

ST.
PAUL'S
SQUARE
BOW
E3



COUNTRYSIDE
Places People Love

ST.
PAUL'S
SQUARE
BOW
E3

A new impressive development of 1-4 bedroom contemporary designed apartments located in the popular and convenient district of Bow, E3.

Discover your London life at St Paul's Square.



COUNTRYSIDE

Places People Love

E3 has it all

Living in Bow means having it all; with easy access to some of London's loveliest parks, fantastic transport connections, plenty of shops, restaurants and bars, good schools and much to see and do.

Stratford and its surrounding areas have seen huge transformations since the Olympic Games in 2012. East London's star continues to rise, making Bow a stand out area for savvy purchasers.

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A view of Le Mare Terrace,
Galsworthy Place and
The Waterlow Building
at St.Pauls Square.



A photograph of a modern multi-story apartment building with a mix of brick and white facades, featuring balconies and large windows. A man and a woman are walking on a paved path in the foreground. The sky is blue with some clouds, and there are green trees and bushes around the building.

A view of Lansbury Heights taken from Weatherley Close.



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The Garden Streets at St. Paul's Square

Computer generated image of a typical street scene at St Paul's Square. Building materials, design and landscaping may differ from those illustrated. We operate a policy of continual product development and individual features may vary. Please ask a Sales Consultant for further details.



The bigger picture



CANARY WHARF

BARTLETT PARK

8

LANGDON PARK



ST.
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MILE END PARK
AND STADIUM

TOWER HAMLETS
CEMETERY PARK

THE CITY

QUEEN MARY
UNIVERSITY

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MILE END

BOW ROAD

DEVONS ROAD

A shoppers delight

London's East End is renowned for its markets, from antiques and clothes at Spitalfields, to fantastic flowers on a Sunday at Columbia Road. World famous Brick Lane is the place to go for art and galleries, as well as offering a plethora of vintage and street food stalls. You can easily reach the popular Boxpark from here for cool pop-ups and collaborations.

Take a 10-minute cycle north to Broadway Market on a Saturday for fresh coffee and produce from one of the many stalls, and relax afterwards in neighbouring London Fields.

The long-established Roman Road market is in Bow. Get up early to appreciate it, grab brunch at Zealand Road café, then stroll along the Mile End Road with its eclectic mix of international offerings.

For well known High Street shops and coveted designer brands head to Westfield at Stratford City or take the Central line to Oxford Circus.



Westfield Stratford

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Spitalfields Market



Spitalfields Market



Indulge yourself in East London cuisine

For bars and restaurants you've got the pick of the bunch in Bow. The Morgan Arms is fast earning its reputation as Bow's go-to gastro pub, serving great food, local ales, and boasting one of London's finest roast dinners.

Head to Bow Wharf for the highly rated Thai Room restaurant and the East London Liquor Company, complete with its own onsite distillery.

Follow Roman Road into neighbouring Bethnal Green to discover some hidden gems on the Globe Road; try The Florist Arms for authentic stone baked pizzas and European beers and The Camel for hearty home-baked pies.

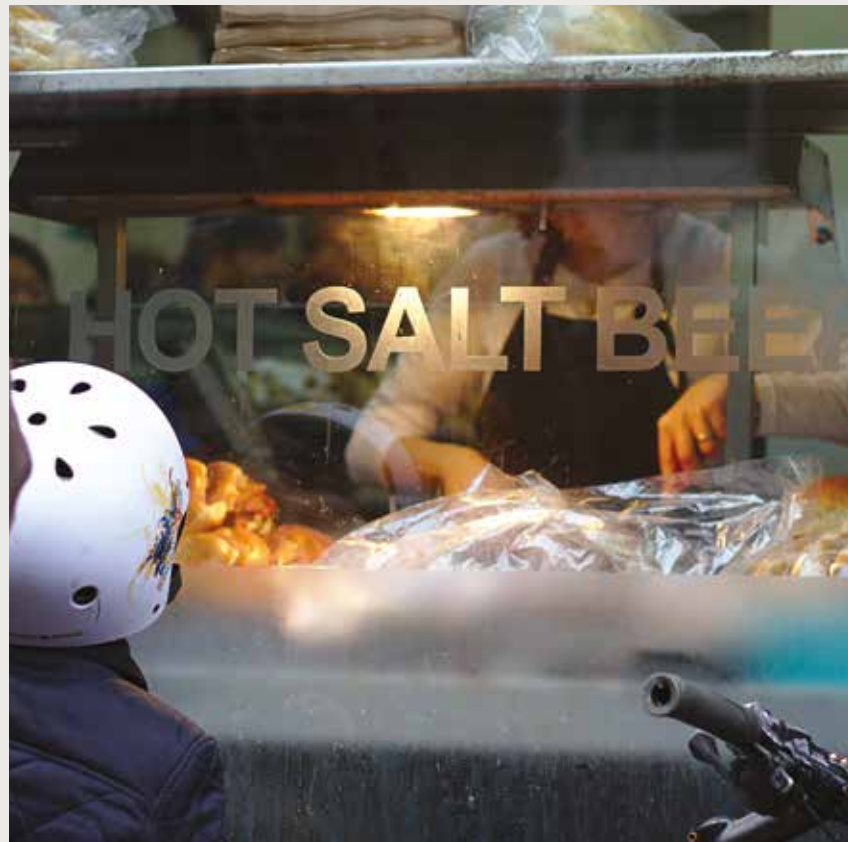
Nearby Shoreditch has an incredible array of cuisines on offer, from modern Italian at Pizza East, to food trucks galore at Urban Food Fest, and of course, world-famous curries on Brick Lane.



