



# Arena apartments

CROSSHARBOUR LONDON E14



  
**BALTIMORE  
TOWER**  
LONDON E14



Inspired living space

LEVEL 43 APARTMENTS

Baltimore Tower rises over 400 feet above London Docklands and it is at this breathtaking height that Galliard Homes present five singularly sensational new apartments - each offering a unique lifestyle opportunity within an award winning architectural masterpiece.

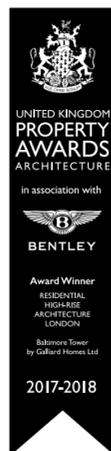
# Built for accolades

## DESIGNED BEYOND CONVENTION

Baltimore Tower has been awarded the accolade of:

**BEST RESIDENTIAL HIGH RISE ARCHITECTURE**  
by the  
**International Property Awards 2017**

This prestigious achievement further endorses Baltimore Tower as one of the Capital's most dynamic new landmarks - and a visual spectacle that is one of its kind in both the UK and Europe.



### Architects:

Baltimore Tower has been designed by international and world renowned architects

### SKIDMORE OWINGS & MERRILL INC (SOM) LONDON UK

The practice draws experience in more than 50 countries around The Globe and has completed in excess of 10,000 commissions including The Burt Khalifi in Dubai.

### Joint venture partners:





# Internationally acclaimed

INTERIOR DESIGN BY RABIH HAGE

Rabih Hage is an award winning RIBA chartered architect and designer with offices in London and New York. Rabih has designed The Arena apartment interiors at Baltimore Tower to provide a unique signature within each living space.

# Breathtaking vistas

ACROSS A WORLD CLASS LOCATION





Canary Wharf needs little introduction as being one of the fastest growing business districts in the UK, it is also the driving force for London having the largest city GDP in Europe.

THE GROWTH ZONE  
**Canary**  
WHARF LONDON E14

The financial statistics are both impressive and endless - employment at Canary Wharf has quadrupled in a decade, the district is now the biggest employer of banking staff in Europe - with 16 of the UK's largest banks having a workforce in excess of 44,500 people at Canary Wharf alone.

Today, E14 is not only London's highest salary postcode but a district that showcases corporate investment and dynamic architecture - founded on fabulous residential opportunities.

Residents of the fine Arena Apartments will be virtually moments and minutes from Docklands' automated DLR network, its newest (Jubilee) tube line and its major new Crossrail interchange, which when fully operational will traverse the entire metropolis in under 20 minutes. The forthcoming Elizabeth line will also connect to London Heathrow in under 40 minutes - enabling global travel with effortless ease and efficiency. In short, Baltimore Tower is strategically located for all forms of public transport including road, rail, river, tube and air connectivity.

# Canary Wharf is now the hub of one of the UK's most advanced transport infrastructures

### Key services from The Arena apartments:

-  **Crossharbour**  
DLR services      2 mins walk
-  **Canary Wharf**  
Jubilee line services      5 mins walk
-  **Canary Wharf**  
Elizabeth line services      8 mins walk
-  **North Greenwich**  
Emirates Air Line Cable Car      19 mins via tube
-  **Canary Wharf**  
River Bus Pier      20 mins walk
-  **London Bridge**  
Mainline services      6 mins via tube





## Step into the Canary lifestyle

A lifestyle minutes from retail excellence, fabulous al-fresco cuisine, refined art, entertainment and an endless array of diverse cultural and recreational pursuits - the Canary lifestyle, a statement of cosmopolitan living on your doorstep at Baltimore Tower.





# Arena apartments

THE DEVELOPMENT



**BALTIMORE  
TOWER**  
LONDON E14

# Opulence

**From imposing entrance foyer to 24 hour concierge and private cinema.**

Baltimore Tower has not only been designed to provide some of the Capital's finest and most highly specified living space, but to ensure its residents an exclusive lifestyle from the moment they enter the opulent double height reception foyer with interior design by Nicola Fontanella of Argent Design.

With a fabulous array of facilities that includes 24 hour concierge, a private lounge, large screen cinema room and proposed coffee bar, residents will have refined levels of contemporary convenience and service at their fingertips whenever it suits.





