



**BALTIMORE  
TOWER**

LONDON E14





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Two magnificent duplex penthouses with far reaching views  
over London Docklands & The City





A JOINT DEVELOPMENT BY



Penthouse 4402 - terrace vista





Penthouse 4402 - principal double height reception/living area



Penthouse 4402  
interior design by  
Nicola Fontanella  
Argent Design

“ Our vision for the penthouse was to capture the flowing twist and momentum of the tower’s dynamic architectural form - and translate the energy into a fusion of fashion led design that would set a new bench mark for prestigious penthouse living in a world class city ”

  
Nicola Fontanella,  
Argent Design





Baltimore Tower is an architecturally unique masterpiece designed by one of the world's most prominent and innovative practices - Skidmore Owings and Merrill Inc (SOM).

The two duplex apartments form the jewel in the crown of this iconic new landmark building, where at levels 44 and 45, each offers breathtaking panoramic views and vistas across the Capital's skyline.



UNITED KINGDOM  
**PROPERTY AWARDS**  
ARCHITECTURE

in association with



**BENTLEY**

Award Winner  
RESIDENTIAL  
HIGH RISE  
ARCHITECTURE  
LONDON

Baltimore Tower  
by Gilliard Homes Ltd

2017-2018

Baltimore Tower has been awarded the accolade of:  
**Best Residential High Rise Architecture**  
by the International Property Awards 2017-18











# Club Baltimore

FITNESS & WELLBEING CENTRE

Each Penthouse 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.
- Ground level café.
- Proposed sky level restaurant.
- Residents' private lounge and large screen cinema room.
- Secure lower level parking.
- New landscaped external space and public realm.





# Penthouse 4402

3 bedroom duplex residence





The open plan dining room exudes an air of sophisticated style complete with a bespoke wine display cabinet and wall to wall glazing with terrace access.





Coffered ceilings with feature lighting, together with expansive use of full height glazing, accentuate the sense of space and light throughout.