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East London Liquor Company



Pizza East



SOHO
GYM

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Soho Gym, Bow

Achieve your personal best

Keeping fit is easy in Bow with many leisure activities in the area. Swim at the popular London Fields Lido, with a heated 50m Olympic sized pool, or for sunny days enjoy its café and decked sunbathing area.

The Soho Gym at Bow Wharf offers a great selection of classes from spinning to Insanity. Try something new at the Mile End Climbing Wall who offer a range of courses for all levels and also strength and conditioning classes.

Just a 6 minute* walk from your new home is the Mile End Park Leisure Centre. With a state of the art gym and 25m swimming pool this local club also boasts a sauna and steam room.

* Source - walkit.com



Be part of the scene

There's always plenty to see and do in East London. Visit the beautiful Geffrye Museum, explore traditional alms-houses, gorgeous gardens and period rooms.

A 12-minute* walk brings you to the more contemporary Red Gallery on Shoreditch's Rivington Street, hosting exhibitions, live arts, music, film screenings and charity events.

Stop off at the Hackney City Farm to feed the animals and enjoy a tasty lunch in the unique Frizzante café, winner of the 'Time Out' Award for Best Family Restaurant.

The V&A Museum of Childhood sits in a Rundbogenstil style building on Cambridge Heath Road. Explore toys and games from days gone by.

For film lovers, Bethnal Green's renowned Rich Mix cinema shows art-house and indie movies from all eras, rejoicing the new and celebrating the old.



Rich Mix cinema



Hackney City Farm



The V&A Museum of Childhood



The V&A Museum of Childhood



Learning for life

London is home to some of the best educational centres in the world, and many of these can be easily accessed from St Paul's Square.

PRIMARY SCHOOLS

Stebon Primary School *Burdett Estate, Wallwood Street, Poplar, E14 7AD*

Stebon Primary School is just a short 7-minute* walk from St Paul's Square. In their vision statement they want their pupils to 'know that life is a fantastic adventure, have dreams for the future and the confidence to take on the challenges that await'.

Clara Grant Primary School *Knapp Road, Bow, E3 4BU*

Rated 'outstanding' by OFSTED for behaviour and safety of pupils, this local primary school has just begun the process of becoming a Rights Respecting School.

Wellington Primary School *Wellington Way, Bow, E3 4NE*

Wellington is a growing primary with a 45-place nursery. The school aims to develop creative free thinkers with a lifelong appetite for learning.

PRIMARY THROUGH TO SECONDARY SCHOOLS

St Paul's Way Trust School *(age 4-18), 125 St Paul's Way, E3 4FT*

The Ofsted 'Outstanding' St Paul's Way Trust School is on your doorstep, awarded the accolade for its 'relentless pursuit of scholarship and excellence'.

* Source: www.googlemaps.co.uk & www.tfl.gov.uk

SECONDARY SCHOOLS

Langdon Park Community School *Bright Street, E14 0RZ*

With some recently built new buildings and facilities and a focus on community involvement, this is a thriving and popular secondary school.

Bow School *44 Twelvetees Crescent, E3 3QW*

The recently expanded Bow School has been recognised as one of the top schools in the country for student progress and is just 10 minutes* away by bus.

