LANSBURY LOFTS

1930s CONVERSION

IN THE HEART OF THE TREDEGAR SQUARE CONSERVATION AREA

7 ALFRED STREET
BOW • E3

BRIDGE NEW HOMES & LAND
020 7749 1380
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BRIDGE.CO.UK

14 APARTMENTS: THREE GROUND FLOOR LOFTS WITH GARDENS & TERRACES, THE LOFT COLLECTION, & THE PENTHOUSE COLLECTION

LIVING AT THE LANSBURY LOFTS

The Lansbury Lofts are located in Bow's most prestigious conservation area – The Tredegar Square Conservation Area, surrounded by many important buildings of architectural significance. This has meant that this small pocket of East London has retained some real character and is truly loved by its residents.

Boasting a tree-lined street, The Lansbury Lofts is a collection of stunning loft apartments, converted from an original 1930's building, retaining the feel of space that the conversion provides, whilst bringing in 21st century style and sophistication of the carefully designed interiors.

There are 14 apartments overall - Three ground floor lofts with gardens and terraces, The loft collection, and the penthouse collection.

STYLE AND SOPHISTICATION...

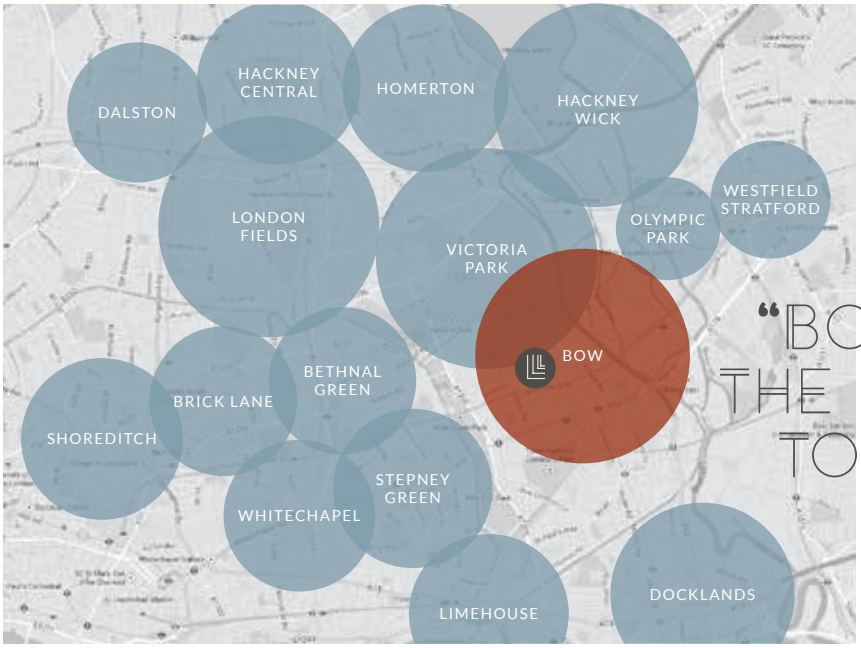
Each apartment comes complete with the beautifully crafted high quality interior you would expect from your perfect new home. With 21st Century style being brought into the converted building, stunning wooden flooring, luxury kitchens and bathrooms and brand new warehouse style windows compliment the 1930's features.

LANSBURY LOFTS, A NEW BELLE IN BOW

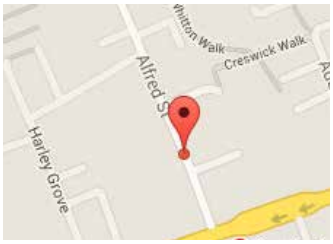
EAST LONDON'S HOTTEST SPOT JUST GOT HOTTER

THE BEST THAT BOW HAS TO OFFER

With so much to do and see, plus transport links on your doorstep to take you anywhere in London, access to the world's leading universities, and major business districts within minutes, Bow is definitely the place to be.



"BOW IS THE PLACE TO BE"



7 ALFRED STREET
BOW · E3 2BE

Lansbury Lofts is nestled within the Tredegar Square Conservation Area, surrounded by many important buildings of architectural significance.

Lansbury Lofts gets it's name from the Suffragette, Minnie Lansbury. Her memorial clock sits right around the corner.

A LIFE TO LIVE

The Lansbury Lofts are perfectly placed to experience the best of what Bow has to offer, and in our opinion, apart from the amazing Victoria Park, the best of the area lies in the fantastic Gastro Pubs, local distillery, and even a Brewery or two (or three).
In case you are truly new to the area, here's some of the top picks, but there are, of course, many more.

"THERE'S MORE THAN A HINT OF THE GASTROPUB ABOUT THIS BUSY BOW BOOZER"

TIME OUT ON THE MORGAN ARMS

GASTRO PUBS

MORGAN ARMS

The renowned Morgan Arms, on Morgan Street (about an arm's length away from The Lansbury Lofts) is a self-styled 'classy East London pub with fabulous food', serving up treats such as crispy belly of pork with carrot puree, balsamic onions, chargrilled celeriac and pork jus! With a wine club, fantastic Sunday lunch and a fortnightly pub quiz, what else can you ask for from a great gastro pub? Serving up amazing lunch and dinner, and usually packed with the delightful East London hipster regulars, with a really relaxed vibe, the Morgan arms will no doubt become 'your local'.
www.morganarmsbow.com

THE LORD TREDEGAR

The Lord Tredegar on Litchfield Road is a great little pub, with a large patio garden (lovely on summer days), good wine selection, real ales, tasty and varied menu and very friendly staff. We also think it does one of the best burgers around. Again, only a few minute walk from the Lansbury Lofts, it's definitely a good runner up to The Morgan.

