



ROYAL WHARF
LONDON

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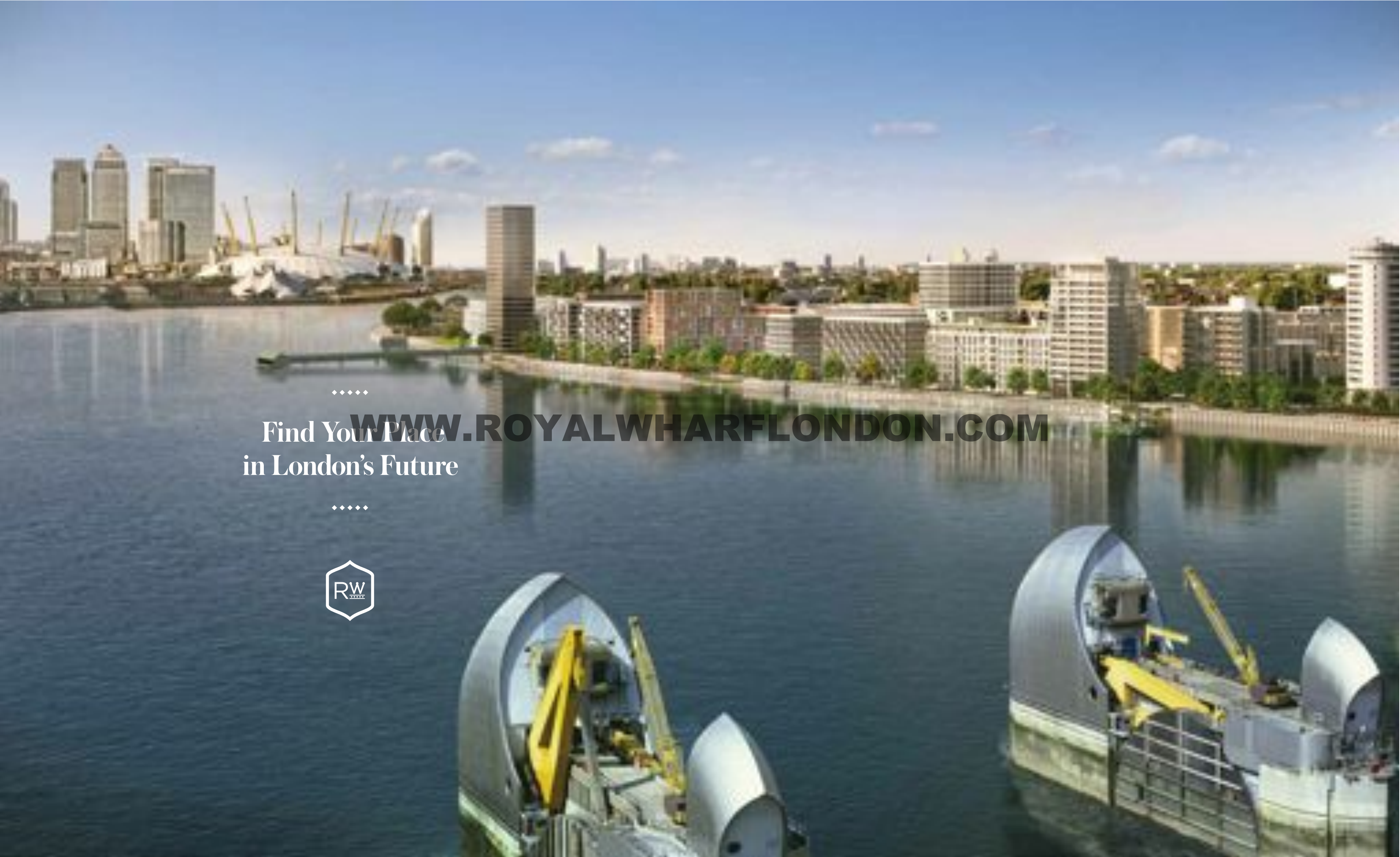
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Find Your Place
in London's Future

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Every Side of Life and London

Royal Wharf brings together everything that's best about London: large and small, local and regional, classic and contemporary.



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Here, the independent shops on the high street will buzz and bustle just minutes from the financial powerhouse of Canary Wharf. Here, people will be able to stroll along the peaceful Riverside Walk, or explore more of the exciting east, so recently energised by the 2012 Olympics.

The wealth of interconnecting green spaces, and the lively mosaic of shops, cafés, bars and restaurants, will form a backdrop to the true heart of Royal Wharf: over 3,300 beautiful, spacious

homes spread across the entire 40 acre site. Homes that, while capturing the best of contemporary style, are directly inspired by the traditional Georgian estates of central London.

This is Royal Wharf: a neighbourhood forging the way for the most exciting new chapter in London's history. A place to live, to settle, to raise families. A place to discover every side of life in the world's capital city - and to create an entirely new one.



Royal Wharf Masterplan



The Future is Here

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Pontoon
Dock
DLR

Thames
Street

Meridian
Building

Thames
Barrier
Park

Flagship
House

Admiralty
Building

Royal Wharf
School
Proposed

Sovereign
Place

Park View
Place

Maritime
Building

Portland
House

Compass
House

Barrier
House

Fitness
Club

Royal Wharf
Gardens

Latitude
House

Thameside
House

Endeavour
House

Sienna
House

Riverside
Walk

Royal Wharf
Pier
Proposed

www.royalwarp.com

.....
**The New Tradition
of London Living**
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London has often been described as a 'city of villages'. Districts like Belgravia, Fitzrovia, Mayfair and Bloomsbury have characters all of their own.

Like those traditional great estates, Royal Wharf will be as much a local neighbourhood as a slice of the capital.

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Local Life in the World's Capital City

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Just minutes from Canary Wharf, and less than half an hour from Oxford Street, this will be a rich, textured neighbourhood, focused around a lively central high street, a broad market square and a rolling riverside park.

Criss-crossed with inviting side-streets and charming mews, Royal Wharf will also be peppered with public squares and gardens, modelled on the greatest traditions of London estates.

This will be a place where parents can drop their children at school, then stroll home – stopping off at the local bakery and greengrocer for a few essentials. A place to picnic in the park at weekends, catch up with neighbours at a favourite café, or amble along almost a full kilometre of beautifully planted riverside walk. It will be a friendly, even intimate, local neighbourhood. A place to call home.

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**A Beautiful New Riverside
Neighbourhood for London**
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Classic London Made New

The masterplan and architecture of
Royal Wharf is inspired by the classic
great estates of London – most famously
forged in the Georgian and Victorian eras.

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Over the past two years, we have researched famous districts like Belgravia, Bayswater and Fitzrovia. The numbers and proportions of public squares, the hierarchy of buildings, the arrangement of streets – every detail has been investigated to reveal what makes these estates so enduringly desirable. That insight has informed the streetscape and architecture throughout Royal Wharf. It has created a vision rooted in the classic character of London, and expressed in dramatic contemporary style. This will be the capital's newest great estate. A district designed to endure.



ROYAL WHARF

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**Royal Wharf will be at once
distinctively its own, and
unmistakably part of London**

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The diversity of architecture is central to that character. This is no monolithic collection of identical blocks. By combining a number of architectural practices, including some which have won competitions to create their buildings here, Royal Wharf will present a rich texture of finishes and styles.

This range of styles is unified by a sensitive masterplan, which provides guiding principles for layout, materials and building heights across the site. Informed by this plan, individual buildings can express their own personalities as well as integrating seamlessly into the whole.