UNIVERSITIES

Queen Mary University of London *Mile End Road, E1 4NS*

The impressive Queen Mary University of London, ranking in the top 5 universities in London, is just 15 minutes* walk away.

University of Greenwich *Old Royal Naval College, 30 Park Row, SE10 9LS*

Set in the beautiful grounds of the Old Royal Naval College in Greenwich, this university offers a wide variety of excellent programmes and is investing £150 million to further improve its campuses. You can reach it on the DLR.

City University *Northampton Square, EC1V 0HB*

Just 13 minutes* from Mile End Tube station, and voted the top University in London for student satisfaction, City is committed to academic excellence and focused on business and the professions.



University of Greenwich



Queen Mary University

ST. PAUL'S WAY TRUST SCHOOL

19

St. Paul's Way Trust School



The great outdoors

20





Stroll by the lake at
Victoria Park, London's
oldest public park boasting
212 acres of open space

Being surrounded by an abundance of green space is sometimes a rarity in London, but not for Bow residents.

Running parallel to St Paul's Square is Mile End Park, set across 79 acres and home to a children's play pavilion, the space is unique, fun and family friendly.

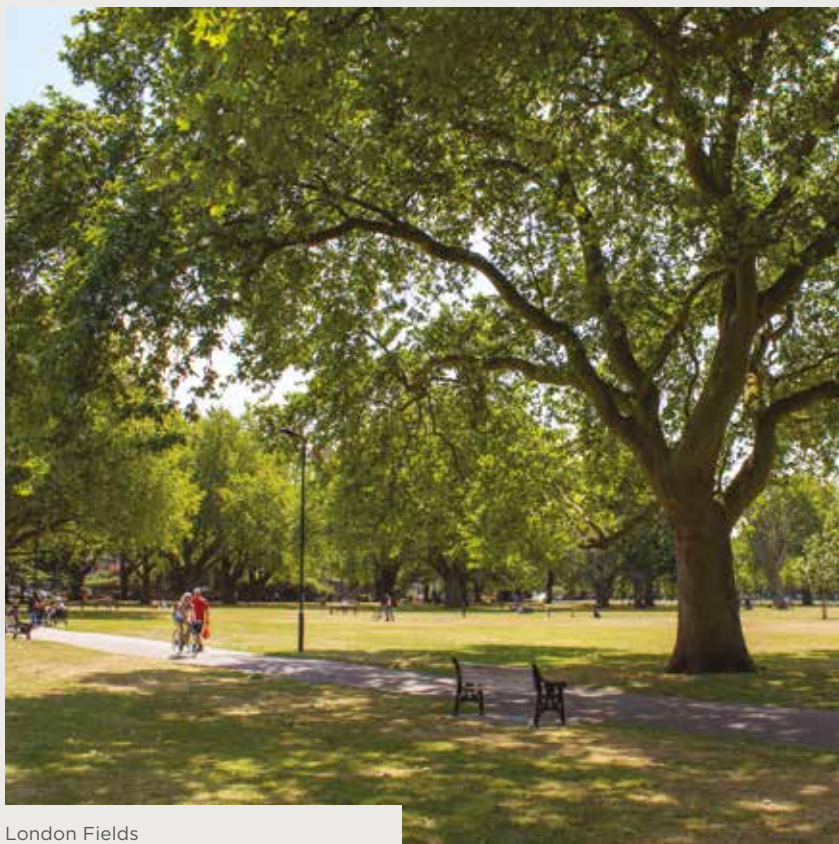
Following the beautiful Regent's Canal north will take you through Millennium Park, home of the Bow Climbing Wall, and on to the famous Victoria Park. London's oldest public park, the grounds play a big part in every day East London life providing somewhere to explore, picnic, run, cycle and relax. The park also plays host to music festivals such as Lovebox and Field Day.