THE CROWN

Right opposite the Southern entrance to Victoria Park, The Crown is a cozy, beautifully decorated Gastro pub with a delicious seasonal menu, the usual great ales and wine list, and frequent events. Well worth a regular visit, either on a week night or a lazy weekend.
http://www.geronimo-inns.co.uk/london-the-crown

BREWERIES

THE CRATE BREWERY

An absolute favourite among locals, particular in summer with it's chilled out canal side setting, The Crate is located in an old factory and serves heavenly pizzas along with their six fantastic craft beers and one cider. With Brewery Tours to book on to, as well as fun pop events such as the 'secret canoe adventure', it is definitely worth moving East for.http://cratebrewery.com/

THE EAST LONDON LIQUOR COMPANY

If craft beers are not your tipple of choice, fear not, Bow even has its own distillery to wet your whistle.
The East London liquor company, located in one of Bow's most well-known historical sites, the old glue factory in Bow Wharf, are a craft spirits producer, with an onsite distillery, shop, and cocktail bar.
http://eastlondonliquorcompany.com/

THE PEOPLE'S PARK TAVERN

With a huge beer garden connected to Victoria Park, The People's Park Tavern, chiefly a relaxed Gastro pub, recently started brewing their own craft beers. Their aim is to make consistently great beer using the finest ingredients, taking inspiration from the great historic styles that made the East End of London the brewing metropolis.
http://peoplesparktavern.pub/

TAP EAST

Just down the road at Westfield Stratford is Tap East, a specialist beer bar and microbrewery with a regularly changing range of 16 Tap East and guest draught beers as well as over 100 bottled beers from around the world. A great way to relax after a hard days shopping!
http://www.tapeast.co.uk/