Importantly, the mix of homes, shops and other amenities will make for a lively and varied ground level. With both apartments and townhouses throughout the site, many homes will have front doors leading onto the street. People will come and go, meet and chat, linger at their doors: the interactions that make a place a community.

Drawing on the industrial materials of docks and warehouses, the proportions and layout of grand Georgian estates, and bold contemporary styling, Royal Wharf will be at once distinctively its own, and unmistakably part of London.





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**40 acres of riverside
land, at the epicentre of
London's blossoming east
– creates an unrivalled
opportunity**

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A Character All of its Own

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Smaller city developments, surrounded by the shifting urban landscape, often struggle to maintain distinctive identities. The size of Royal Wharf and its position on the river, bordered by wonderful parkland, allows it to establish a character of its own. A character that can draw deeply on the wider city, without being overwhelmed by it.

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.....
**Where the Big City Meets
the Great Outdoors**
.....

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**Almost half the acreage at
Royal Wharf will be given over
to open spaces: this is a place
defined as much by its landscape
as by its buildings**

.....

The sense of space here, where the Thames stretches to almost a mile wide, and the broad flat land of the docks opens up great expanses of sky, is like nowhere else in the city.

Either side of Royal Wharf there are large parks, adding an even greater sense of natural openness.

To the east is Lyle Park, opened in 1924 by Sir Leonard Lyle of the sugar company Tate & Lyle. To the west are the 22 acres of the award-winning Thames Barrier Park, filled with fountains, lawns and flower gardens, as well as a children's play area and sports facilities.





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Green at Heart

Royal Wharf connects the two existing parks with acres of its own landscaped greenery. Most notably of all, Royal Wharf Gardens offers 1.5 acres of rolling open space, with swathes of lawn, richly planted borders, children's play and sports areas.



Running from the riverside deep into the heart of the neighbourhood, the park will be a focal point for the whole community. But it will be far from the only open space at Royal Wharf. Rather, it'll be the largest panel in a tapestry of gardens, squares, courtyards, meadows and street planting that permeates every part of the neighbourhood.

Inspired by the layout of London's great estates, Royal Wharf features a range of courtyard gardens, exclusively accessible to those living in the surrounding buildings. Each garden will have its own identity, defined by the layout and planting, creating a 'family' of individual spaces rather than a homogeneous set. Some of these may

also incorporate kitchen gardens, adding to the layers of use and enjoyment.

Royal Wharf also offers an unmissable opportunity to enrich the biodiversity of this former industrial landscape. As well as the obvious focal points of parks and gardens, we're also creating living roofs across the site, from roofs to balconies and roof terraces.

Brown roofs, made using recycled materials, naturally attract local plants and wildlife, helping to build the biodiversity of the area. They also reduce rainwater run-off, help insulate the buildings, and reduce the 'heat island' effect of urban centres, as well as protecting the roof itself.



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Feeling Good, Inside and Out

Working with David Morley Architects, an internationally renowned specialist in sports and leisure design, we're building physical and psychological wellbeing into the very fabric of Royal Wharf.



Royal Wharf is a location literally designed to make you feel good. We want the people of the neighbourhood to be as healthy and happy as possible, and we're creating facilities and spaces that encourage exactly that.

Alongside Royal Wharf Gardens, we're developing a world-class fitness club, fully equipped to meet the varying needs of everyone at Royal Wharf. Whether it's splashing about in the pool with the kids, or training for that fifth London Marathon, the new centre will have exactly what you need.

This will be a social hub too: the ideal place for local people to get together, join clubs and meet more of their neighbours. The excitement, delight and rewards of sport create a perfect platform for bringing people together.

Beyond the fitness club itself, the entire masterplan offers carefully considered opportunities to support everyone's wellbeing. Its position by the park means the fitness club's expert staff will be able to take lessons and training

beyond the four walls and into the outdoors. From yoga sessions under the trees to circuit training around the lawns, the park is an ideal space for sports and exercise.

More widely, the site is criss-crossed by paths that encourage walking, running and cycling. A jog around the many gardens, and along the riverfront - perhaps taking in Barrier Park and Lyle Park - will be a wonderful way to get regular, informal exercise. And the wider waterfront - all the way to Canary Wharf and beyond - offers a range of urban cycling adventures.

We're looking at a host of innovative possibilities for supporting wellbeing across the development - from 'street gyms' to ongoing 'pop-up' sports facilities and events. We're also planning to place permanent outdoor exercise equipment at various points along the Riverside Walk, helping encourage and support good health and fitness for everyone.

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The Architecture of Fitness

David Morley Architects' vision for sports and leisure.



For 25 years, David Morley Architects has been creating award-winning buildings – from residential developments to sports and leisure facilities, making them an ideal partner for Royal Wharf.

were appointed to create the Water Polo Arena. This huge 5,000-capacity venue was praised – perhaps most of all by audiences themselves – for its sense of soul and personality.

Lord's Cricket Ground

The team's first sports project was the ground-breaking indoor cricket school at Lord's Cricket Ground. This simple building was the first indoor facility to use natural light to illuminate the field. An ideal lighting solution – and one that vastly reduced both running costs and environmental impact.

The Royal Parks

The team has also delivered five projects for the Royal Parks. Among these is the master plan for sport at Regent's Park and Primrose Hill. This project – Regent's Park is Grade I listed – centres around The Hub, an elegant reinvention of the traditional sports pavilion.

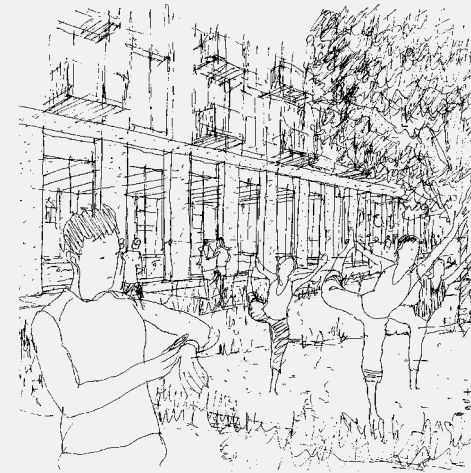
Olympic Water Polo Arena

The development of the London Olympic Park brought an especially high-profile commission when David Morley Architects

These principles – of analysing what is most appropriate, and ensuring that each design balances the needs of all its different users – are central to David Morely's work at Royal Wharf.