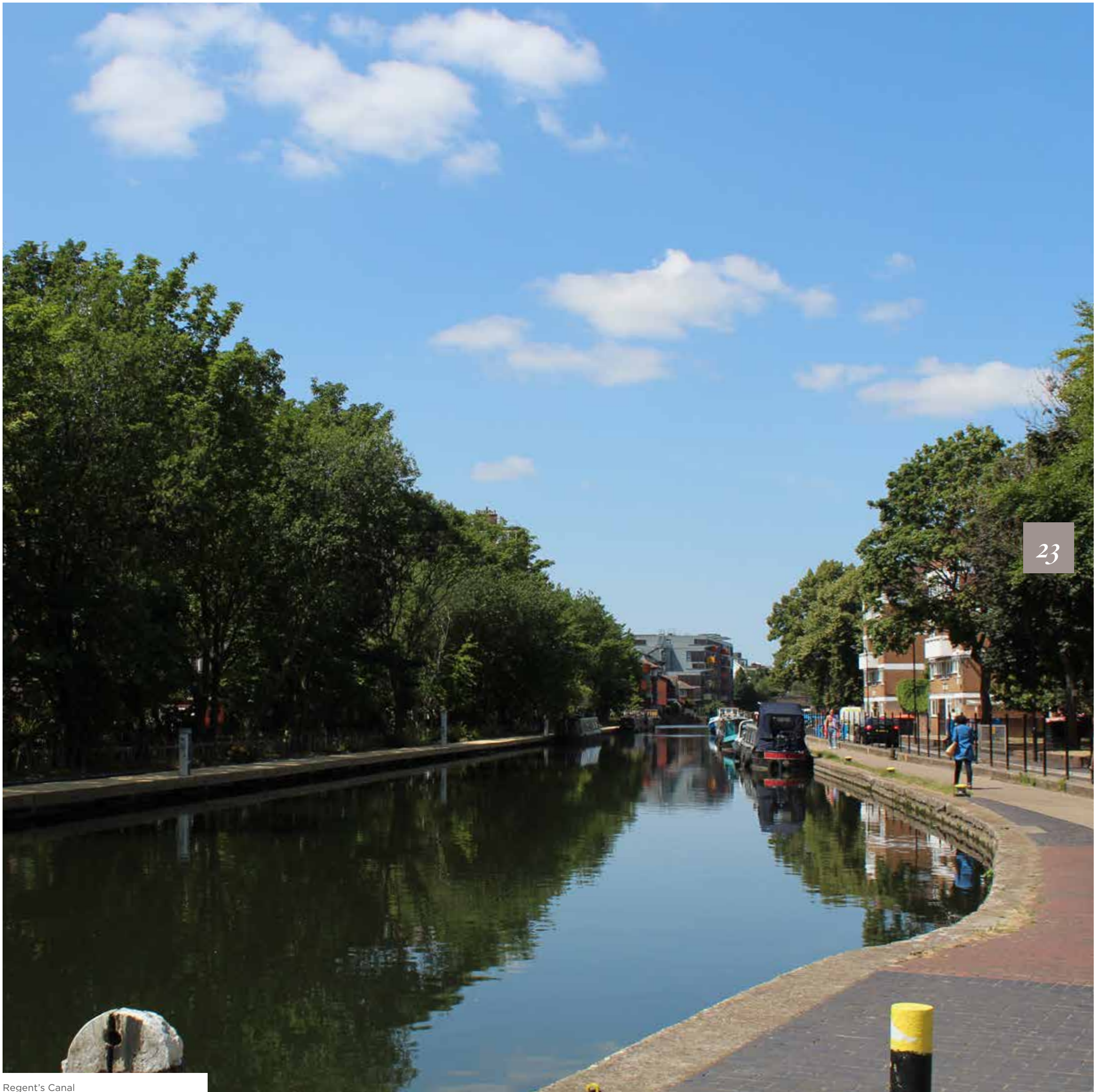
Regent's Canal



Victoria Park



London Fields



Regent's Canal

A city within a city

St Paul's Square is perfectly located for access to London's city within a city, Canary Wharf. One of Europe's most important financial centres and work place to over 105,000 people it's an easy commute. With just a 7-minute cycle, 17-minute tube ride, 25-minute walk or a short 12-minute journey on the bus, you can be at the office in no time at all.*

Canary Wharf also offers everything for a first class shopping experience with more than 70 restaurants and shops over 4 shopping malls including Jubilee Place and Cabot Place.

The arrival of Crossrail in 2018 will bring a brand new station and a proposed retail park to Canary Wharf. The line connects you to Liverpool Street in 6 minutes, Farringdon in 8 minutes and Bond Street in 13 minutes.