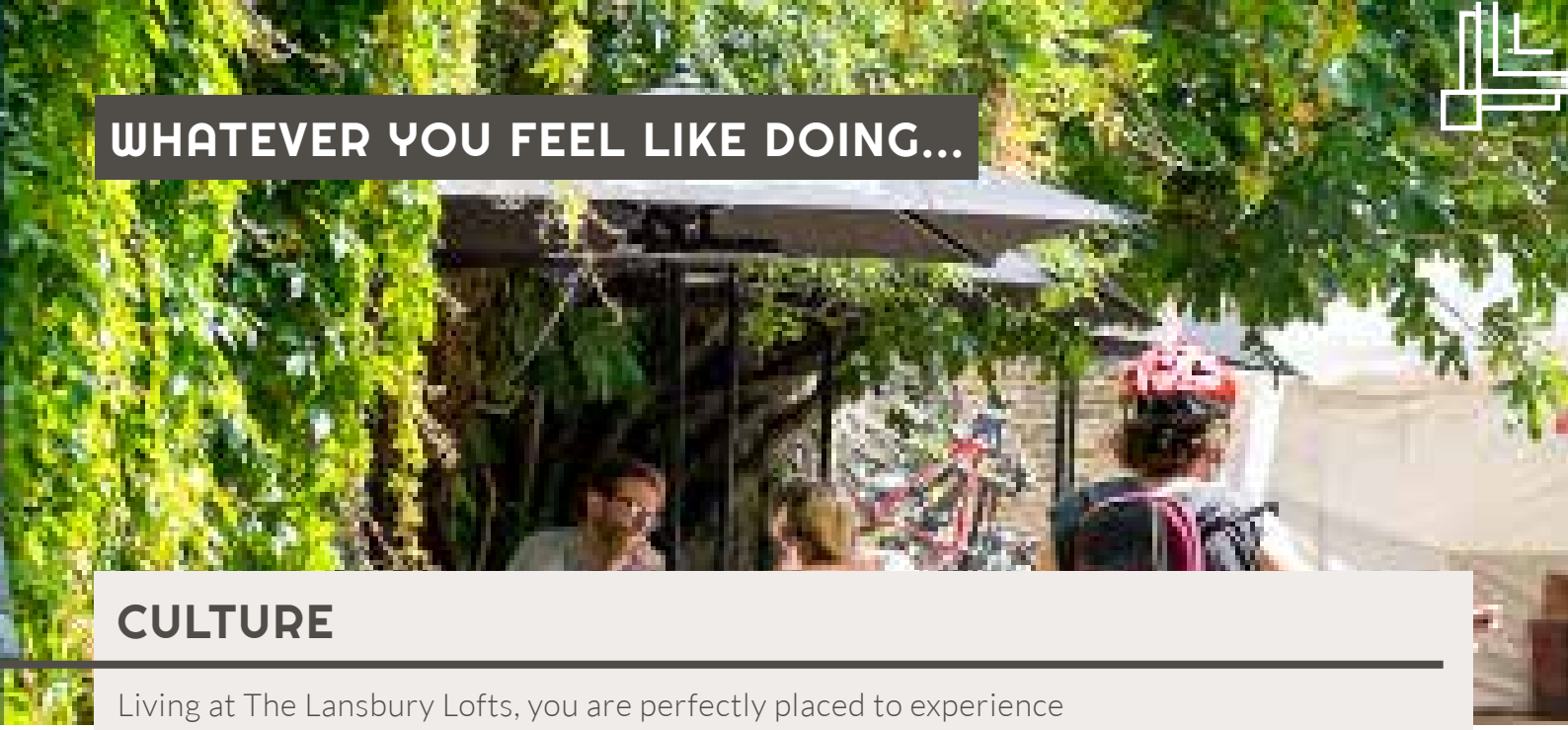
LONDON FIELDS BREWERY

Pretty well known these days, a stroll through Victoria Park up to London Fields will take you to the London Fields Brewery. With brewery tours, craft brewing experience days, homebrewing classes and much more, this one definitely puts local craft beers on the map.
http://londonfieldsbrewery.co.uk

"ANOTHER CRAFT BEER HOTSPOT, EAST LONDON IS HOME TO A BATCH OF ACCOMPLISHED BREWERIES AND BREWPUBS"

LONELY PLANET

Read more: http://www.lonelyplanet.com/england/london/travel-tips-and-articles/a-craft-beer-lovers-guide-to-london#ixzz3YnLmGeew



WHATEVER YOU FEEL LIKE DOING...

CULTURE

Living at The Lansbury Lofts, you are perfectly placed to experience all that East London's cultural scene has to offer.

WHITECHAPEL GALLERY

Founded in 1901 to 'bring great art to the people of East End' showcases world-class artists from modern masters such as Pablo Picasso and Jackson Pollock, to contemporaries such as Sophie Call and Paul Thomas Struth. With beautiful galleries, exhibitions, artist commissions, collection displays, historic archives, education resources, inspiring art courses, Cafe/Bar and Bookshop, the Gallery is open all year round, so there is always something free to see. http://www.whitechapelgallery.org/about/

THE CHISENHALE GALLERY

With up to five major exhibitions each year The Chisenhale Gallery is just down the road from The Lansbury Lofts. In their own words: For audiences, Chisenhale Gallery provides an opportunity to experience the process of art production intimately – this is a place where art is not collected for presentation but where it is made – and this in itself provides important learning opportunities to critically reflect and participate. As such Chisenhale Gallery operates alternately as an exhibition hall, production agency, research centre and community resource. http://chisenhale.org.uk/about/

THE NUNNERY GALLERY

Open six days a week, The Nunnery Gallery is housed in a unique building on the ground floor of a former convent, and surrounded by Bow Arts studios just off Bow Road. The Gallery programmes a mixed exhibition programme to appeal to a wide audience with a particular focus on site responsive work and work that explores the history of the local area. There's also a café, the Carmelite café, serving fantastic coffee, homemade soups, savoury bites and seasonal puddings. http://www.bowarts.org/nunnery

Whitechapel gallery

WHETHER YOU ARE BUSY TAKING IN THE BEST OF EAST LONDON OR BUSY DOING NOTHING...

East London is also known for it's exciting variety of street art if that tickles your fancy.

FROM THINGS YOU DIDN'T KNOW YOU NEEDED...

MARKETS

One of the things East London is most well-known for is the colourful street scene, including everything from, street markets, festivals, pop-up food stands, open air art installations and the popular flower market. You'd certainly never be short of options to get out and about around Bow. Just remember to take your shopping basket.

ROMAN ROAD MARKET

This old East End favourite fills the street along the East side of Roman Road on Tuesdays, Thursdays and Saturdays. You'll find everything from fashion stalls to fruit and veg, tasty treats to tempt you, toys, and plenty of hand bags.

COLUMBIA ROAD MARKET

A short walk through the park and along into Bethnal Green will find you at Columbia Road which hosts the ever popular flower market on Sundays from 8am until 3pm. The street is transformed into a sea of colour and sweet fragrances with everything from orchids to orange trees.

BRICK LANE MARKET

Brick Lane has become home to thousands of creative individuals from fine artists to musicians, designers and filmmakers. The area is known as London's Artist Quarter for its myriad of galleries and famous graffiti street art, which features designs by artists such as Banksy, Stik, ROA, D*Face and Bern Eine. Boutique shops, retro stores and pop-ups, a huge selection of restaurants and bars, including the famous Truman Brewery and Sunday street market can all be found on Brick Lane.

BROADWAY MARKET

Broadway Market on Saturdays is a kaleidoscope of tastes and cultures: stalls, shops, pubs, restaurants and cafes offering some of the best food and most original clothing in London all crammed into a little East End street between the Regent's Canal and London Fields.
From www.broadwaymarket.co.uk.

...TO THINGS YOU DIDN T KNOW EXISTED

FITNESS

Living at the Lansbury Lofts, you are perfectly placed to access all the fitness, fun and exercise facilities you desire.