Proposed view from the pool gallery
© David Morley Architects

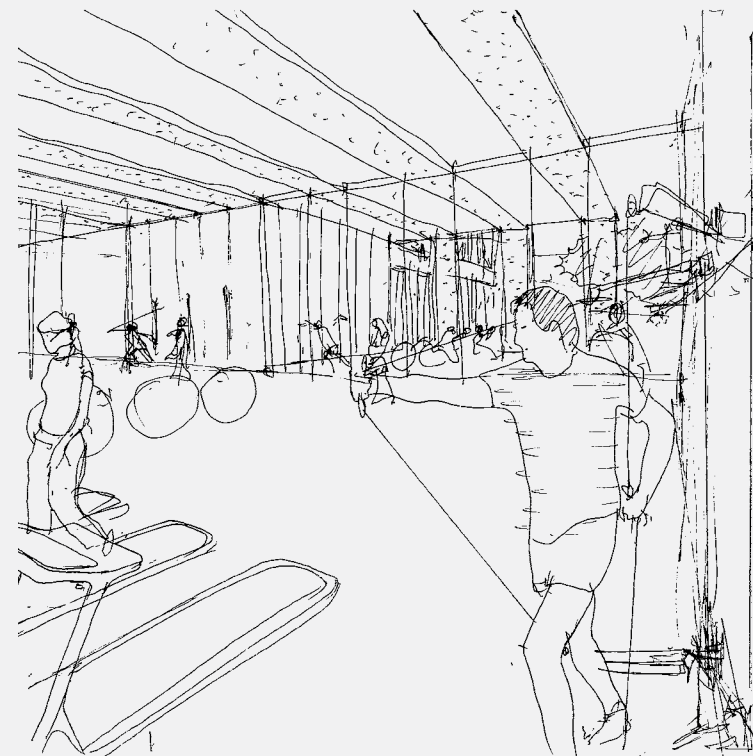


Proposed view from Royal Wharf Gardens
© David Morley Architects

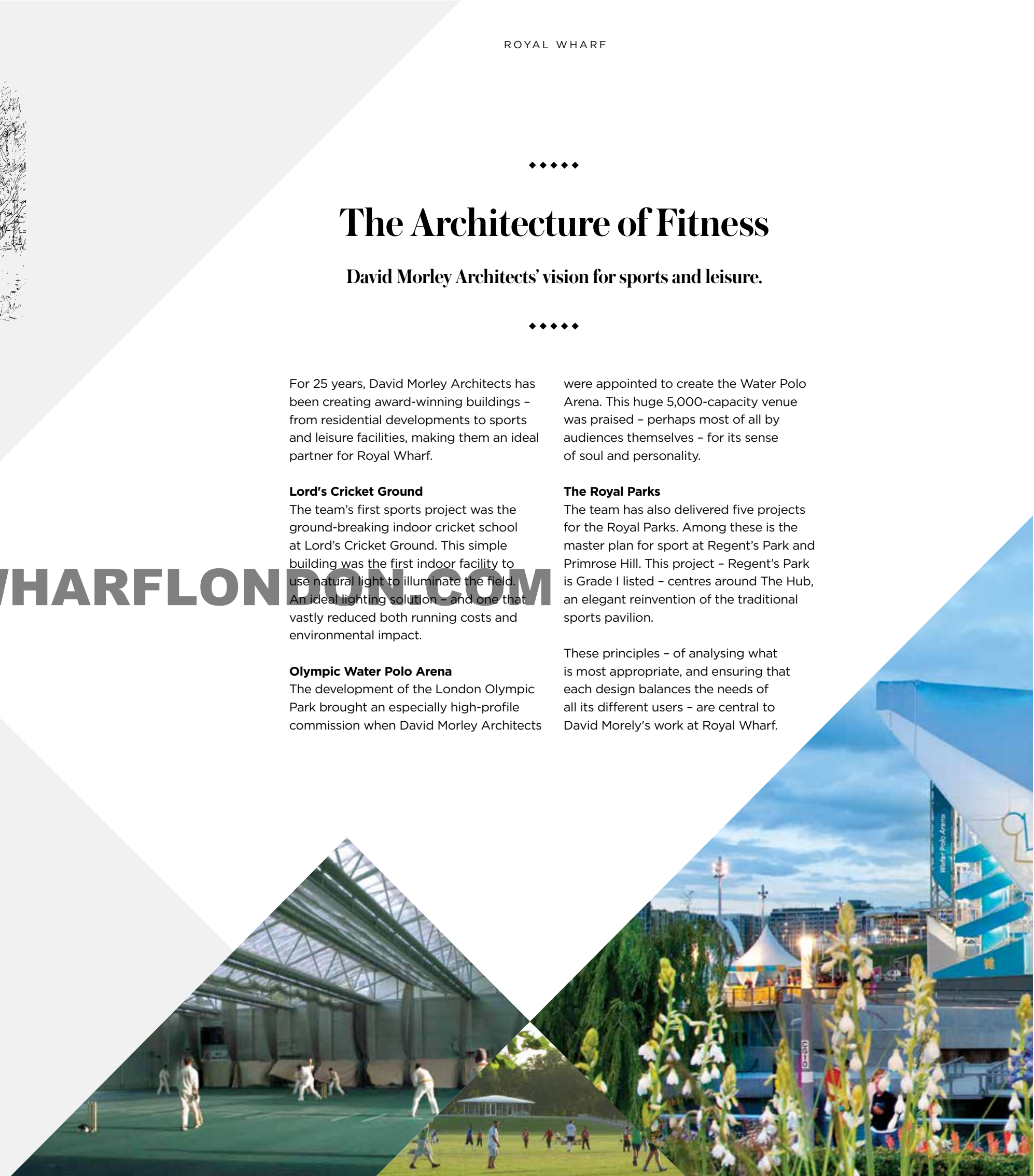
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David Morley Architects promise to deliver a vision that inspires, encourages and supports every variety of sports and fitness



Proposed view from the gym
© David Morley Architects



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Riverside Walk

Running alongside the Thames for almost a kilometre is another key element of Royal Wharf's landscape.

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A broad promenade for walkers and cyclists, the walk will be softened and enriched by swathes of varied planting, from mature trees to swaying grasses. As well as this abundant, colourful border, the Riverside Walk will provide seating, small play facilities and outdoor fitness equipment, creating a space that's an enjoyable destination in itself, not just a connecting path.

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**Everyday Essentials
to Little Luxuries**
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A variety of independent stores and bespoke services will add texture and vitality to the whole development

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Neighbourhoods are more than collections of homes. They also depend on a strong, varied mix of services and amenities – from a corner shop where you can buy milk and newspapers to restaurants, bars and leisure and fitness services.

Royal Wharf will have everything a thriving village needs. But this will be no bland, generic urban centre. We're creating opportunities for a variety of independent stores and bespoke services that will add texture and vitality to the whole development.

.....
Real High Street
Shopping
.....

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Creating an entire neighbourhood from the ground up offers a rare opportunity to shape community shopping and amenities with a genuinely individual character.

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Our ambition for the high street at Royal Wharf is for it to be filled with independent, interesting shops, run by experts passionate about what they do. Here, among other shops, you'll find a local greengrocer, butcher, bakery and florist - each as individual as the last.

This is the real thing: a high street where people get to know each other.

Where you might stop and chat with the shopkeeper as you linger over the latest batch of fresh, quality produce. Where you'll very likely bump into a neighbour, and maybe make time for a coffee at the café up the road. In a place like this, retail becomes so much more than just business - it's an essential glue that helps hold a community together.



An architectural rendering of a modern building at dusk. The building features a prominent glass facade and a large, covered outdoor terrace with a wooden ceiling. The terrace is furnished with tables and chairs, and several people are shown walking and sitting. The building is situated on a waterfront, with a railing and trees visible in the background. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall aesthetic is clean and contemporary.

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Shops, Cafés, Bars and Restaurants

Up and down the high street and throughout Royal Wharf, the shops, cafés, bars and restaurants will do more than just serve a need. They'll bring original, authentic personalities to Royal Wharf, adding richness and interest to the whole neighbourhood.

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There'll be a good-sized convenience store (perfect to pop into on the way from the DLR station). And at Sovereign Place - the community's central town square - you'll be able to settle down to anything from a fresh morning coffee to a tasty lunch or twilight cocktail.

Down near the water's edge, you can expect tempting riverside dining. After all, what could be better on a summer's afternoon than cold drinks by the river? At this point on the Thames, where the river widens to almost a mile across, it's almost like being by the sea.



