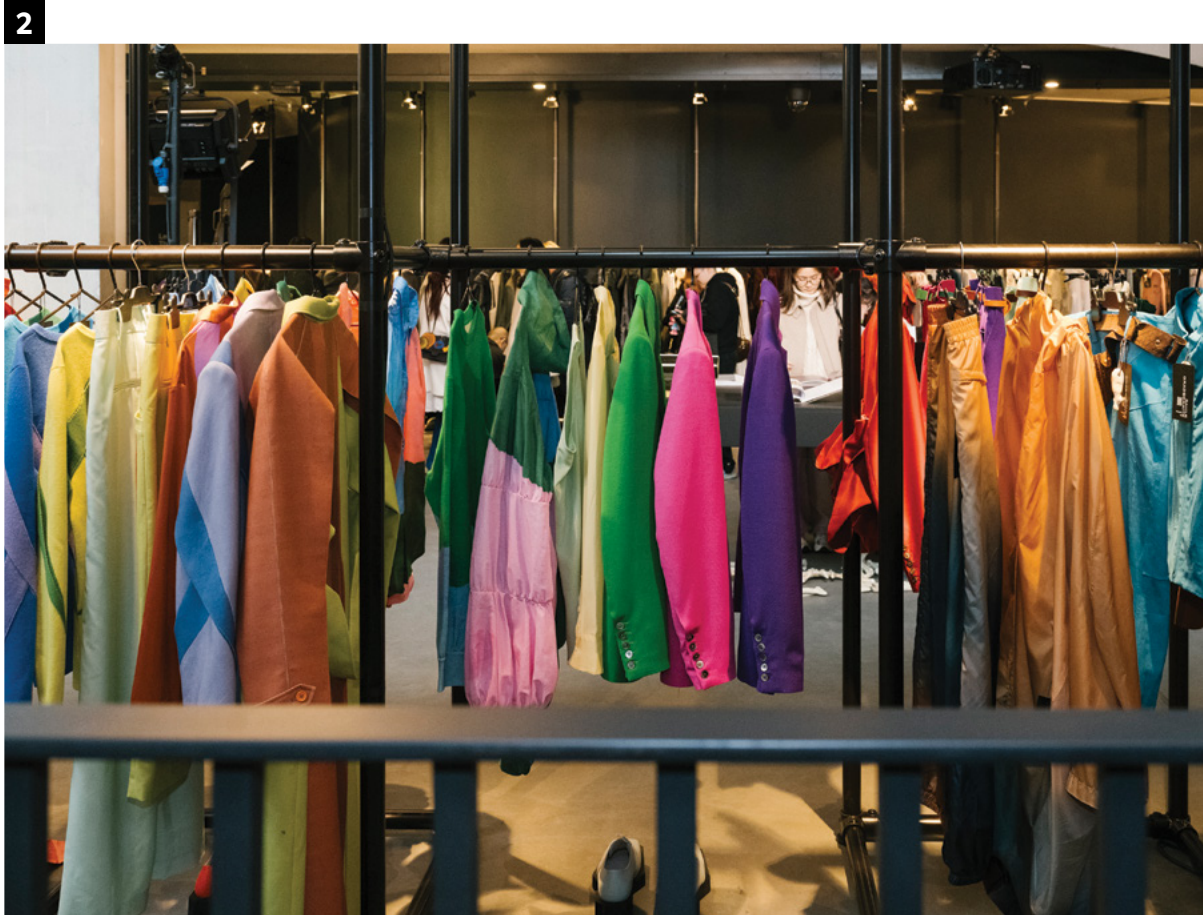
East Bank

East Bank is the UK's newest cultural quarter at the heart of Queen Elizabeth Olympic Park. The place where everything happens – entertainment, inspiration and discovery – and open to everyone who visits, lives and works in East London.

East Bank represents the biggest ever cultural investment by the Mayor of London, with support from HM Government and the four Olympic boroughs. East Bank is made up of BBC Music Studios; London College of Fashion, UAL; Sadler's Wells East; UCL (University College London); V&A East.

London College of Fashion, UAL, and UCL East (University College London) opened the doors of their new campuses in Autumn 2023. Sadler's Wells East will open in 2024 with V&A East and BBC Music Studios opening in 2025.

A powerhouse for innovation, creativity and learning in Queen Elizabeth Olympic Park, East Bank is rooted in the diverse communities of East London and is a reflection of the creative spirit and the legacy of the London 2012 Olympic and Paralympic Games.