GYMS NEARBY

SOHO GYMS
Bow Wharf, 221 Grove Road, E3 5SN

MILE END LEISURE PARK & STADIUM
190 Burdett Road, E3 4HL

CROSSFIT LONDON
The New Blackboard Gym, Arch 9 Malcolm Place, E2 0EU

SWIM

CLIMB

BOX

JOG

SWIMMING

LONDON AQUATIC CENTRE
Queen Elizabeth Olympic Park, E20 2ZQ

YORK HALL
5 Old Ford Road, E2 9PJ

YOGA/ FITNESS CLASSES

YOGA PLACE - BETHNAL GREEN RD
1st Floor, 449-453 Bethnal Green Rd, E2 9QH

BOW YOGA
Butley Court Community Centre, 1 Butley Court, Ford St, E3 5LT

TEMPO PILATES
Studio 204, Netil House, 1-7 Westgate Street, E8 3RL

LA FITNESS
5 Hertsmere Road, West India Quay, E14 4AN

CLIMBING

MILE END CLIMBING WALL

REIGNING VICTORIOUS

VARIETY IN VICTORIA PARK

Living at The Lansbury Lofts, you are a stone's throw away from the fantastic 86 hectares of Victoria Park and all it has to offer.

TENNIS

Wimbledon is a fine example of how tennis can capture a country, and those aspiring tennis players can brush up on their skills on one of the four tennis courts that are located inside the park.

CRICKET

During the summer cricket is played every evening on the park's three all-weather wickets, organised by the Victoria Park Community Cricket League. The park also has a popular three-lane cricket net, free to use at all times.

CYCLING

With a large paved track that runs the full perimeter of the park, Victoria Park is just perfect for both runners and cyclists, with plenty of room for those commuting by bike, or simply taking some exercise.

SKATEPARK

Victoria Park is also home to a quirky skatepark, the main feature being a huge bowl with small, mid and deep sections and a massive cradle for the more adventurous.

VICTORIA PARK HARRIERS

The Park is the home of Tower Hamlets Football Club and Victoria Park United Football club, Victoria Park Harriers & Tower Hamlets Athletics Club, which has its headquarters at St. Augustine's Hall located at the north-east corner of the Park. The Club celebrated its 80th Anniversary in 2006.

PEDALOS

During a recent refurbishment of the boating lake, pedalos have been re-introduced to the park, and are very popular during the balmy summer days.

LOVEBOX FESTIVAL

"Back in 2002, Groove Armada and our own Jools were sitting in a pub, lamenting the London parties scene. They were playing gigs and clubs everywhere, but thought there might be a way to put on a different kind of show in London, with more exciting line-ups.
It started with a box of records and a pack of Post-its – heart-shaped ones were the only type to hand. The record box became the 'Lovebox', which became an album, and then the first party was thrown in an old strip club off Tottenham Court Road. Then followed a residency at 93 Feet East, succeeded by a stint in Ladbroke Grove, and Lovebox was selling out two weeks in advance with hundreds turning up at the door.

A year later, this success led to a one day special on Clapham Common for 10,000 people. The year after was 20,000. A combination of solid musical reputation and a complete lack of inner London park festivals proved a potent recipe. Then in 2005, Lovebox moved to Victoria Park, spread itself over two days and the festival you know was born."

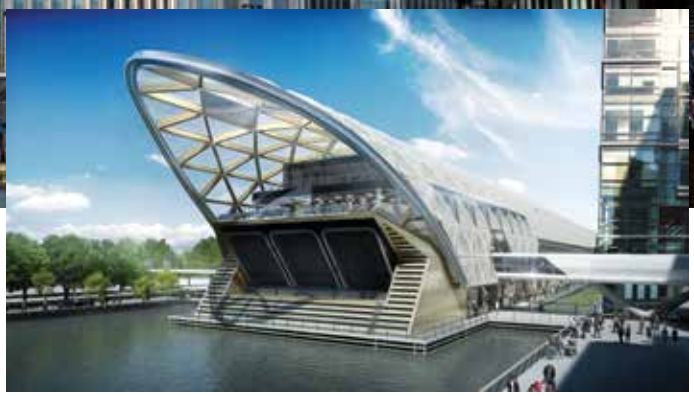
www. http://loveboxfestival.com

THE HUB OF LONDON

Canary Wharf and the financial and retail districts there are a short journey from the Lansbury Lofts.

London is a shopper's paradise and those in search of some local retail therapy can head to Canary Wharf, a few minutes train ride from Bow Church DLR station. As well as being the financial epicentre of East London, Canary Wharf offers a first-class shopping experience with its large upmarket shopping mall, home to over a hundred fashion boutiques. When Crossrail services commence at Canary Wharf, fashionistas can head over to Bond Street and its world-renowned range of luxury designer stores in just thirteen minutes.