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**Sovereign Place,
Royal Wharf's central square.
A space for the community to
come together**

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**Royal Wharf will be
a location in itself.
A genuine community,
on an intimate, human
scale. But of course it
also has the world's best
back yard**
.....



The 2012 Olympic and Paralympic Games were an unqualified triumph. Not only did they electrify the world with London's passion and optimism, they also accelerated the transformation of east London

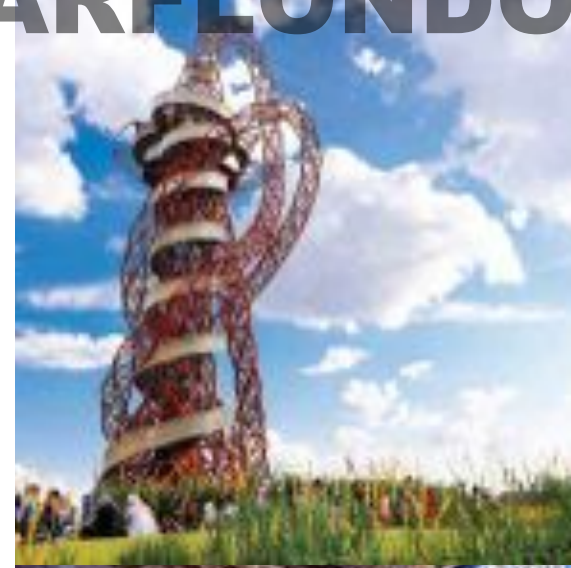


London is going through an extraordinary phase in its 2,000 year history. It has overtaken New York as the world's financial centre, and in 2014 became the most popular tourist destination on the planet. In the same year, global accountancy firm PWC ranked London the most influential of 30 world cities in its 'Cities of Opportunity' Index.

The 2012 Olympic and Paralympic Games were an unqualified triumph. Not only did they electrify the world with London's passion and optimism, they also accelerated the transformation of east London.

The Olympic Park is now home to Europe's largest urban shopping centre: at almost two million square feet, Westfield Stratford City has around 370 shops and restaurants, including a John Lewis department store, a Waitrose supermarket and a Marks and Spencer. There's also a seventeen-screen cinema.

As well as sport, culture is thriving in the east. North of Canary Wharf, the centres of Shoreditch and Spitalfields are the city's new crucibles of commercial, technological and artistic ventures. The tech cluster around Old Street has become world-famous as a hive of innovation - helped along by the government's key 'East London Tech City' initiative, backed by names like Google, Facebook and Intel.



Canary Wharf on the reclaimed London docks is the biggest employer of bankers in Europe as well as east London's de facto city centre



The Royal Docks Renewed

The Royal Docks themselves are a special focus for investment and opportunity.



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In 2010, a vision document by the Mayor of London described the future of the Royal Docks and identified £22 billion of development potential for a new district on the north bank of the Thames.

The huge investment in transport infrastructure, as well as surging demand from Canary Wharf for high-quality housing and business services, means that vision is swiftly becoming reality. And nowhere is the speed of development more obvious than at Royal Wharf.

The momentum is astonishing. From day one, the residents here will feel part of a real and complete neighbourhood.

Framed by the O2 Arena and the Thames Barrier, the Royal Docks project is the culmination of one of the world's most extraordinary regeneration projects. A project that began in the 1980s, with the reclamation of the Docklands, and which is now producing a vast new district here in the east of the city.



The Capital, Connected

Today, London really can claim to be the world's capital city. And at Royal Wharf, that remarkable capital is on your doorstep.



The DLR rail line links the site to the Underground network and the whole of the capital. You can be at Bond Street in 20 minutes – and the O2 in a little over five. The Emirates cable car is a wonderful way to cross the Thames, gliding from the Royal Docks to the Greenwich Peninsula in seven minutes. Or why not take to the water on a Thames riverboat? And with London City Airport less than five minutes away by DLR, it's quick and easy to fly all over Europe – or even to New York.

Connections will get even better when Crossrail opens in 2018. Europe's biggest engineering project, this pioneering service will link London and its neighbouring counties to the east and west. From Custom House station, close to Royal Wharf, it'll be just 15 minutes into central London. Even Heathrow airport will be less than 45 minutes away.

It's hard to imagine a better time to be part of the story of London. Or a better place to do it than at Royal Wharf.

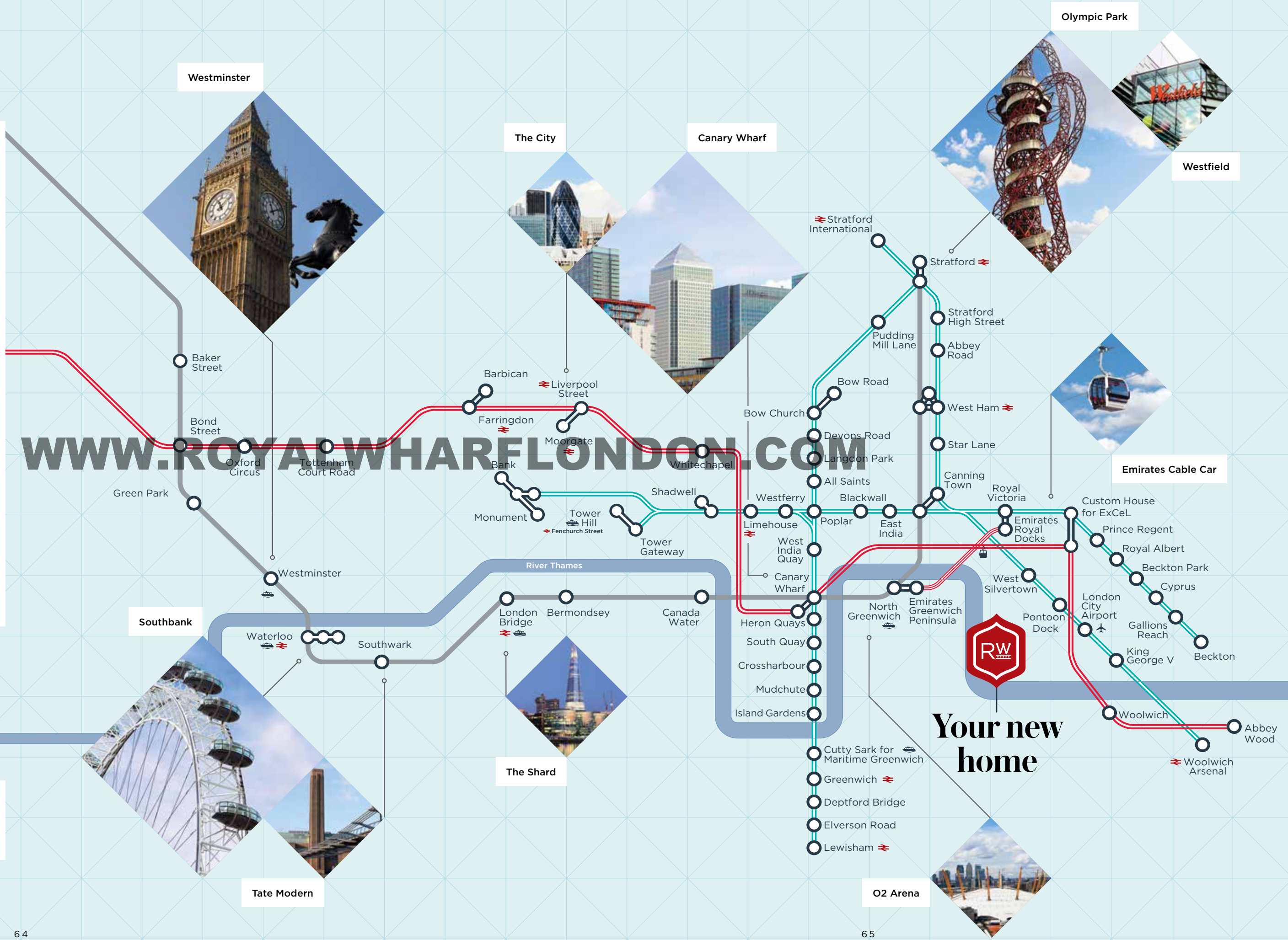
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When Crossrail opens in 2018, Royal Wharf is set to become one of the best connected areas in London