Bedroom 2



Master Suite



Glazed wall study



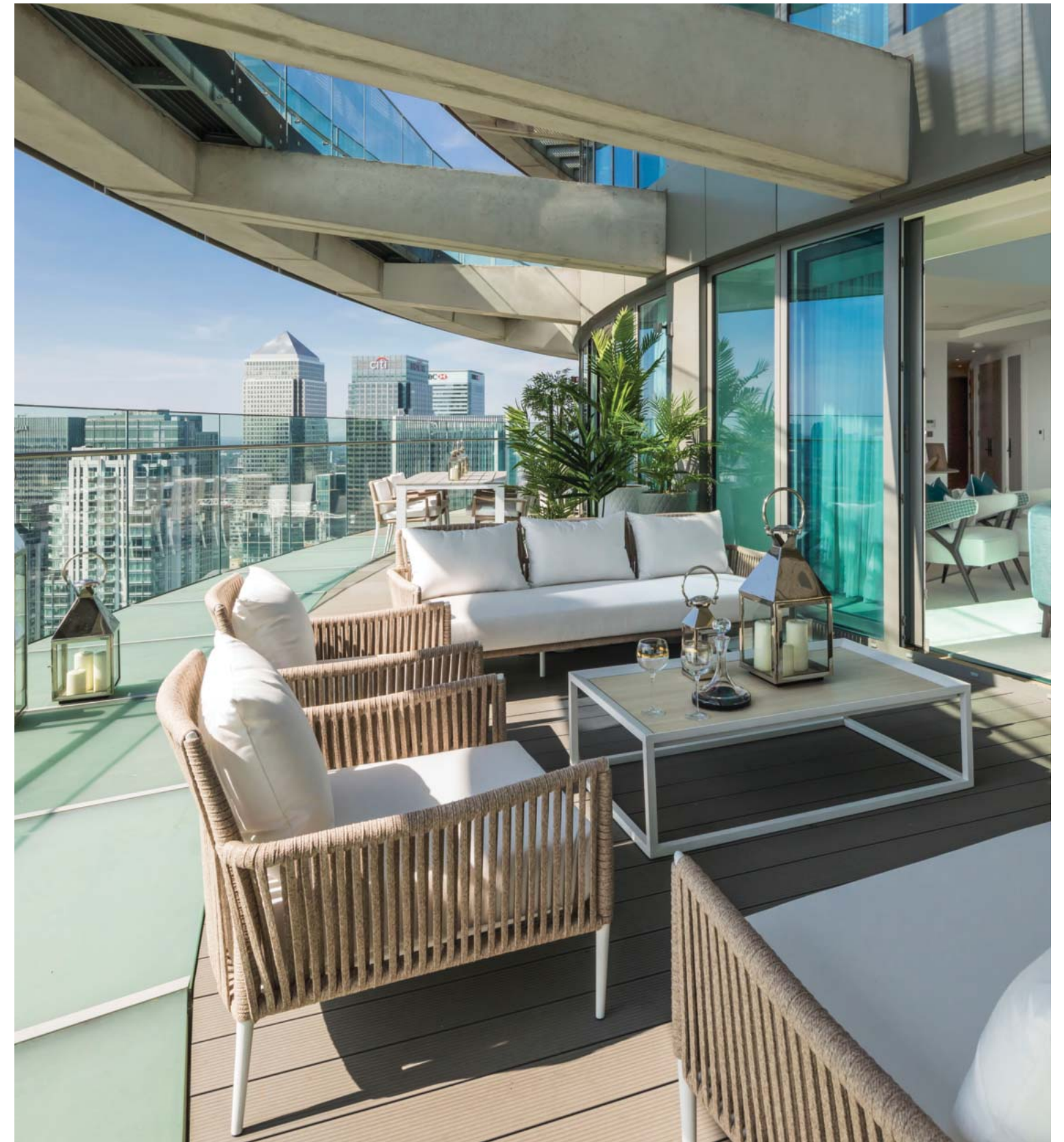
Penthouse 4402 - master suite





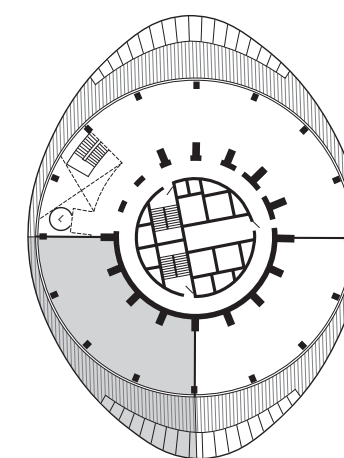
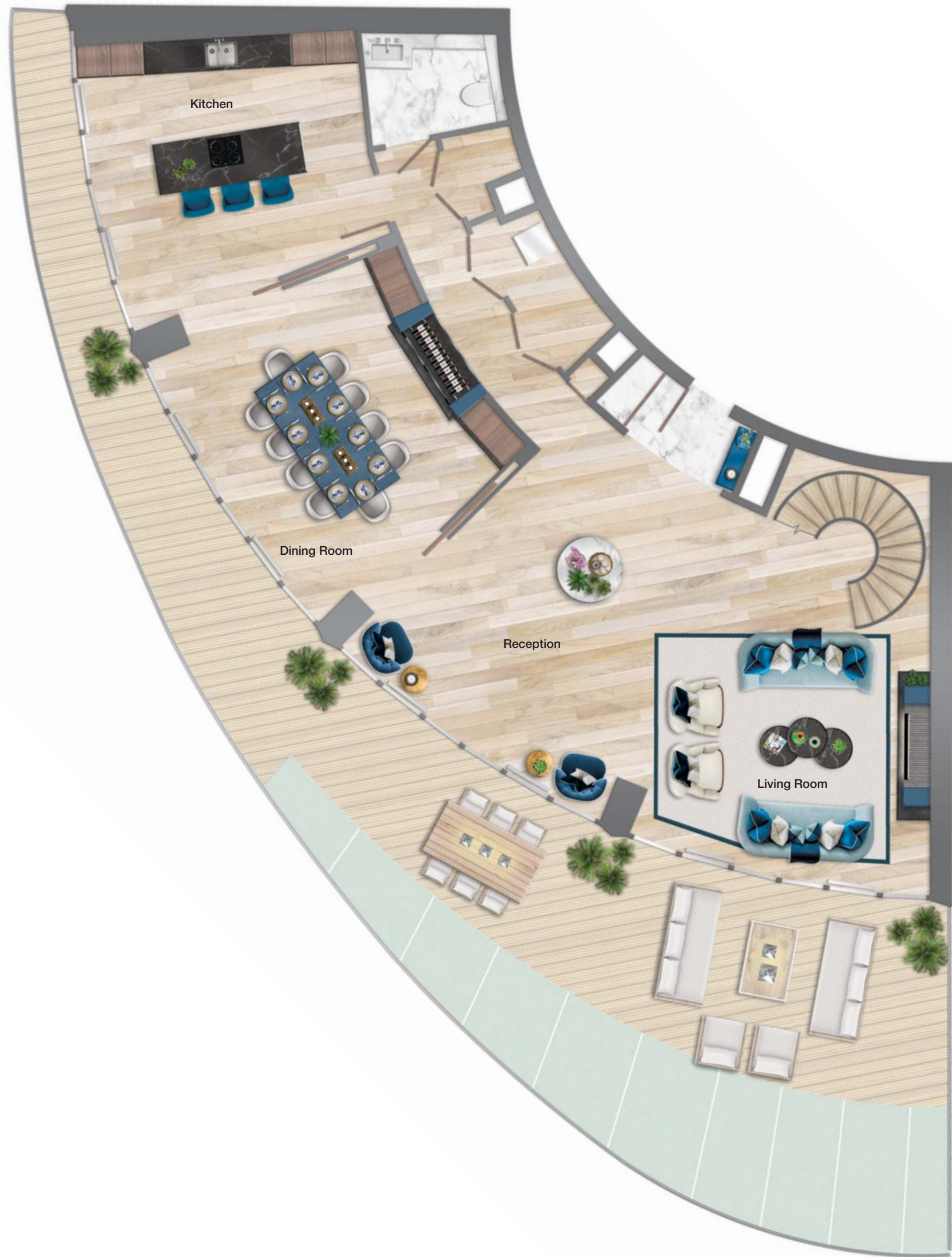
Master bathroom with TileVision LCD TV (opposite) and above, shower room and guest bathroom, each with bespoke vanity unit and fittings by THG Paris.



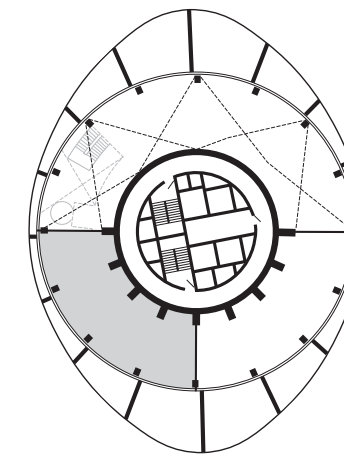


The glazed terrace perimeter defines a seamless infinity between outside space and ever changing skyline vistas.





Level 44



Level 45

## Penthouse 4402

Rendered finished floor plans

Internal area: 243.5 sq.m. 2622 sq.ft.  
 External area: 77.7 sq.m. 836 sq.ft.

Penthouse plans are intended to be architecturally correct, precise details may vary. Floor finishes and furniture are shown for illustrative purposes, areas stated are accurate to within 5%.