# Club Baltimore

FITNESS & WELLBEING CENTRE

Each apartment owner will have full membership and convenient access to 'The Club', located immediately adjacent the tower in the Baltimore Wharf building.

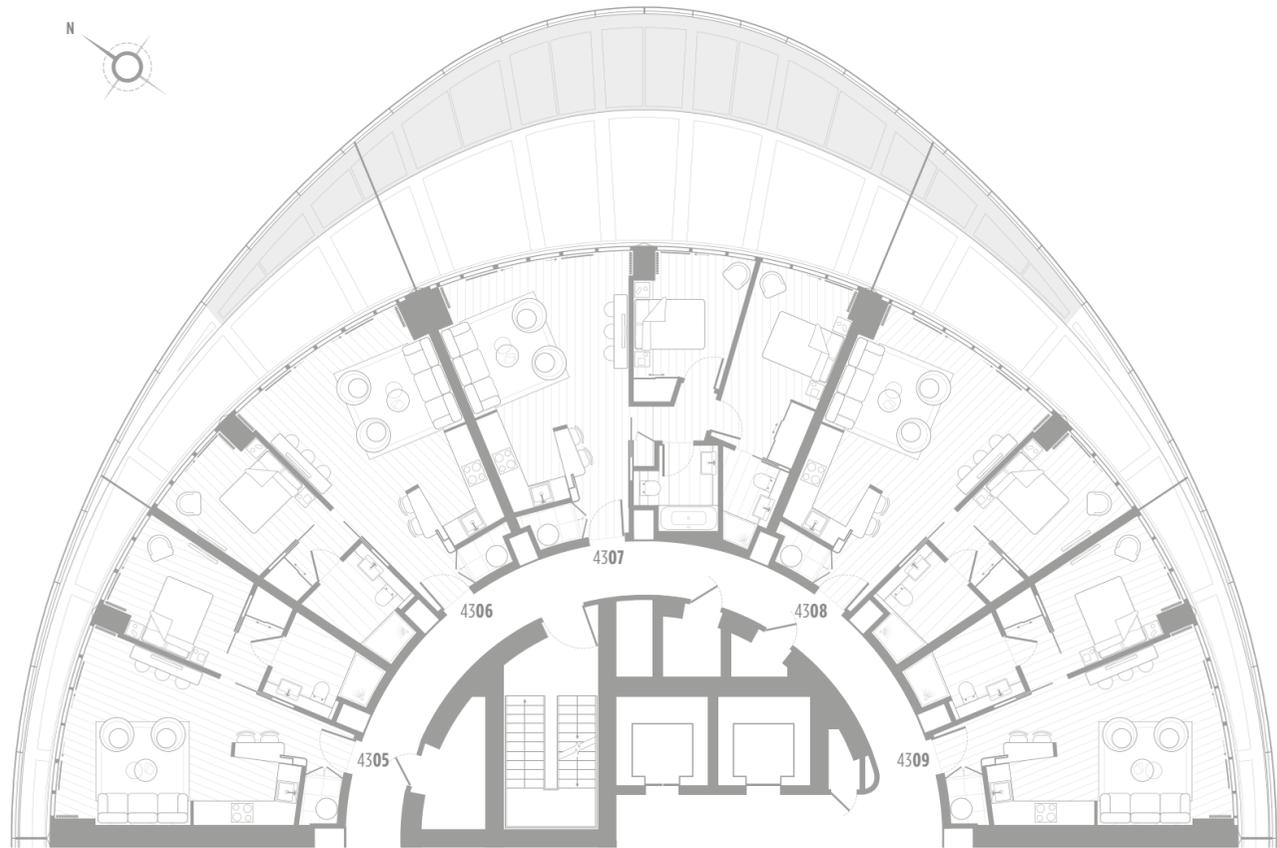
The complex is the largest of its kind in London, operated by Nuffield Health, when fully complete The Club is planned to provide:

- A world championship length indoor pool.
- Fully equipped cardio suite.
- Boxing arena and equipment.
- Steam room.