- DLR from Pontoon Dock**
 - 4 mins to City Airport
 - 12 mins to Canary Wharf
 - 19 mins to Bank
- Underground from Canning Town**
 - 5 mins to Canary Wharf
 - 11 mins to London Bridge
 - 14 mins to Waterloo
 - 20 mins to Bond Street
- Crossrail from Custom House (open 2018)**
 - 8 mins to Liverpool Street
 - 10 mins to Farringdon
 - 15 mins to Bond Street
 - 18 mins to Paddington
 - 41 mins to Heathrow
- Riverboat from Royal Wharf (proposed)**
 - 14 mins to Canary Wharf
 - 26 mins to London Bridge City Pier
 - 34 mins to Waterloo
- Emirates Cable Car from Royal Docks**
 - 7 mins to Greenwich Peninsula
- Walking from Royal Wharf**
 - 1 min to Pontoon Dock
 - 10 mins to Custom House

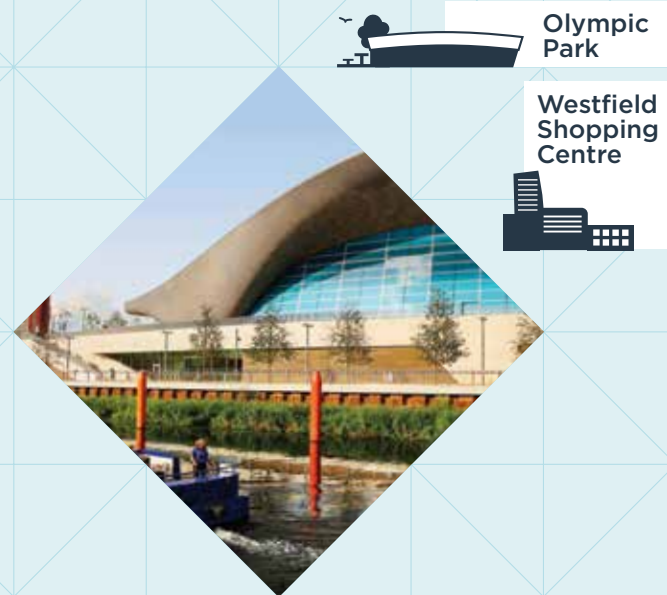


Your new home

- London Underground, Jubilee Line
- DLR
- Emirates Cable Car
- Crossrail (open 2018)



The Royal Docks are a special focus for investment and opportunity. In 2010, a vision document by the Mayor of London described the future of the Royal Docks and identified £22 billion of development potential for a new district on the north bank of the Thames. The huge investment in transport infrastructure, as well as surging demand from Canary Wharf services, means that vision is swiftly becoming reality



Olympic Park

Westfield Shopping Centre

Since 2012, a £300 million construction project has been converting the Olympic Park into a visitor destination, opening up the arena, acres of parkland, and iconic venues including Anish Kapoor's 'Arcelor-Mittal Orbit' sculpture and the Zaha Hadid-designed Aquatics Centre.

The ExCeL Centre plays a vital role in bringing business tourism to the Capital, generating over £1.6 billion in economic benefit.



The £30 million Siemens Crystal is home to the world's first visitor centre dedicated to improving our knowledge of urban sustainability, and includes a public exhibition space, conference and offices.

University of East London is one of the top six modern universities for research in the country, with a Docklands campus that's home to a state-of-the-art sporting facility and business centre.

In May 2013 the Mayor announced a £1 billion investment by Chinese developer Advanced Business Parks (ABP) to turn the Royal Albert Dock site into London's next business district.

Newham City Farm

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The historic district of Greenwich is notable for its longstanding maritime history, popular shops and markets, riverside promenades and museums including the Royal Observatory, home of the prime meridian of the World and London's only observatory.



The University of Greenwich is the largest University in London with campus sites located in the grounds of the Old Royal Naval College.

Greenwich University

Canary Wharf is home to Europe's highest concentration of banking professionals, and also many of the UK's most significant technology and media companies.

Canary Wharf

Billingsgate Market

O2 Arena

Emirates Cable Car

Docklands Sailing and Watersports Centre

Greenwich Park

National Maritime Museum and Queens House

Siemens Crystal

Asian Business port

London City Airport

University of East London

Silvertown Quays

Lyle Park

Thames Barrier and Park

Greenwich Peninsula Ecology Park

Greenwich Yacht Club

Maryon Wilson Animal Park

From Amsterdam to New York, London City Airport offers quick and convenient flights to a large range of worldwide destinations.

The design icon that is The Thames Barrier opened in 1984, and when the Thames Barrier Park followed in 2000 it was the first new riverside park in London for over fifty years.

EXPERIENCE THE GRAND TRADITION OF LONDON.COM

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**New Homes in a
Grand Tradition**
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The Homes of Royal Wharf Will Serve Every Need

There will be a lively combination of Georgian-inspired townhouses, three-bed duplexes, two-bed and one-bed apartments and suites.

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Generous in scale and elegantly designed, these will be homes to stand the test of time. Our research showed that London's most desirable homes – from Ebury Square in Belgravia to Grosvenor Square in Mayfair – are ones

that look out onto splendid squares. It's a tradition we're continuing at Royal Wharf, with an interconnected network of squares as well as Thames views and riverside promenades.



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**The
Townhouses**
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Royal Wharf's three and four-storey townhouses are beautiful new interpretations of the best of Georgian London, generously proportioned and elegantly finished. These charming homes revive the Renaissance tradition of the 'piano nobile', or 'noble floor' - a principal level usually one flight up from ground level.

These were a popular feature in original Georgian townhouses, creating a dramatic entrance as visitors are swept up the stairs into an impressive first-floor entertaining