Canary Wharf and city skyline

Penthouse 4402 looking north west





Millwall Dock, Greenwich & South London

Penthouse 4402 looking south

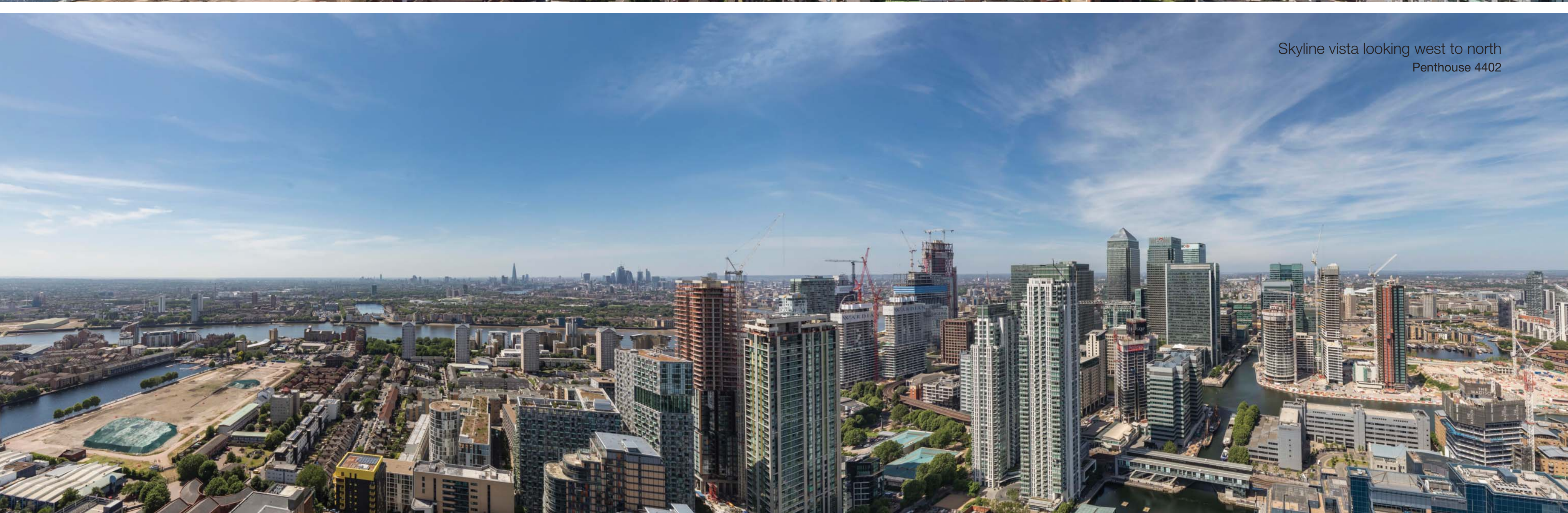




Skyline vista looking south west to west  