- 1 The Great Get Together
- 2 London College of Fashion
- 3 BBC Studios





INTERIORS

APARTMENTS

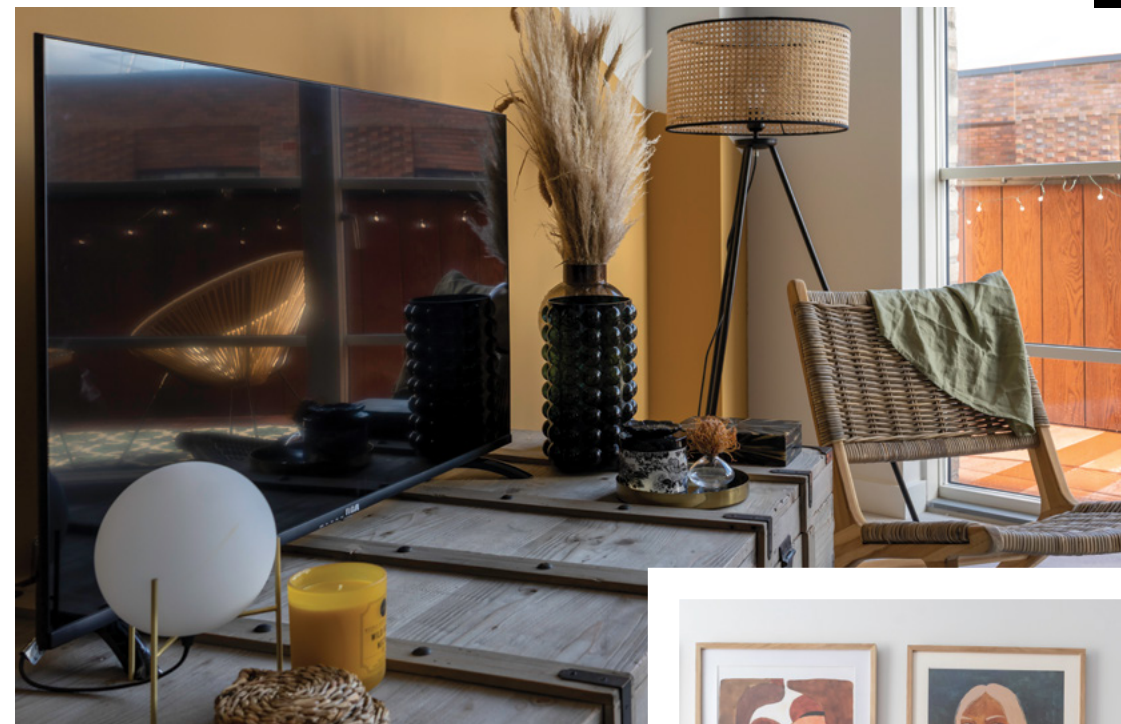
KITCHEN

Stylish and contemporary, our handleless Linear kitchen range screams quiet luxury. Complete with soft-close doors, a Matt Platinum finish to the upper units, Smooth Matt Indigo base units, and Linear LED Strip Lighting, our kitchens provide a quality finish to our homes.

But that's not all, our kitchens also feature the following:

- Brushed steel AEG integrated single oven
- Four zone AEG electric ceramic hob finished with a glass splashback behind and integrated extractor fan beautifully tucked away above.
- Electrolux 70/30 integrated fridge freezer
- Electrolux integrated dishwasher
- Stunning grey polished Silestone worktops with upstand
- One and a half stainless steel Blanco sink neatly under-mounted into the worktop, accompanied by a routed drainer and a chrome single mixer tap
- Electrolux integrated washing machine located within kitchen or freestanding Electrolux washing machine in utility cupboard (where applicable)

Please note that all appliances will be as specified (or similar) subject to availability.



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East Wick + Sweetwater Phase 1

FLOORING

Feel quality with every step in your new home thanks to Granary Oak Amtico Spacia flooring in the living area, kitchen, and hallway.

The luxurious feeling continues via Ceramic Sable Amtico Spacia flooring in all bathrooms and en-suites. Your new home is completed with complimentary flint carpets in all bedrooms and anti-slip modern grey metal decking on the balconies.

BATHROOM

Beautifully adorned with Porcelanosa Concrete Iceland tiles, our bathrooms exude a high-end feel in a timeless yet modern way.

Complete with a Contesa bath with a fitted Roman Shower screen, a semi-recessed hand basin, a dual flush-controlled toilet, a shaving socket, Roca luxury white-finished sanitaryware, and chrome hardware, plus a full-size mirror our bathrooms send a message of elegant sophistication.

EN SUITE

Like our bathrooms, our en-suites feature full-height Porcelanosa Concrete Iceland tiling within the shower and half-height tiles on the remaining walls, adding an instant touch of luxury.