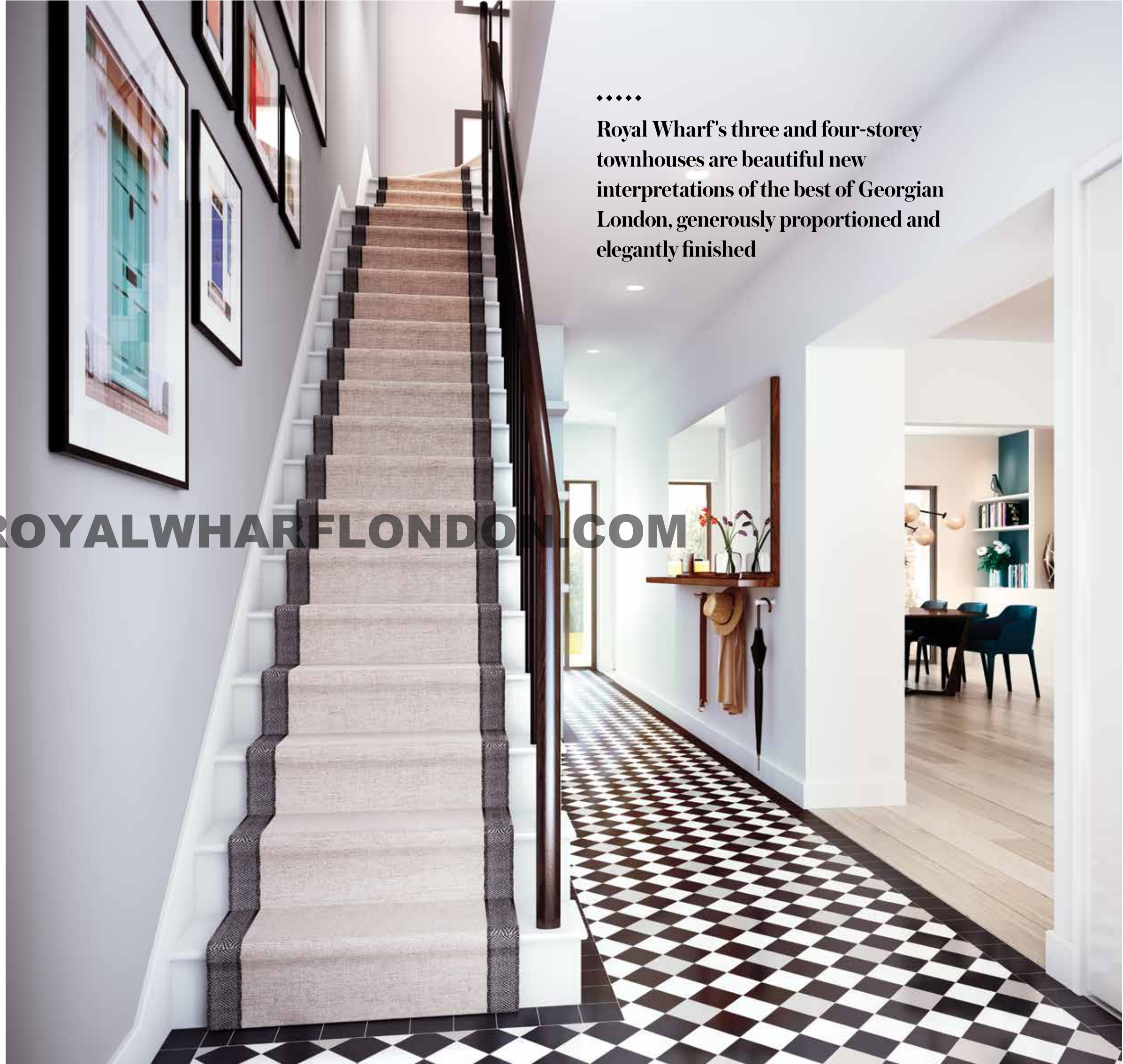
space, overlooking the square outside. At Royal Wharf, the new piano nobile is a large, open and high-ceilinged space, divided into two connected sections - one slightly more formal than the other.

Indeed, as you rise from the beautifully tiled hallway up the master staircase, you discover each floor has a clear place in the building's hierarchy. On the second floor is a bathroom, two bedrooms and a study, while the master bedroom, en suite bathroom and roof terrace take up the floors above.

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Royal Wharf's three and four-storey townhouses are beautiful new interpretations of the best of Georgian London, generously proportioned and elegantly finished





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Each townhouse kitchen is a large entertaining space in its own right, with an attached dining room and a view that looks out onto your own private garden

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The Apartments

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From townhouses to apartments, all of Royal Wharf's homes are infused with the aesthetic and values of new Georgian interiors.

Residences are characterised by a sequence of spaces designed to a subtle hierarchy, carefully choreographed to give a clear sense of movement and change. Whilst expansive windows look out onto breathtaking vistas of the Thames Barrier or Canary Wharf.

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The layout's potential for personalisation is inspired by the Georgian penchant for decorating a space with a collection of art or artefacts





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Each apartment kitchen is designed to be centred around a generously sized kitchen table, a focal point for a room that also enjoys stunning river views



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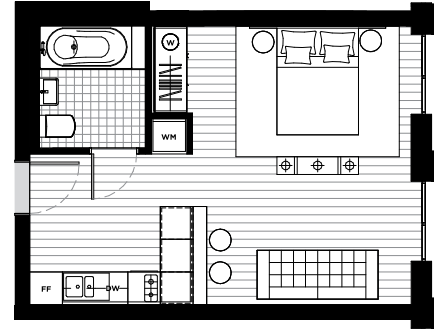
Bathrooms, consistent throughout the townhouses and apartments, make use of feature tiles within the signature Royal monochromatic palette



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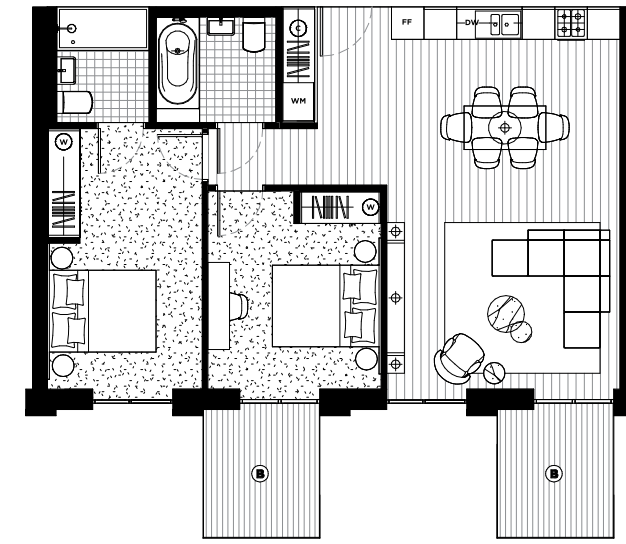
Typical
Apartment:

Suite



Internal Area: 36.0 SqM / 388 SqFt **Living Area:** 7005 mm x 2240 mm
Bedroom: 4760 mm x 2760 mm

2 Bedroom



Internal Area: 74.0 SqM / 797 SqFt **Living Area:** 7020 mm x 6215 mm **Bedroom 1:** 4785 mm x 2850 mm
Bedroom 2: 3640 mm x 3185 mm **Balcony:** 10.4 SqM / 112 SqFt

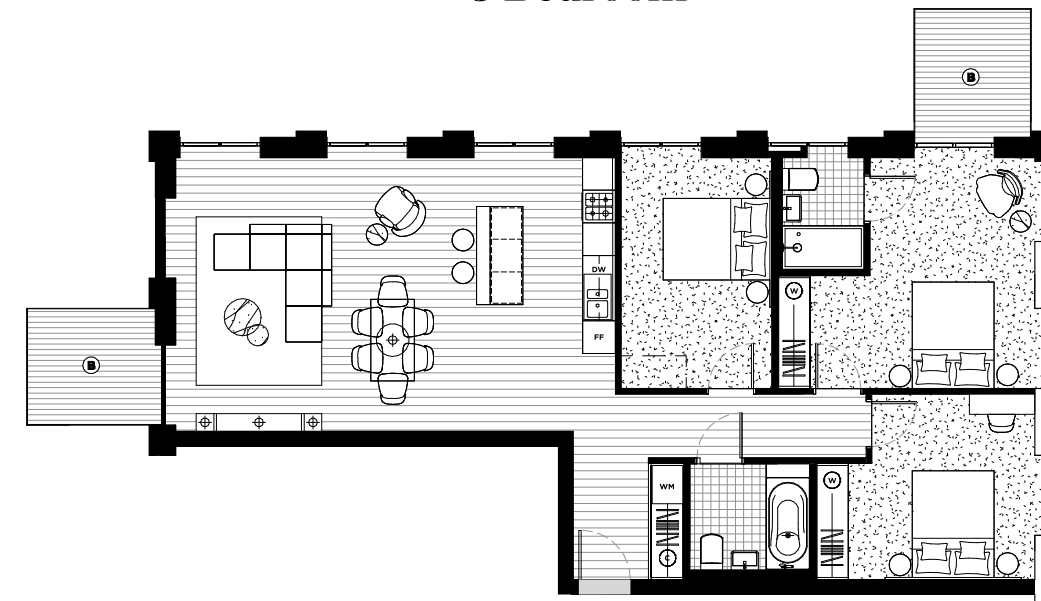
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1 Bedroom