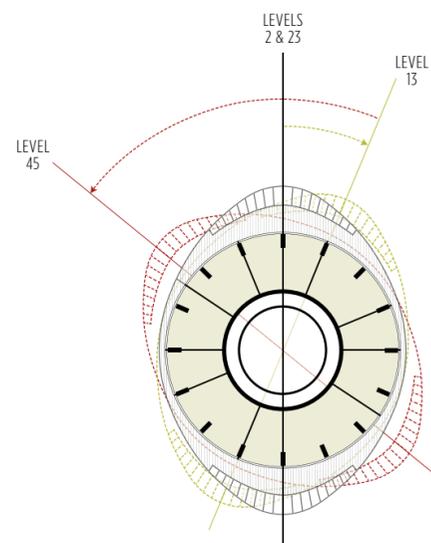
In addition to the adjacent club facilities, Baltimore Tower will provide:

- Imposing double height entrance foyer.
- 24 hour concierge and services.
- Proposed ground level coffee bar.
- Residents' private lounge and large screen cinema room.
- Secure lower level parking.
- New landscaped external space and public realm.





Innovation  
beyond  
imagination



The design and visual spectacle of Baltimore Tower is unique. The outer balcony 'ring' shifts and steps by nominal degrees reaching its furthest point to the right at level 13 where it then starts its return to the centre line (at level 23) and continues to its furthestmost point on the left at levels 44 & 45.

This innovative momentum provides variable solar shading and cover for each floor level, in turn generating an enhanced environmental performance while creating the building's distinctive visual twist.

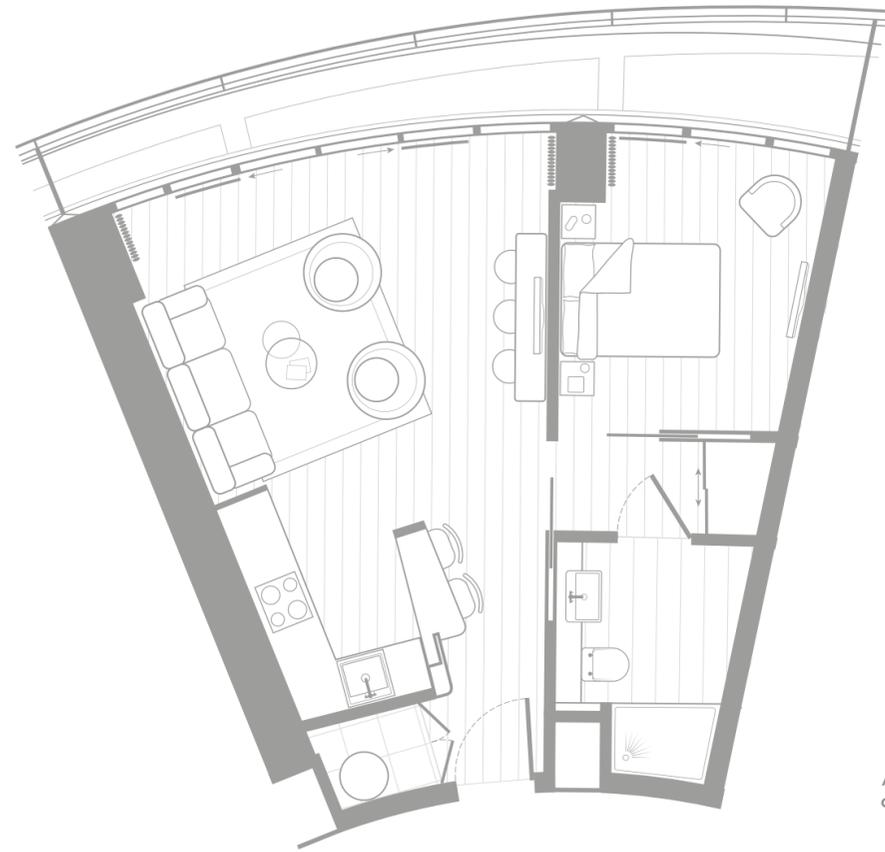
In addition to the movement of the balcony ring, the centre apartment core also rotates at levels 8, 22 and 29 to correspond with the alignment of the balcony ring.