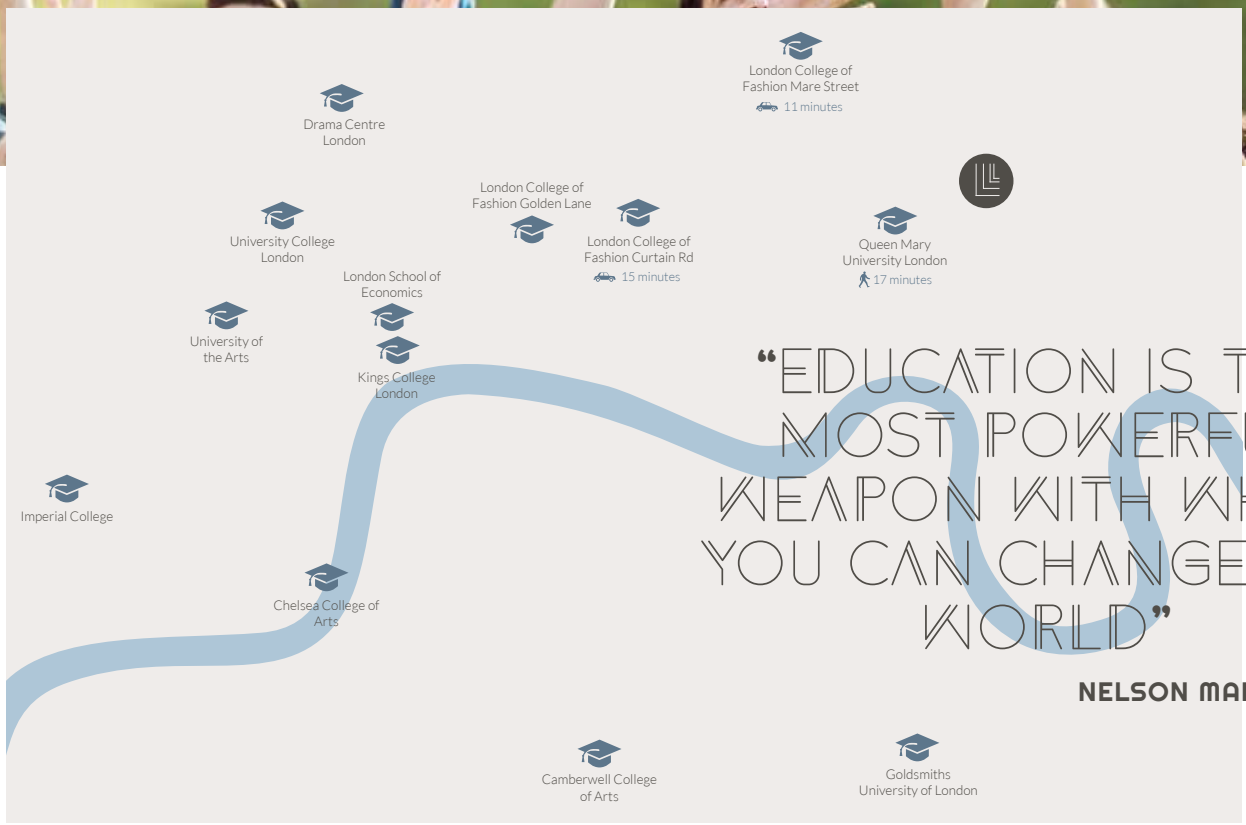
If an even bigger shopping Mecca than Canary Wharf is in order, then just a 15 bus ride away is Stratford, the home of Westfield, one of Europe's largest urban shopping malls and a magnet for shoppers in search of every conceivable brand.



"LONDON IS A SHOPPER'S PARADISE"

AN ACADEMIC DECISION

London is famous for it's high-quality universities and colleges and living at Lansbury Lofts puts you within reach of them all.



"EDUCATION IS THE MOST POWERFUL WEAPON WITH WHICH YOU CAN CHANGE THE WORLD"