Internal Area: 53.0 SqM / 570 SqFt **Living Area:** 6355 mm x 4860 mm
Bedroom 1: 4685 mm x 2850 mm **Balcony:** 10.4 SqM / 112 SqFt

3 Bedroom



Internal Area: 102.0 SqM / 1098 SqFt **Living Area:** 7900 mm x 5025 mm **Bedroom 1:** 4925 mm x 4240 mm
Bedroom 2: 4240 mm x 2750 mm **Bedroom 3:** 4020 mm x 3405 mm **Balcony:** 10.4 SqM / 112 SqFt

Legend

C: Cupboard W: Wardrobe FF: Fridge Freezer
WM: Washer / Dryer B: Balcony T: Terrace

*Not to scale

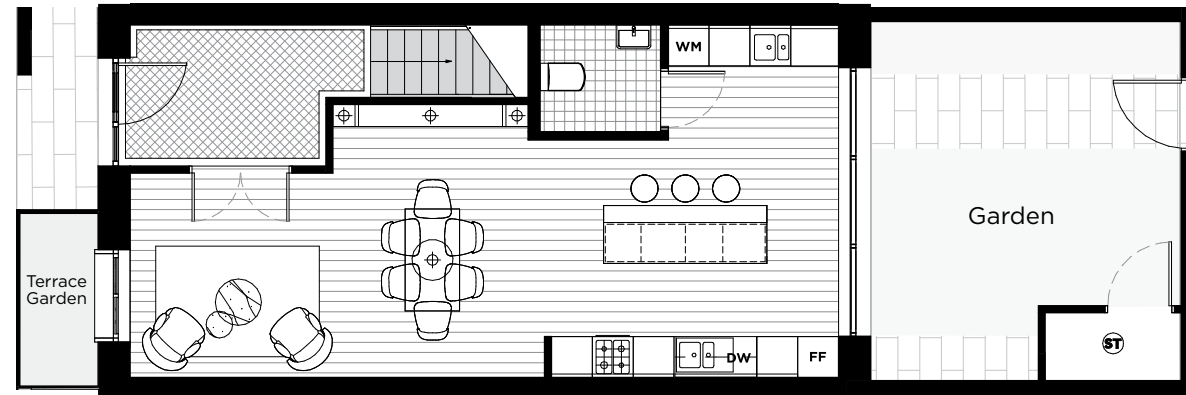
Legend

C: Cupboard W: Wardrobe FF: Fridge Freezer
WM: Washer / Dryer B: Balcony T: Terrace

*Not to scale

Typical
Townhouse:

Ground Floor



Total Internal Area: 213 SqM / 2293 SqFt **Kitchen Area:** 5173 mm x 4505 mm
Dining Area: 5809 mm x 4000 mm **Front Garden:** 5.1 SqM / 55 SqFt **Back Garden:** 24 SqM / 260 SqFt

Level 1



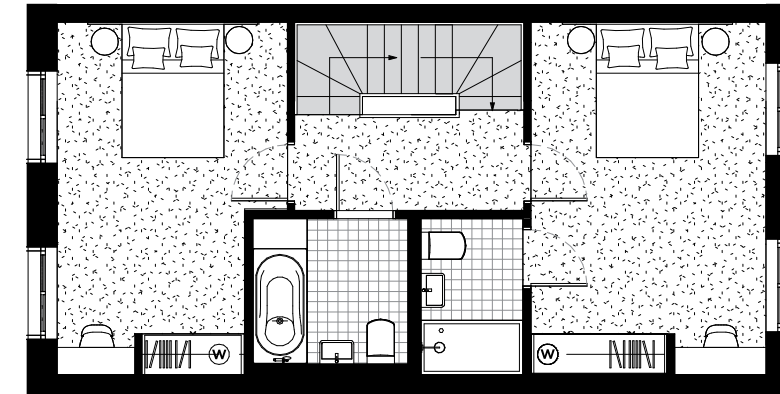
Living Area: 10415 mm x 5203 mm

Legend

C: Cupboard W: Wardrobe FF: Fridge Freezer
 WM: Washer / Dryer B: Balcony T: Terrace

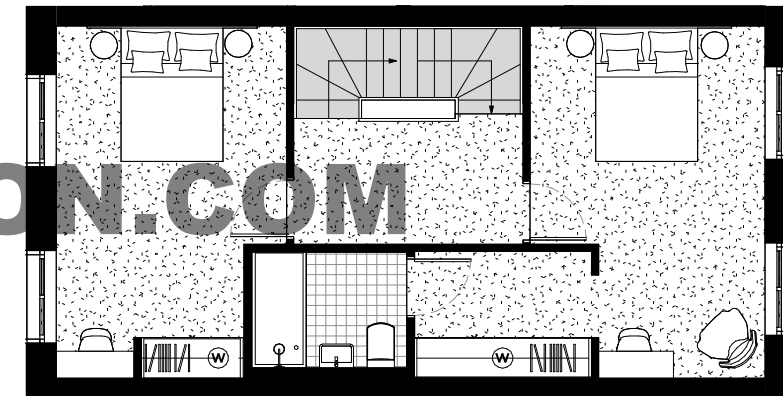
*Not to scale

Level 2



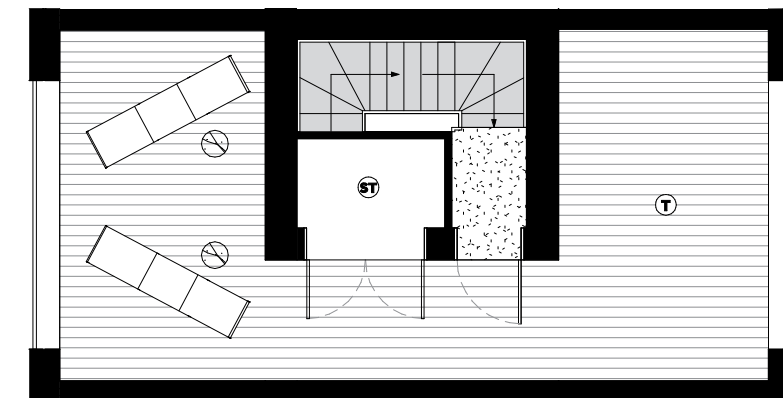
Bedroom 1: 5203 mm x 3505 mm **Bedroom 2:** 5203 mm x 3505 mm

Level 3



Bedroom 3: 5203 mm x 3386 mm **Bedroom 4:** 5203 mm x 3386 mm

Roof Terrace



Roof Terrace: 54 SqM x 581 SqFt

Specification



Main structure

Reinforced concrete frame on reinforced concrete piled foundations.

