

THE  
CHAIN  
E17

L&Q



Computer generated image.

## Thriving city *and healthy living*

The Chain presents a collection of new homes in a lively neighbourhood that mixes a contemporary, exciting art scene with the best of traditional east London.

Choose from a selection of studios, 1, 2 and 3 bedroom stylish apartments, available to purchase through Shared Ownership\* and outright sale buying schemes. Each home has been perfectly considered with communal gardens to enjoy and personal outdoor space in the form of balconies or terraces.

As part of our green credentials, The Chain is virtually car-free. All residents will benefit from a 3-year complimentary membership to the official car club, Zipcar. With access to safe and secure bike storage, residents are encouraged to live a healthier, more sustainable lifestyle and cycle more.

Health and wellbeing is undeniably important, and having access to open spaces is a perfect antidote to a hectic working week and a positive way to combat stress. The Chain is within minutes of an array of open, green areas, all contributing to your healthy lifestyle.

Experience a slice of tranquillity whilst enjoying the natural haven of nearby Walthamstow Wetlands. Alternatively, enjoy a range of outstanding food choices and creative hubs right on your doorstep.

An aerial photograph of East London, showing a dense urban landscape with a mix of residential buildings, green spaces, and industrial areas. In the background, the London skyline is visible, including the Shard. A large brown, semi-transparent overlay covers the left side of the image, containing the text 'A piece of east London and a place to call home'. In the lower right, a computer-generated architectural rendering of a modern building complex is overlaid on the existing urban fabric, outlined in yellow.

A piece of east London  
*and a place  
to call home*

Brand new homes

*and a community  
full of spirit*

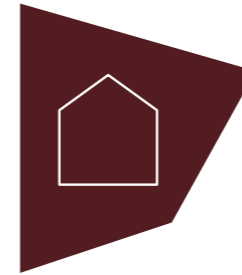
Live in one of the city's most exciting and thriving art and cultural scenes. Awarded the Mayor of London's 2019 Borough of Culture, Walthamstow has a vibrant present and an exciting future, with a strong sense of community and entrepreneurial flair.

Home to Europe's largest outdoor street market, you are spoilt for choice when it comes to organic fruit and veg, clothing and household goods. Alternatively, visit the E17 village market for your pick of artisan food traders.

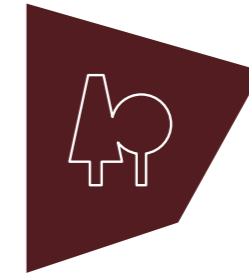
Celebrating contemporary art at the same time as honouring the age-old London traditions, like pie & mash, is a testament to Walthamstow's vibrant character.



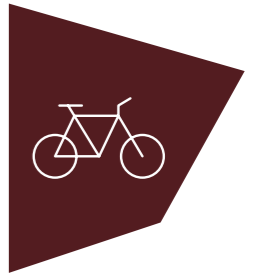
## The essentials you need *and all close at hand*



Homes with plenty of space to grow



Plentiful green spaces and tranquility



Paths and cycle routes on your doorstep



Popular restaurants, coffee shops and bars



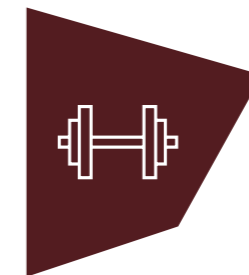
Local nurseries, schools and further education



Supermarkets close to home



Home to Europe's largest outdoor street market



Several leisure centres, sports pitches, tracks and pools



Well-connected to anywhere you need to be in London



A12

- 1. William Morris Gallery
- 2. Mirth, Marvel and Maud (the old Walthamstow cinema)
- 3. God's Own Junkyard
- 4. Walthamstow Market
- 5. The Mall Walthamstow
- 6. Walthamstow Wetlands
- 7. Walthamstow Village



## Sports

There are plenty of facilities in the local area when it comes to keeping fit and healthy. Walthamstow Pool & Track and Peter May Sports Centre offer sports pitches, running tracks, swimming pools and much more.

- Walthamstow Pool & Track**  
0.5 miles by bike/car\*\*
- Peter May Sports Centre**  
1.4 miles by bike/car\*\*

## Outdoors

Escape from the hustle and bustle of the capital at nearby Walthamstow Wetlands, perfect for long walks on Sunday afternoons. Plus, take a stroll around the delightful Walthamstow Village conservation area.

- Walthamstow Village conservation area**  
0.4 miles by bike/car\*\*
- Walthamstow Wetlands**  
1.7 miles by bike/car\*\*

## Culture

Home to Europe's largest outdoor street market, you are spoiled for choice when it comes to organic fruit and veg, clothing and household goods. Alternatively, visit the E17 Village Market for your pick of artisan food traders.