NELSON MANDELA

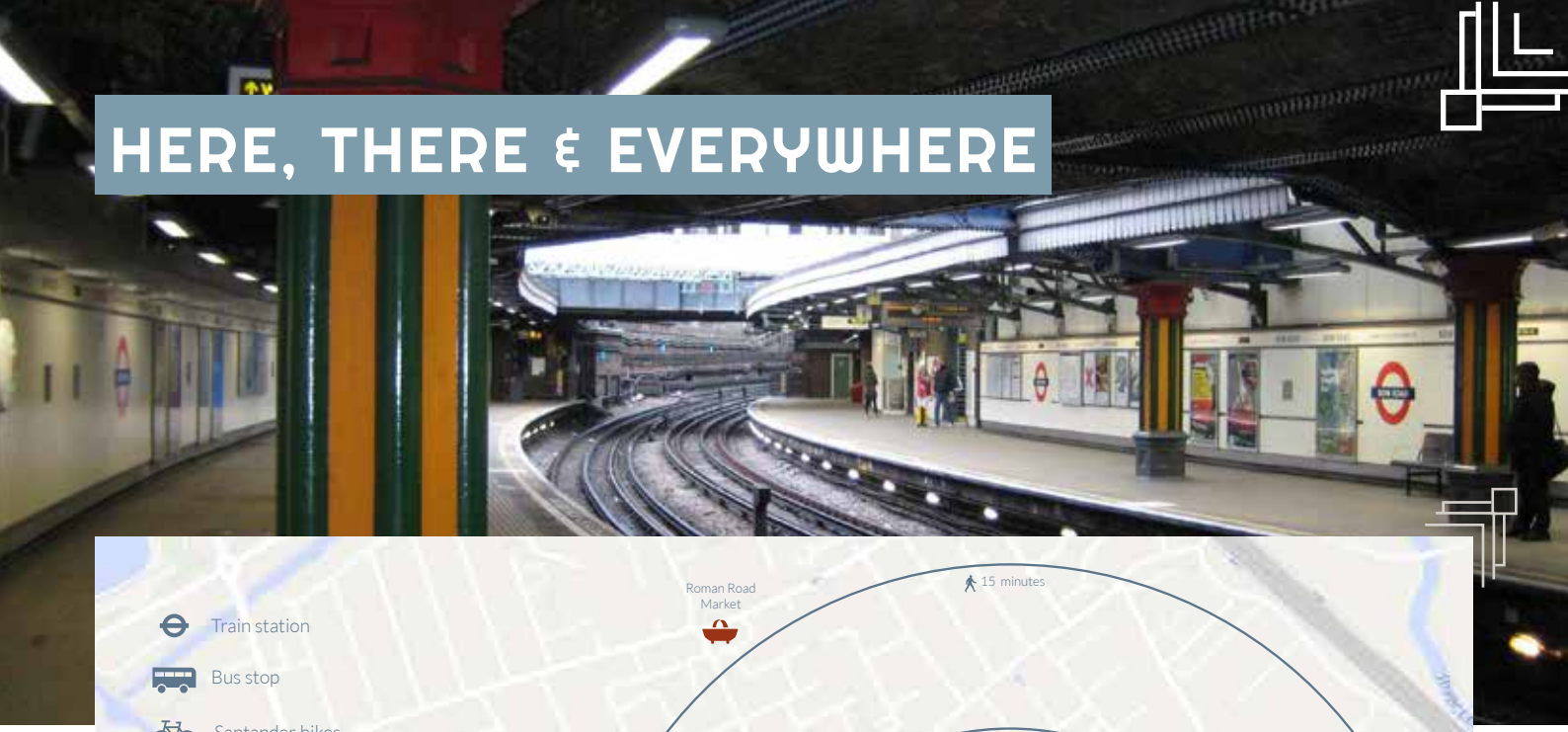
SURROUNDED BY OPPORTUNITIES

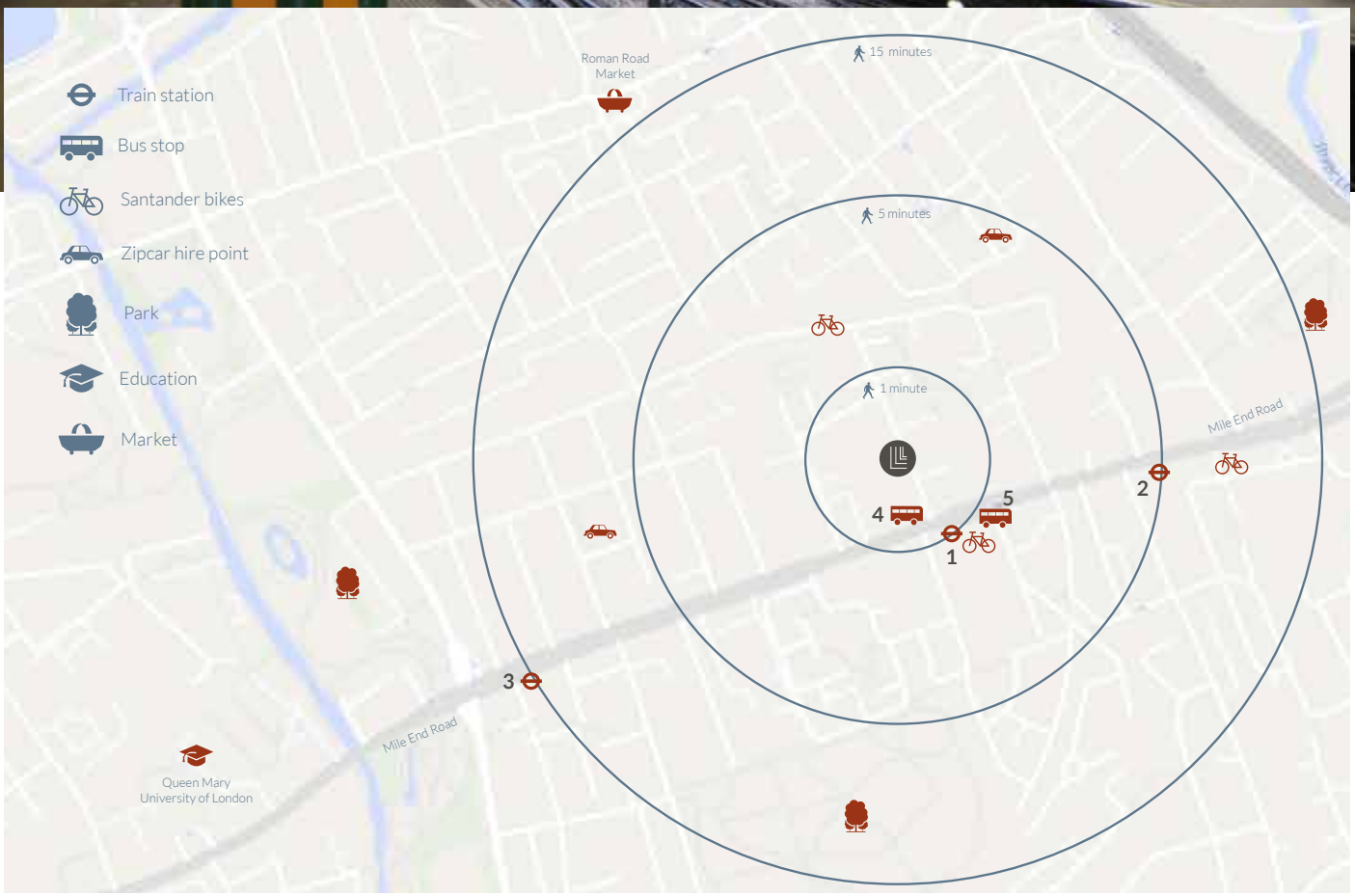
London has one of the largest concentrations of universities and higher education institutions in the world, with over 40, not counting foreign Universities with London branches, and has a student population of more than 400,000.