Penthouse 4402



Skyline vista looking west to north  
Penthouse 4402







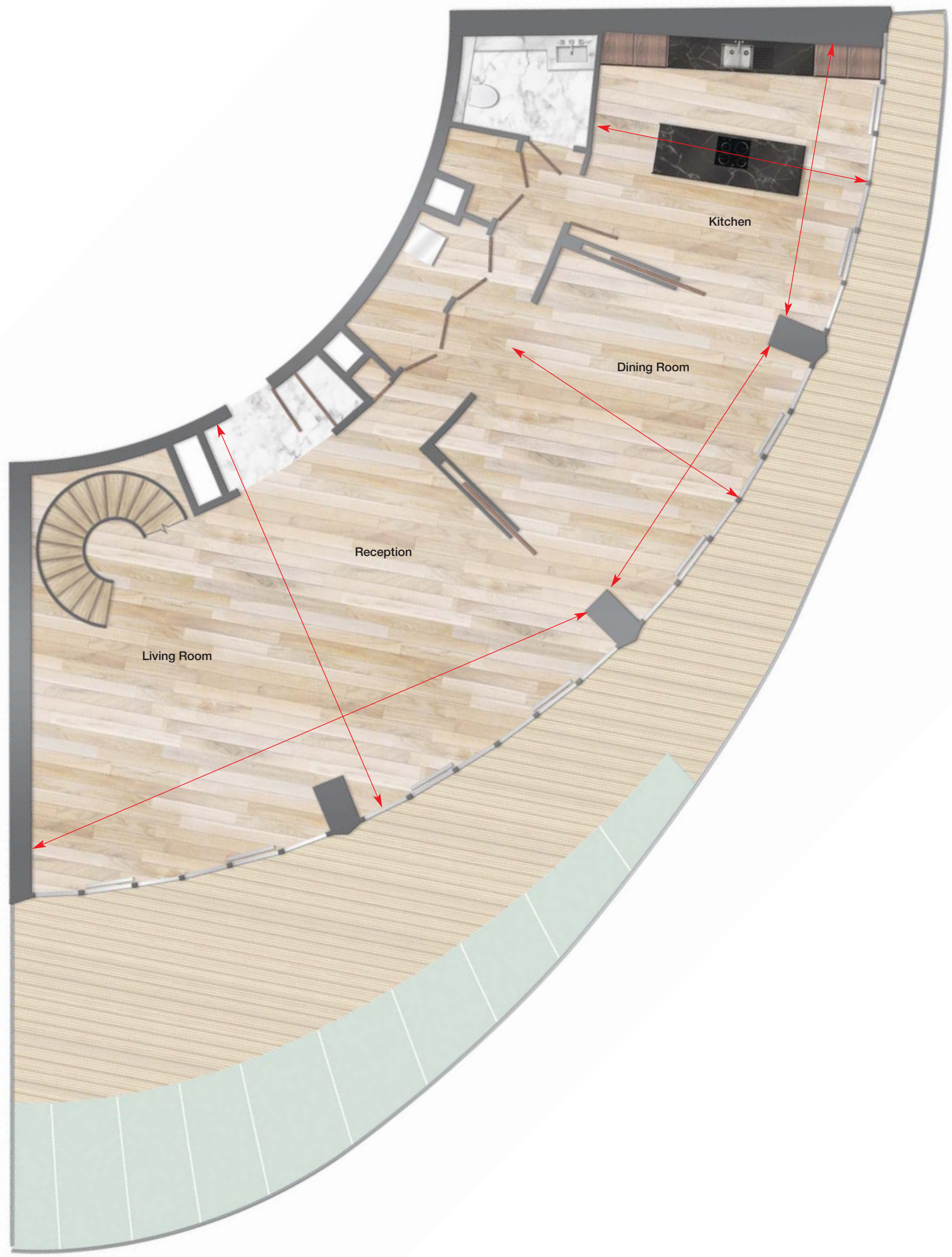
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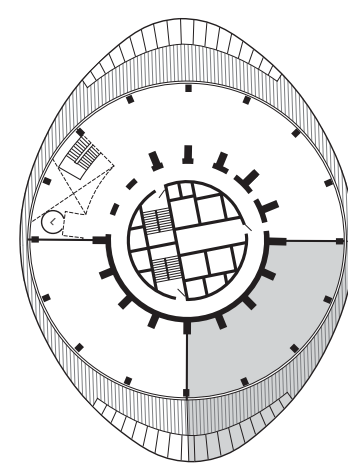
# Penthouse 4401