Building envelope

External wall with quality brick finish and pre-cast cladding.

Floors

Reinforced concrete slab with appropriate floor finishes (see flooring).

Roof

High performance membrane with bio roofs (subject to plot).

Windows

Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable finish.

Stairs

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

Walls

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

Balconies

Where applicable painted steel projecting balconies with painted steel vertical rails and handrails or Glass protection panels (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

Ceilings

Suspended flat plasterboard ceilings throughout.

Flooring

Engineered oak floor boarding to hall, living area and kitchen. Matt grey ceramic floor tiles to bathrooms, ensuites and shower rooms. Fitted carpets to bedrooms.

Flooring: Townhouse

As above and diamond patternation feature ceramic tile to floor entrance lobby (where shown on floor plans).

Decoration

All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

Kitchens:

Suites, 1, 2 & 3 Bedroom Apartments
Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted stainless steel taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine/ tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

Kitchens: Townhouse

Bespoke island unit with composite stone worktop (where shown on plans).

Wardrobes

Integrated wardrobes fitted in all bedrooms with custom designed painted feature doors. (where shown on plans).

Bathrooms

Fitted with white enamel bath with chrome finish mixer. Contemporary wall mounted shower and glass bath screen. White ceramic close coupled floor mounted WC. White ceramic wash basin, with chrome lever mixer tap. Bespoke wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rail. Ceramic tiles to bathroom with feature tiles to shower / bath area. Matt finish floor tiles.

Shower Rooms

Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.

Note

Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to Townhouses may vary due to different form of construction technique employed such as modern timber frame.

Fixtures and Fittings



Kitchen

Oven

Product: Single electric fan-forced oven.
Location: All apartment kitchens.

Hob

Product: Electric hob with stainless steel and black finish.
Location: All apartment kitchens.

Integrated Dishwasher

Product: Fully integrated dishwasher.
Location: All apartment kitchens.

Integrated Fridge Freezer

Product: Fully integrated fridge freezer.
Location: All apartment kitchens.

Deck Mounted Kitchen Sink Mixer

Product: Contemporary style deck mounted sink mixer tap.
Finish: Chrome finish.
Location: Deck mounted to all apartment kitchen work tops.

Kitchen Extractor

Product: Concealed extractor fan.
Finish: Stainless steel.
Location: All apartment kitchens.

Kitchen Sink

Product: Stainless steel undermounted sink.
Finish: Stainless steel.
Location: All apartment kitchens.

Washing Machine

Product: Washer Dryer.
Location: All apartment utility cupboards.

Bathroom

Deck Mounted Basin Mixer

Product: Contemporary style deck mounted taps.
Finish: Polished chrome.
Location: All apartment bathrooms.

Bath Mixer

Product: Contemporary style bath mixes.
Finish: Polished chrome.
Location: 1, 2 and 3 bedroom apartment bathrooms.

Wall Mounted Shower Set

Product: Contemporary style shower set.
Finish: Polished chrome.
Location: All apartment bathrooms.

Heated Towel Rail

Product: Contemporary style heated ladder towel rail.
Finish: Polished chrome.
Location: All apartment bathrooms.

WC

Product: Close coupled floor mounted WC.
Finish: Glazed sanitary glaze porcelain.
Location: All apartment bathrooms.

Washbasin

Product: Wall hung white ceramic washbasin.
Finish: Glazed white.
Location: All apartment bathrooms.

Integrated Bath

Product name: Built in bath.
Finish: White.
Location: 1, 2 and 3 bedroom bathroom apartments.

Shower Tray

Product name: High Quality solid cast or acrylic shower tray.
Location: All ensuite and suite shower rooms.

Wall Mounted Cabinet

Product: Bespoke mirrored wall mounted cabinet. Finish: Mirrored.
Location: All apartment bathrooms.

Heating and Hot Water Apartments and Townhouses

Metered system provides heating and hot water from the development's central plant. Centralised wet heating system throughout.

Electrics

Energy efficient lighting in kitchen, hall, bathroom, shower room and ensuite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV / FM and telephone points for broadband internet access in living room and master bedroom; communal satellite dish with connection points in living room and master bedroom. (Purchasers are responsible for their own connections and related charges for cost of services). Smoke / heat detectors fitted as standard.

Management and Security

Management and security services located in the central estate management office. Video entry phone system connected to main entrance door. External CCTV system provided.

Parking

Limited car parking at extra cost and subject to availability.

Elevators

Elevators serve all floors.

External

Ground-level areas laid out and finished with a combination of architect-designed hard and soft landscaping with feature lighting.

The regeneration of Royal Wharf is by two vastly experienced leaders in the global real estate market. Oxley Group and Ballymore share a commitment to quality, a knack for successful innovation and a passion for projects that show true ambition, of which there are few better examples than Royal Wharf.



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Oxley is a lifestyle property developer specialising in the development of quality residential, commercial and industrial projects at competitive prices. Headquartered in Singapore, Oxley's developments cater to the growing needs of discerning home buyers who value quality living and a finer lifestyle, as well as small and medium enterprise owners looking to purchase their own premises. As a strong and dynamic company, Oxley has made its mark as a developer with a strong value proposition. The Group's business model is centred on creating lifestyle-focused developments, in choice well-connected precincts, and developing quality apartment, office and retail units that allow for infinite experiences within finite spaces. Since its debut on the Singapore Exchange in October 2010, Oxley has launched a portfolio of 27 distinctive developments to strong market reception. Oxley is listed on the Mainboard of the Singapore Exchange and has a market capitalization of about \$2 billion.

Ballymore Group is an international property investment and development company, focused on large scale award winning developments across Europe. Ballymore's developments have distinguished it as a leader in urban regeneration with an eye for design and innovation, with areas of business encompassing land and planning, architecture, design, sales, marketing and estate management. With permanent offices in London, Dublin and Eastern Europe, the Group continues to pioneer ever more ambitious mixed-use projects combining residential space, office, retail, hotels and leisure facilities. Ballymore distinguishes itself from many other developers with the breadth of its involvement, remaining fully committed to its buildings long after the last unit has been sold. Ballymore Group has become a leading presence in London's development landscape, and has pioneered and executed many of the most high-profile riverside developments the city has seen in recent times.



1 Kap Residences
Oxley

Singapore
Situated right beside the King Albert Park station, the KAP Residences has been designed to create a prominent new landmark on Singapore's Bukit Timah Road, offering a splendid array of restaurants, shops and residential units. Everything is at your disposal: the development is ideally located in District 21, with easy access to other locales in Singapore through major expressways and the Downtown MRT Line.

2 Embassy Gardens
Ballymore

Nine Elms, London
Few development opportunities in London can offer the sheer scope of the Nine Elms project in Battersea. Next to the site of the new US embassy building, we are creating an entirely new district for London, drawing inspiration from the residential and commercial estates which evolved over time in New York and Boston.

3 The Midtown & Midtown Residences
Oxley

Singapore
The Midtown & Midtown Residences is an exclusive city-fringe development with a focus on living well. Encircled by entertainment, recreation, retail and dining amenities, with Hougang MRT Station just 250m away, it's a location that grants a lifestyle that many desire. The development features strata-titled retail shops, a supermarket and duplex restaurants offering dining at your doorstep in the heart of Hougang.

4 New Providence Wharf
Ballymore

London
New Providence Wharf, including Ontario Tower and Providence Tower, stretches back some 400m from the river, with a depth and a substance few other riverside developments have achieved. It has received worldwide acclaim as a fine example of residential, hotel, retail and leisure development.

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