- Wood Street Indoor Market**  
0.8 miles by bike/car\*\*
- E17 Village Market**  
0.9 miles by bike/car\*\*

## Eat & Drink

Living at The Chain, you're close to popular, well-reviewed restaurants, coffee shops and bars offering cuisine from just about everywhere in the world, including; Sodo Pizza, Turtle Bay and Eat 17.

- Sodo Pizza**  
0.4 miles by bike/car\*\*
- Turtle Bay**  
0.4 miles by bike/car\*\*
- Eat 17**  
0.9 miles by bike/car\*\*

## Parks

Walthamstow is home to some fantastic open spaces, parks and forests. Lloyd Park and St. James Park are hot spots with the locals and offer cafés and children's play areas for the whole family to enjoy.

- Lloyd Park**  
0.4 miles by bike/car\*\*
- St. James Park**  
1.6 miles by bike/car\*\*

## Shopping

The Mall Walthamstow offers a wide range of facilities and events to ensure a unique shopping experience for the whole family. With hundreds of high street shops under one roof, you really will be spoiled for choice.

- The Mall Walthamstow**  
0.7 miles by bike/car\*\*



Places to relax  
and enjoy the fresh air



Well connected  
*and full of life*



Walthamstow Train Station



Walthamstow Train Station



Walthamstow Cycle Routes

The Chain is well connected to anywhere you need to be in London. You have three railway stations within a 22-minute\*\* walk from your home.

Central London is just a few minutes away on the Victoria and Bakerloo lines. Also, hop off at King's Cross St Pancras and you have access to international connections through Europe.

Offering a healthier, cheaper and more eco-friendly way to commute, travel by Walthamstow's cycling network, including Transport for London's Quietway 2, connecting you to the city centre.

And, of course, The Chain being a cycle-friendly development, those who'd rather travel by bike are well taken care of, with a choice of cycle routes to make getting around on two wheels safer and more efficient.



### By rail from Walthamstow Central

King's Cross St Pancras	15 min
Oxford Circus	19 min
Victoria Station	23 min
London Liverpool Street	26 min
Hampstead Heath	33 min



### To the airports by car from The Chain

London City	21 min
Stansted	43 min
London Heathrow	44 min
Luton	46 min
Gatwick	1 hr 12 min



### By road from The Chain

Stratford	11 min
Hackney Wick	14 min
Canary Wharf	21 min
City of London	31 min
Dartford	39 min



### By cycle from The Chain

Clapton (3.4 miles)	15 min
London Fields (4.9 miles)	24 min
Haggerston (5.8 miles)	29 min

# City living *and tranquil countryside*

A greener home, a healthier lifestyle.  
Discover a new side of London at  
The Chain by L&Q.

At the heart of Walthamstow is London's newest and biggest nature reserve, Walthamstow Wetlands – a tranquil escape from everyday life.

Walthamstow Village also offers a slice of country life in the city and is renowned for its local produce shops and historic buildings. It is the perfect location for brunch, with a range of bars and restaurants to choose from.

The city's multinational population makes for an eclectic mix of food and drink destinations, while The Mall Walthamstow's shopping scene takes in the big high street names and one-of-a-kind boutiques.

With access to safe and secure bike storage, residents are encouraged to live a healthier, more sustainable lifestyle and cycle more. Waltham Forest offers a number of free programmes to support local cyclists.

1. Walthamstow Wetlands
2. Manze (Pie & Mash shop)
3. The Real AI Company & Trap Taproom
4. The Mall Walthamstow
5. Walthamstow Market
6. William Morris Gallery



Quality homes  
*and better living*





## Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years' experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

### The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## L&Q Achievements



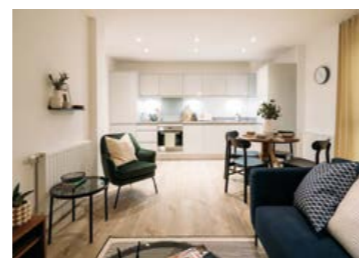
## A selection of other L&Q developments



Beam Park – Rainham  
[lqhomes.com/beampark](http://lqhomes.com/beampark)



Lock No.19 – Hackney Wick  
[lqhomes.com/lockno19](http://lqhomes.com/lockno19)



Regency Heights – Park Royal  
[lqhomes.com/regencyheights](http://lqhomes.com/regencyheights)



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**Disclaimer:** All information in this document is correct at the time of publication going to print February 2021. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home. \*Shared Ownership with L&Q is subject to status and fitting criteria. Please speak to a member of our Sales Team for more details. \*\*Walking time taken from google.co.uk/maps and is approximate only. Train times taken from tfl.gov.uk. Distances taken from google.co.uk/maps. Car and cycle travel times taken from google.co.uk/maps and are approximate only.

**Registered office:** L&Q, 29–35 West Ham Lane, Stratford, London, E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print February 2021. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

The L&amp;Q logo is displayed in white text on a yellow rectangular background. The letters 'L' and 'Q' are large and bold, with an ampersand between them.