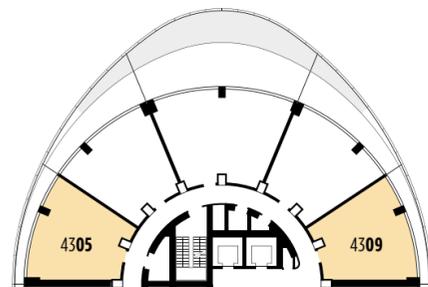








Apartment orientation



**1 bedroom apartment**

Internal area	<b>49.18 sq.m</b>	<b>529 sq.ft</b>
External area		
4305	<b>11.31 sq.m</b>	<b>121 sq.ft</b>
4309	<b>11.22 sq.m</b>	<b>120 sq.ft</b>

Apartment plans are intended to be correct, precise details may vary. Total areas are accurate to within 5%.

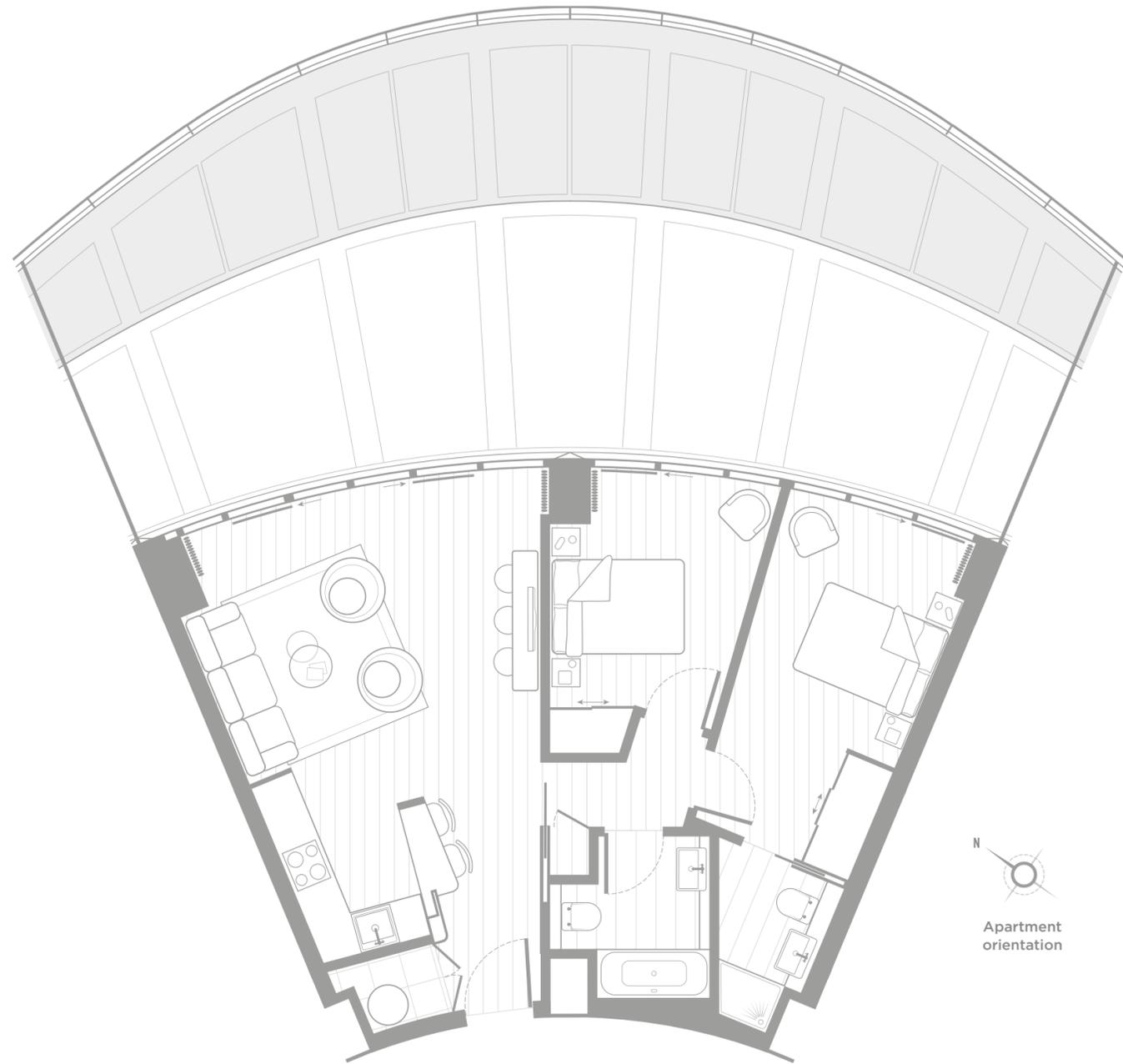