* Source: www.googlemaps.co.uk



Be closer to it all

Within 15 minutes



3
MINUTES

Westfield Stratford - by DLR from Bow Church



5
MINUTES

Liverpool Street Station/The City - from Mile End



15
MINUTES

Bustling Oxford Circus - from Mile End



15
MINUTES

The O2 entertainment venue - from Mile End

Within 30 minutes



18
MINUTES

Canary Wharf - from Mile End



21
MINUTES

Covent Garden - from Mile End



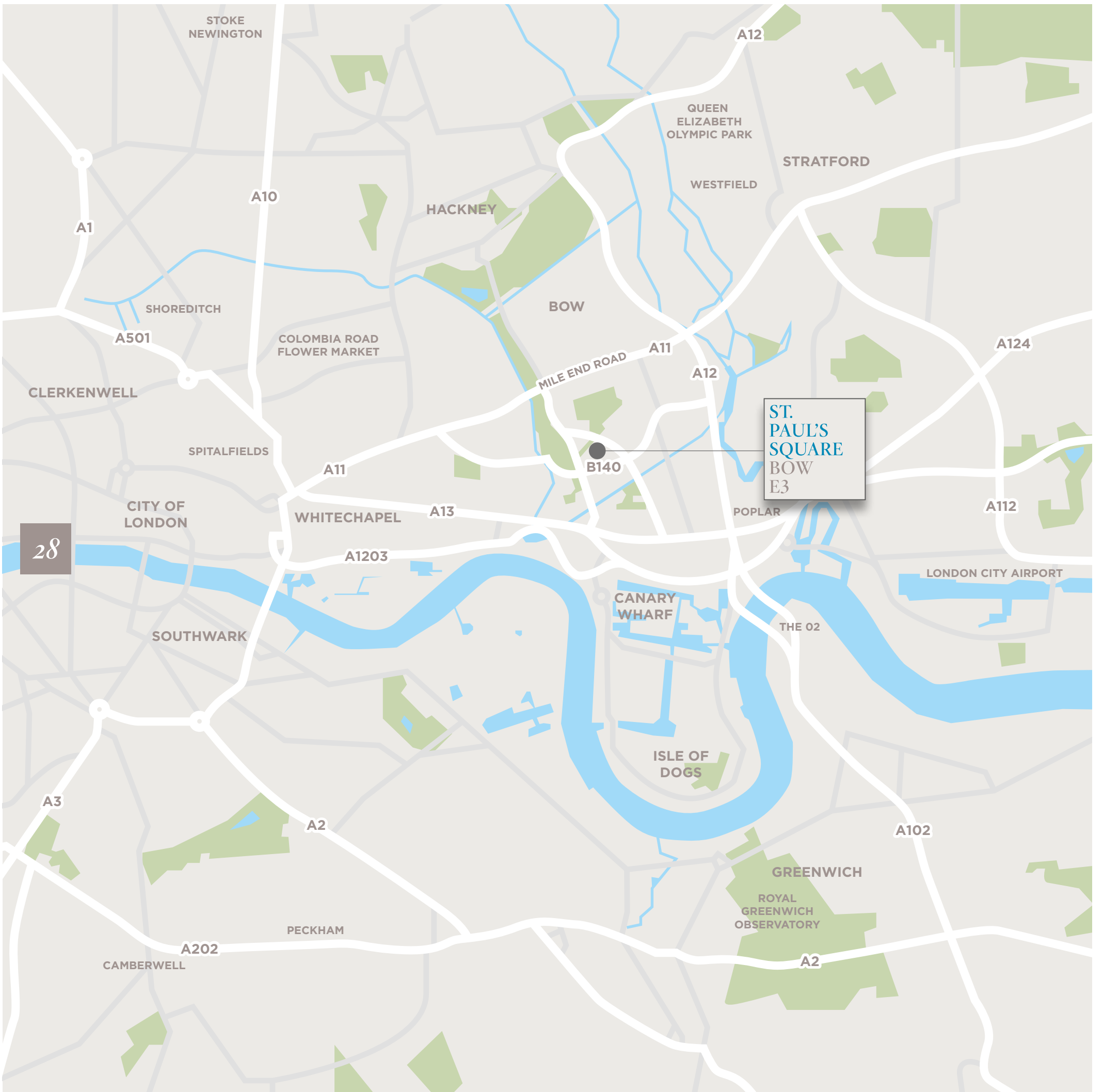
23
MINUTES

Waterloo and South Bank - from Mile End



29
MINUTES

Paddington Station- from Mile End



ST.
PAUL'S
SQUARE
BOW
E3

B140

MILE END ROAD

BOW

HACKNEY

STRATFORD

QUEEN
ELIZABETH
OLYMPIC PARK

WESTFIELD

STOKE
NEWINGTON

A10

A12

A1

SHOREDITCH

A501

COLOMBIA ROAD
FLOWER MARKET

A124

CLERKENWELL

SPITALFIELDS

A11

A12

CITY OF
LONDON

WHITECHAPEL