Among the institutions in London are some of the old and world-famous colleges that today make up the federal University of London, modern universities, as well as a number of smaller and often highly specialised universities and colleges. The hugely popular Queen Mary of London University is a short walk towards Mile End, and quick bus journey will get you to the London College of Fashion in Shoreditch.

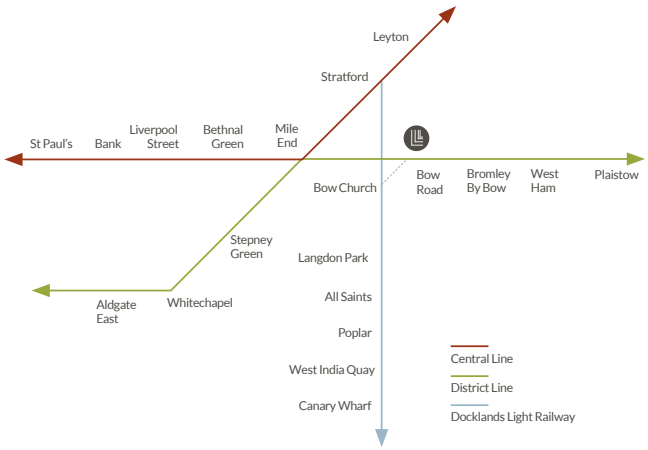
With such good transport links from the Lansbury Lofts, all of the London's finest academic institutions are within reach making it a perfect location for those looking to study in The Capital.

HERE, THERE & EVERYWHERE





1. **Bow Road Underground Station** – District Line and Hammersmith & City Line – direct connections to Liverpool Street, Kings Cross, Tower Hill, Westminster, and Whitechapel for the Cross Rail
2. **Bow Church DLR Station** – direct links to Canary Wharf and Stratford
3. **Mile End Underground Station** – for the Central Line – direct link to Liverpool Street (4 minutes), Oxford Circus, and two minutes to Stratford International
4. **Bus stop Z** for buses (N)25, 205, 425 towards the city and Hackney
5. **Bus stop Y** for buses (N)25, 205, 425 towards Stratford



SPECIFICATIONS

BEDROOMS

- Fitted wardrobes with shelf and hanging rail – Global Doors sliding wardrobes with mirrored doors

BATHROOMS

- Bathrooms - Neostile Ash 600 x 300 mm
- En suites - Neostile Ash 600 x 300 mm and mosaic wall tiles
- Bathroom suites with chrome taps and mixers
- Bath with glazed screen and thermostatic mixer shower
- Shower enclosure to en suites, bespoke full height glass panel
- Mirrored cabinet above sink
- Heated stainless steel towel rail
- Contemporary ceramic tiling
- Low voltage, two pin power outlet (shavers/toothbrush charging)

INTERNAL DOORS

- Flush painted Dulux eggshell – Pure Brilliant White
- Polished stainless steel handles and door furniture

PAINT FINISHES

- Walls – Dulux matt emulsion – Brilliant White
- Ceilings – Dulux matt emulsion – Brilliant White
- Skirting and architraves – Dulux eggshell – Pure Brilliant White

KITCHENS

- Italian white gloss lacquer Infinity kitchen by Nova Cucina with SMEG appliances
- Light grey quartz work top with light grey glass splashback
- SMEG gas hob
- SMEG oven
- SMEG built-in microwave (3rd floor only)
- SMEG fridge/freezer
- SMEG dishwasher
- SMEG washer/dryer
- Elica Elibloc extractor with recirculating kit
- Zenuno undermounted sink
- Hansgrohe Focus mixer tap
- Hafele LED under unit lights

FLOOR FINISHES

- Living rooms, hallways, kitchens – Engineered hardwood plank, smoked brushed UV oiled in Majestic
- Bathrooms and en suites – Porcelain tiles, Neostile Ash 600 x 300 mm
- Bedrooms – Quality Regency carpet in neutral colour

MAIN ENTRANCE & COMMON AREAS

- Communal lighting with movement sensors
- Lift, ground to 3rd floor
- Carpet to staircase and lobbies
- Secure cycle storage, bin storage on ground floor
- Communal garden on ground floor

FLATS EXTERNAL

- Balconies/courtyards to all apartments to the rear of the building and on the 3rd floor
- Wall mounted lighting on balconies/courtyards

INTERNAL GENERAL

- Screwless double power sockets in brushed stainless steel
- Screwless flat plate light switch in brushed stainless steel
- Telephone outlet sockets
- USB sockets in living room and master bedroom
- Connection points ready for Sky +/ Satellite/BT/ Terrestrial TV and radio in all living rooms with attendant telecom outlet
- Gas fired central heating with radiators
- Spot lighting throughout