Authentic view from 4305

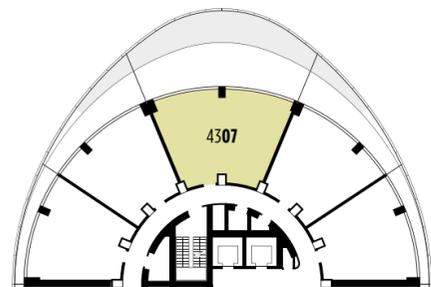


Authentic view from 4309





Apartment orientation



**2 bedroom apartment**

Internal area 68.27 sq.m 734 sq.ft  
 External area 71.26 sq.m 767 sq.ft

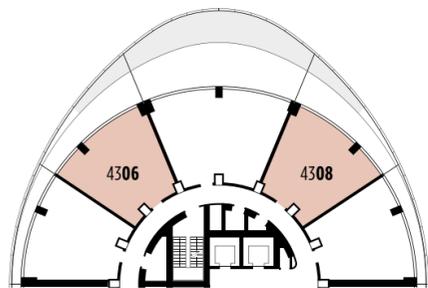
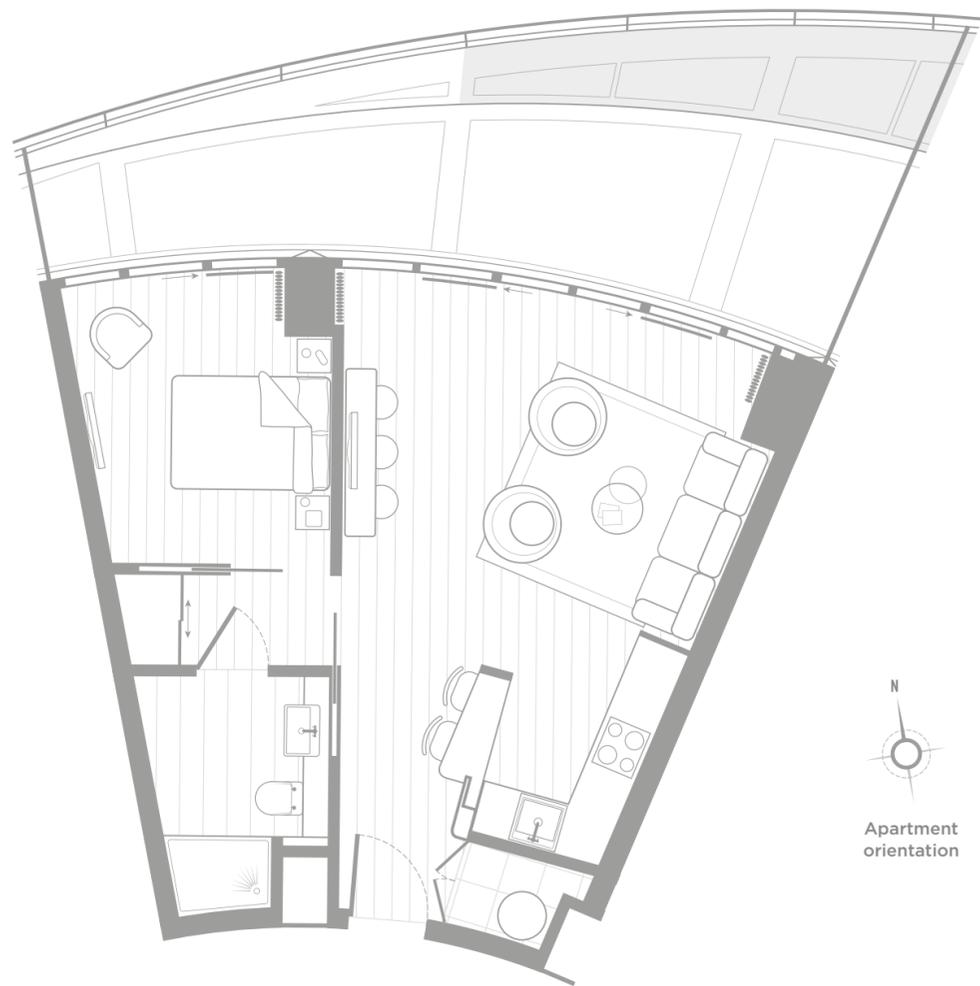
Apartment plans are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