A13

POPLAR

A112

28

A1203

LONDON CITY AIRPORT

SOUTHWARK

CANARY
WHARF

THE O2

ISLE OF
DOGS

A3

A2

A102

GREENWICH

ROYAL
GREENWICH
OBSERVATORY

PECKHAM

A2

A202

CAMBERWELL

Transport made easy

Bow's transport connections are excellent. With easy access to the Central, District, Hammersmith and City lines from Mile End Station, the DLR at Bow Church and Devons Road and the arrival of Crossrail at Canary Wharf and Whitechapel, you couldn't be closer to the action. If travelling by car, Bow is close to the A12, A13, A2 and A406 with good links to the M11 and M25.

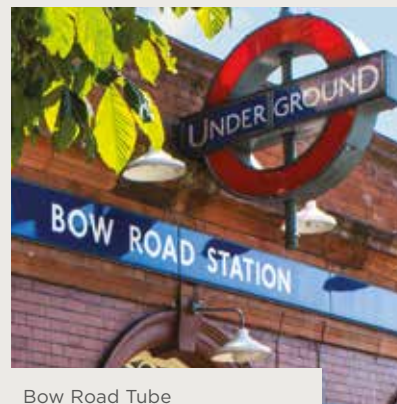
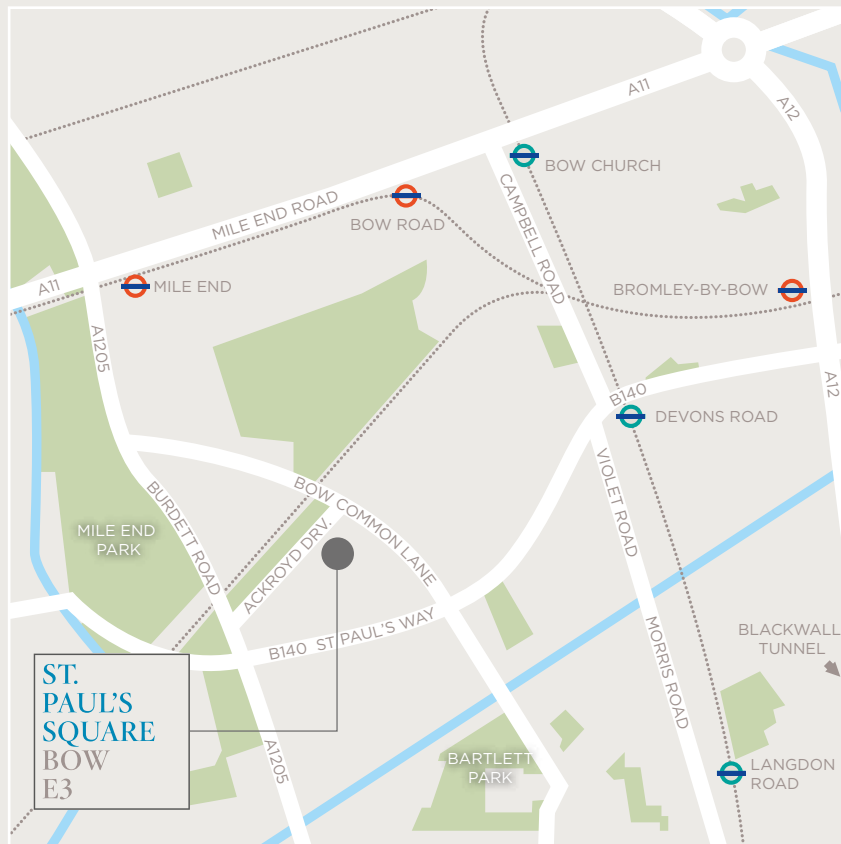
Distance to airports* (miles)

London City	5
Heathrow	25
Stansted	35

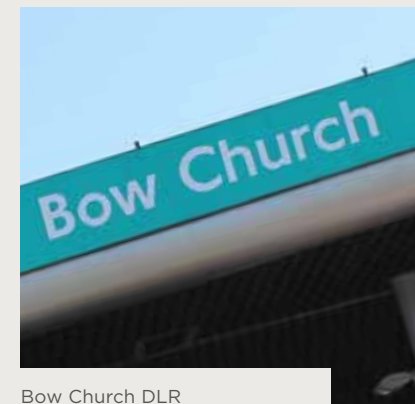
Travel times from St. Paul's Square* (minutes)