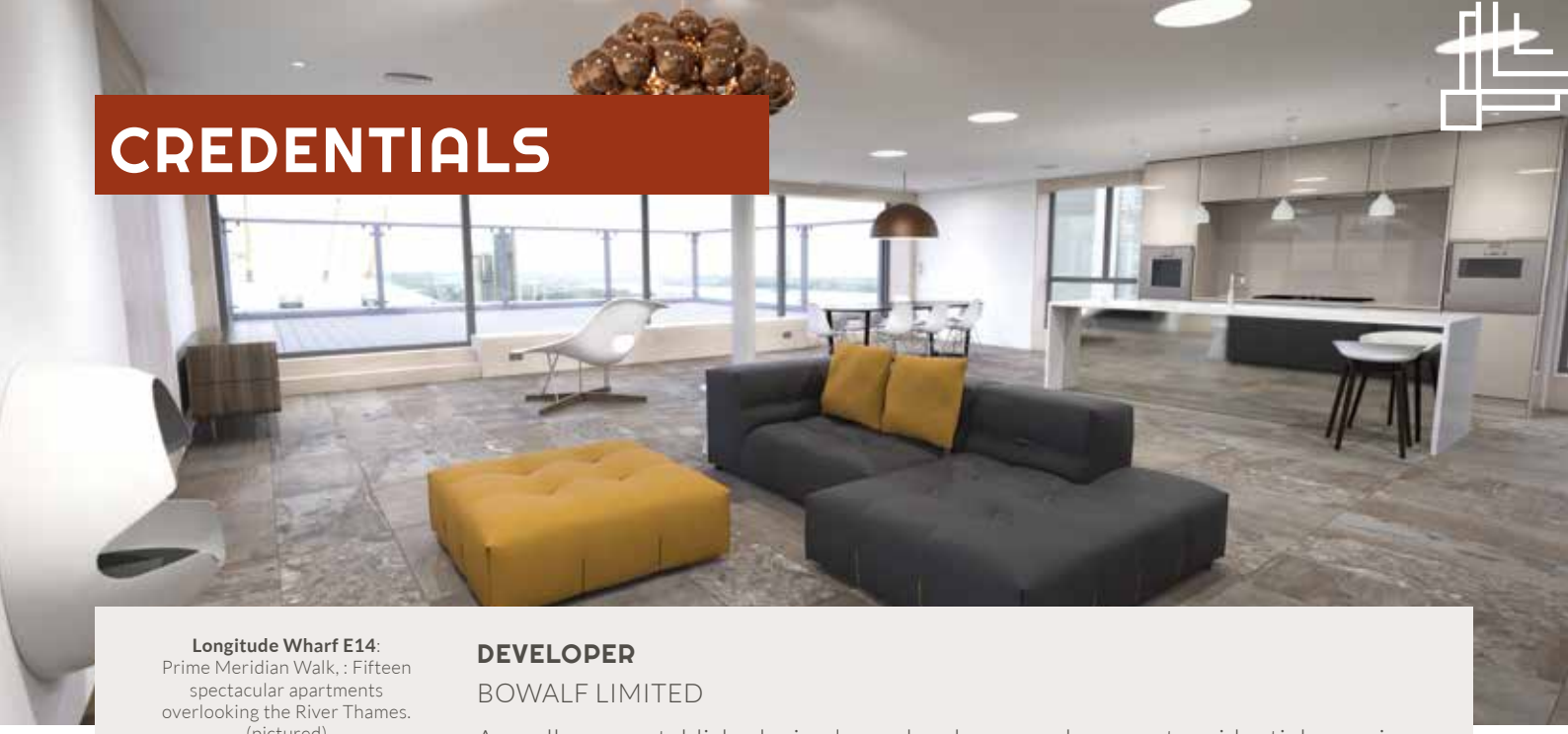
SECURITY

- Fob operated main entrance doors
- Colour video door entry system to each apartment
- Fire doors
- Fully integrated smoke detectors and fire alarm system to all apartments
- CCTV
- Intruder alarms to ground floor flats

BUILDING STANDARDS & WARRANTY

- 10 year warranty provided by Buildzone

CREDENTIALS



Longitude Wharf E14:
Prime Meridian Walk, : Fifteen spectacular apartments overlooking the River Thames. (pictured)

Ceramic Works E9:
An iconic development of 52 new homes in the heart of Hackney.

Chapel Ford Lofts E3:
14 beautifully converted lofts hewn from a former Victorian factory.

Eight Central EC1:
Central Street: Eight individually designed luxury apartments and penthouses in the heart of the City.

DEVELOPER

BOWALF LIMITED

As well as an established mixed-use developer, we have vast residential experience in both complex conversions and new build contemporary homes. We are currently building over 80 new homes across four sites in London.

SOND CONSTRUCTION

CONTRACTOR

SOND CONSTRUCTION

Sond Construction is a highly focused property construction and development company with an holistic approach to land and property development in the Greater London area.

Drawing expertise from a talented team with backgrounds in construction, finance, investment, estate agency and development, Sond Construction has more than 25 years' cumulative experience in all aspects of property investment, construction, development and management.

BRIDGE NEW HOMES & LAND

AGENT

BRIDGE NEW HOMES

Bridge New homes are experts in new homes sales and marketing and have been based in East london for 20 years. We are located in Shoreditch, on the fringe of the City, and therefore attract an applicant base whose expectations are for high quality. We are delighted to be able to market stylish new homes on behalf of our trusted developers. We have a track record and reputation for swift sales of brand new developments at competitive prices and are able to guide our purchasers smoothly through exchange and completion. Our lettings and Property Management department offers the highest level of service expected and constantly achieves top tier rental income and high calibre tenants.

BRIDGE NEW HOMES
98a Curtain Road
Shoreditch
London EC2A 3AA