Authentic view from 4307



Authentic view from 4307



**1 bedroom apartment**

Internal area	<b>50.52sq.m</b>	<b>543sq.ft</b>
External area		
4306	<b>28.64 sq.m</b>	<b>308 sq.ft</b>
4308	<b>28.75 sq.m</b>	<b>309 sq.ft</b>

Apartment plans are intended to be correct, precise details may vary. Total areas are accurate to within 5%.



Authentic view from 4306



Authentic view from 4308

# Specification

## GENERAL SPECIFICATION

- Neutral painted walls and off white smooth ceilings.
- Engineered one strip oak veneer flooring.
- Painted door linings, architraves and skirting boards.
- Extended height bespoke veneered internal doors.
- Bronze dark door furniture including lever door handles.
- Antique switch and socket plates.
- Sonos Bar & Speaker(s)
- Surface mounted track lighting.
- Thermostatically controlled central heating via conventional radiators with additional comfort cooling to living/dining areas and all bedrooms.
- Pressurised hot & cold water supplies.
- Double glazing throughout.

## KITCHEN AREA

- Midnight ebony and light ferrara oak kitchen unit doors.
- Marble worktop and splashback.
- De Dietrich stainless steel fully integrated electric appliances to include: single low level oven, 4 ring ceramic hob, cooker hood, washer/drier (freestanding if within utility cupboard off hallway), dishwasher, fridge/freeze & microwave.
- Stainless steel 1 bowl under-mounted sink with mixer tap and grooved worktop drainer.
- Wall unit under lighting.
- Centralised appliance isolator switch panel.

## LIVING/DINING ROOM

- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio & terrestrial sockets.
- Telephone socket to living/dining area.

## BEDROOM

- Floor to ceiling fitted wardrobes with timber veneered doors to all bedrooms.

- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone extension socket to all bedrooms.

## BATHROOM/SHOWER ROOM

- Large format feature porcelain tiling to wall. Porcelain floor & fully tiled walls.
- Electric mat underfloor warming.
- Plumbing concealed (where possible) with stone vanity tops.
- Maple wood veneer with mirrored cabinet
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, back to wall WC, concealed dual flush cistern & Stainless steel counter basin.
- Steel taps, bottle trap, cistern push plate, thermostatic bath filler/shower mixer, shower rail, handset & hose.
- Tiled bath panel.
- Antique bronze finish thermostatic electric heated towel rail.
- Clear glass frameless bath screen.

## APARTMENT HALLWAY AND LANDING

- Audio/visual entry phone system connected to communal entrance door.

## COMMUNAL AREAS

- Double height communal entrance foyer featuring large format tile flooring, contemporary furnishings, wall finishes & feature lighting.
- Stair core access to basement level, walls to be matt Gardenia paint finish with floor screed painted to match carpet colour.
- Lift to all apartment entrance levels & lower ground parking.
- Low energy wall light fittings.
- Communal secure cycle storage.

## SECURE CAR PARKING

- Valet parking service to and from secure lower ground levels.





**SALES & MARKETING SUITE**

6 Baltimore Wharf  
London E14 9QA

**020 8418 3730**

[baltimoretower@galliardhomes.com](mailto:baltimoretower@galliardhomes.com)  
[www.galliardhomes.com/baltimore-tower](http://www.galliardhomes.com/baltimore-tower)