	Walk	Bus	Cycle
Mile End Tube	11	12	3
Bow Road Tube	13	-	4
Bow Church DLR	16	14	5
Devons Road DLR	12	8	3
Bromley-By-Bow Tube	20	-	7
Langdon Park DLR	18	-	5

* source- via.michelin.co.uk and www.googlemaps.co.uk



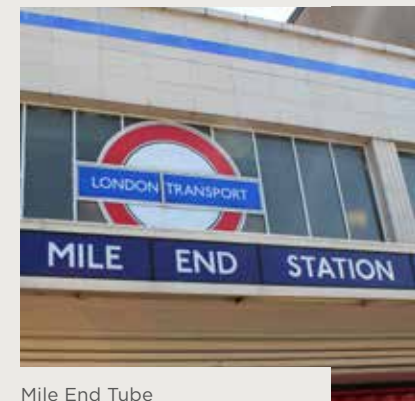
Bow Road Tube



Bow Church DLR



London City Airport



Mile End Tube





Stylish Interiors

The homes at St Paul's Square are both elegantly spaced and intelligently designed, packed with contemporary style.

Kitchens are equipped with a full range of integrated appliances that match their superb looks with impressive eco-credentials. Throughout your home, neutral wall tones and textures from wood effect flooring to soft carpets and fitted wardrobes in the master bedroom complement each other beautifully. Discover modern bathrooms and en suites accented with features such as chrome heated towel rails and porcelain tiles. In addition, full-height glazing floods rooms with light and with stylish outdoor spaces, your brand-new home has been designed ready for you to enjoy right from the start.

Please refer to the individual floorplan brochures for full detailed specification of the apartments at St.Paul's Square.

All interior images shown are from previous Countryside developments.



Why buy new?

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

No nasty surprises

Buy a new home from us and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?

Building a better future

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home.



Caring for the environment

We have an excellent track record of building high quality new homes that are comfortable, highly energy and water efficient, and which aim to improve our customer's quality of life. In choosing a new home from Countryside you are reducing your environmental footprint and saving money, which at this time of ever increasing utility costs is important.

Furthermore, we are reducing our environmental impact by measuring our schemes against the Government's Code for Sustainable Homes (the Code). The Code for Sustainable Homes provides a comprehensive measure of the sustainability of individual new homes and developments.

The Code ensures that new homes deliver measurable improvements in key areas such as carbon dioxide emissions and water usage. Each development is rated from Code Level 1 through to zero carbon at Code Level 6.

St Paul's Square has been rated as Code Level 4.



Regenerating your London

At Countryside, we believe that where we live matters. We're passionate about creating places people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

Countryside has unrivalled expertise in estate regeneration having undertaken more than 35 mixed-tenure and mixed-use schemes with local authorities and housing associations. As a result the Group is able to bring to its partners an unparalleled depth of experience and skills.

We recognise that estate regeneration is extremely challenging and requires considerable expertise and resources to ensure success.

It also requires a commitment to working with local communities - helping them to create places where people want to live.

We create places people love.



East City Point, London E16



Silverpoint, London N18



Acton Gardens, London W3





Our customer service

The customer service team at Countryside is committed to providing you, our customers, with quality homes.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our 'New Homes' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer care begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at St. Paul's Square carries our commitment to quality and improvement. You have the added assurance of every home carrying the NHBC Warranty (Buildmark) against structural defects for a ten-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner.

Each new owner will be invited to attend a handover of their new home with a member of the customer service team.

We adhere to the Consumer Code for Home Builders ensuring all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme.