The en-suites have a spacious stand-alone shower with wall-mounted Methven chrome, a thermostatic shower mixer, a Mira glass sliding door, Roca white sanitaryware featuring a semi-recessed wash hand basin with chrome mixer taps, a Rocha chrome dual flush controller, a heated chrome towel rail, mirror and a shaving socket.

THE EXTRA BITS

A safe Community is a happy Community; that's why our apartments feature a video door entry system with hands-free voice intercom technology accessible through a mobile app.

But that's not all. Our apartments also come with the following features to make your life a little bit easier:

- Balconies or terraces for all homes
- Mechanical ventilation units located in the utility cupboards within the hallway
- Premium smooth ladder semi-solid door
- Fitted mirrored sliding wardrobes in all primary bedrooms
- Sockets with USB, satellite and TV points situated in the living room
- TV point to Primary Bedroom
- Recessed energy-efficient LED spotlights in kitchen, WCs, bathrooms and en suites.
- Pendant lighting in the living room, hallway, and all bedrooms.
- Mains-powered smoke detector and alarm in the hallway, living room, and bedrooms, with additional heat detectors and alarm located in the kitchen.
- Bike store with fob access
- Car parking is available at extra cost, subject to availability
- Crown matt white emulsion on all walls and ceilings, featuring Crown white gloss or satin to internal door frames, skirting and architraves.
- Lifts access to all floors
- 990-year lease

INTERIORS HOUSES

KITCHEN

Stylish and contemporary, our handleless Linear kitchens provide a high-end finish to our homes. This kitchen is ideal for the busy modern family, featuring soft close doors, grey driftwood upper units, form Matt Cashmere Texture finish base units, and complimenting Linear LED strip lighting.

You can also expect to find the following finishes within your new kitchen:

- Brushed steel AEG integrated single oven to 3-bedroom homes and double AEG integrated oven to 4-bedroom homes
- Four-zone AEG electric ceramic hob finished with a glass splashback behind and integrated extractor fan beautifully tucked away above
- Electrolux 70/30 integrated fridge freezer
- Electrolux integrated dishwasher
- White North polished Silestone worktops with upstand
- One-and-a-half stainless steel Blanco sink neatly under-mounted into the worktop, accompanied by a routed drainer and a chrome single mixer tap
- Electrolux free-standing washing machine to utility cupboard

Please note that all appliances will be as specified (or similar) subject to availability.

FLOORING

Feel quality with every step in your new home thanks to Granary Oak Amtico Spacia flooring in the living area, kitchen, and hallway. The luxurious feeling continues via Ceramic Sable Amtico Spacia flooring in all bathrooms and en-suites.

Your new home is completed with complimentary flint carpets in all bedrooms.

BATHROOM

Beautifully adorned with Porcelanosa Concrete Iceland tiles, our bathrooms exude a high-end feel in a timeless yet modern way. Complete with a Contesa bath with a fitted Roman Shower screen, a semi-recessed hand basin, a dual flush-controlled toilet, a shaving socket, Roca luxury white-finished sanitaryware, and chrome hardware, plus mirror, our bathrooms send a message of elegant sophistication.

EN SUITE

Like our bathrooms, our en-suites feature full-height Porcelanosa Concrete Iceland tiling within the shower and half-height tiles on the remaining walls, adding an instant touch of luxury.

The en-suites have a spacious stand-alone shower with wall-mounted Methven chrome, a thermostatic shower mixer, a Mira glass sliding door, Roca white sanitaryware featuring a semi-recessed wash hand basin with chrome mixer taps, a Rocha Chrome dual flush controller, a heated chrome towel rail, mirror and a shaving socket.



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East Wick + Sweetwater Phase 1 Interiors

THE EXTRA BITS

Mechanical ventilation unit is located in the utility cupboard in the hallway.

Up to three thermostatic control zones

Convenient and luxurious design is at the forefront of our development, so naturally, all of our townhouses come with some benefits aimed to make your life a little easier; these include:

- Recessed energy-efficient LED spotlight in the kitchen, WC, bathroom and en-suite
- Pendant lighting in the living room, dining room, study, hallway, landing, and all bedrooms
- Mains-powered smoke detector and alarm in the hallway, living room and bedrooms
- Heat detector and alarm in the kitchen
- Sockets with USB, satellite and TV points in the living room
- TV point to Primary Bedroom
- Fitted mirrored wardrobe in the primary bedroom, featuring sliding doors
- Crown matt white emulsion on all walls and ceilings
- Crown white gloss or satin to internal door frames, skirting and architraves.
- Private terrace to all homes
- 'Right to park' licence for an allocated space
- Electric vehicle charge.



EW+S
EAST WICK + SWEETWATER

East Wick and Sweetwater is a
joint venture brought to you by



EAST WICK + SWEETWATER

Get in touch with the Home Team on:
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or call **0203 369 0583**

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