How to find us

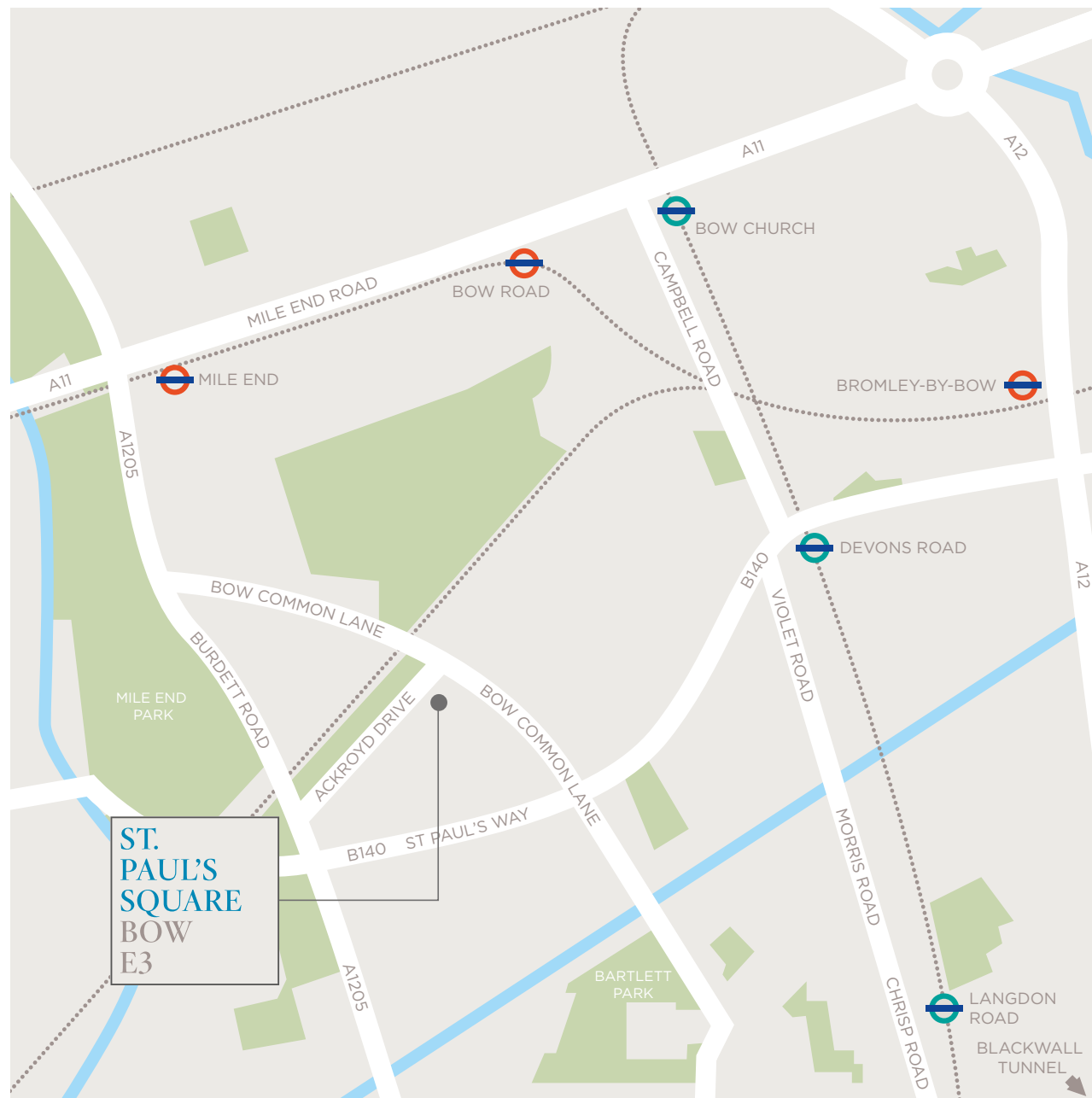
By car from central London/A13: Follow the A13 east and bear right onto Commercial Road (A13). Turn left onto Burdett Road (A1205) then right onto St Paul's Way, St Paul's Square will be found on your left.

By car from A12/A11: From the A12 turn onto the Mile End Road (A11) and turn south onto Burdett Road (A1205), follow this road until you find St Paul's Way on the left, turn into St Paul's Way and you will find St Paul's Square on your left.

By car from M11/A12 - From the M11/A12 junction continue on A12 for 6 miles along Eastern Avenue to Twelvetrees Crescent. Exit A12 at Twelvetrees Crescent to pass under A12. Follow B140 for five minutes passing Bow Common Lane. You will find St Pauls Square on your right.

By rail: From Mile End tube station, which is 0.8 miles* from St Paul's Square walk west along Mile End Road and then turn left into Burdett Road; go south then turn left into St Paul's Way, you will then see St Paul's Square on your left.

* source: via.michelin.co.uk



For your Sat Nav use

E3 4JY

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty.

Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. November 2015

stpauls-square-bow.co.uk



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