3 bedroom duplex residence

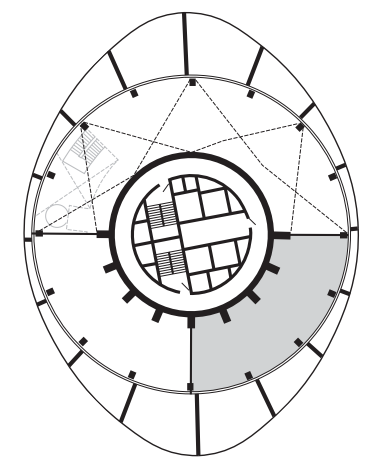




- Living Room/Reception  
10.9 x 7.6m 35'7" x 24'10"
- Dining Room  
6.0 x 4.5m 19'7" x 14'8"
- Kitchen  
5.0 x 5.1m 16'4" x 16'8"
- Master Bedroom  
3.3 x 5.0m 10'9" x 16'4"
- Bedroom 2  
3.3 x 3.9m 10'9" x 12'9"
- Bedroom 3  
3.6 x 3.9m 11'9" x 12'9"
- Study  
3.0 x 3.9m 9'9" x 12'9"



Level 44



Level 45

## Penthouse 4401

Rendered finished floor plans

Internal area: 243.5 sq.m. 2622 sq.ft.  
 External area: 87.7 sq.m. 944 sq.ft.

Penthouse plans are intended to be architecturally correct, precise details may vary. Floor finishes and furniture are shown for illustrative purposes, areas stated are accurate to within 5%.



London Docklands, Maritime Greenwich  
and Greenwich Park

Penthouse 4401 looking south







Skyline vista looking north east to south  
Penthouse 4401



Skyline vista looking south to west  
Penthouse 4401





Penthouse Specifications



#### PENTHOUSE ENTRANCE LOBBY

- Satin lacquered veneer front door.
- Engineered stained oak timber flooring with inset feature marble floor.
- Feature coffer ceiling with LED down-lights and provision for wall lights and feature pendant lighting.
- Timber veneer Joinery Coat Store with full fitted storage units.
- Veneer clad staircase with timber thread and risers.

#### RECEPTION ROOM

- Double height spacious open plan reception.
- Engineered stained oak timber flooring.
- Featured media unit with marble fireplace with bio ethanol burner, storage and integrated TV.
- 50” LED Smart TV with ceiling speakers.
- Integrated Sonos Soundbar.
- Feature coffer ceiling with LED down-lights and provision for wall lights and feature pendant lighting.
- Balcony/terrace with full height glazing.

#### DINING ROOM

- Open plan dining room from reception to kitchen with wide view across London.
- Engineered stained oak timber flooring.
- Featured wine display unit with glass doors and bronze metalwork.
- Feature coffer ceiling with LED down-lights and provision for wall lights and feature pendant lighting.
- Balcony/terrace with full height glazing.

#### FAMILY KITCHEN

- Open plan kitchen.
- Bespoke satin lacquered veneer full height kitchen units with bronze metalwork glazed wall units.
- Marble countertop.
- Integrated under-unit lighting.
- Concealed extractor hood.
- Integrated Miele induction hob, dishwasher, fridge freezer, oven, combi microwave / oven, warming drawer appliances.
- Franke stainless steel under-mounted sink with Franke hot tap.
- Wine display fridge.
- Engineered stained oak timber flooring.
- Feature coffer ceiling with LED down-lights and provision for wall lights and feature pendant lighting.
- Centralised appliance isolator switch.

#### POWDER ROOM (DUPLEX APARTMENTS)

- THG bathroom fittings.
- Stone floors, skirting and architrave.
- Bespoke fitted stone vanity unit.
- Over basin mirror wall.

#### UTILITY

- Integrated separate Miele washing machine & tumble dryer appliances.

#### MASTER BEDROOM & DRESSING

- Engineered stained oak timber flooring.
- Bespoke fitted satin lacquered veneer wardrobes with integrated illumination and feature bronze metalwork handles with inset leather.
- Ceiling Speakers.
- Feature coffer ceiling with LED down-lights and provision for wall lights and feature pendant lighting.

#### MASTER BATHROOMS

- Marble stone floors, walls, bath surrounds and shower, skirting and architrave.
- Bespoke fitted vanity unit with stone countertop.
- Over basin mirror with de-mister pad and concealed medicine cabinet.
- Bath with deck mounted hand shower and mixer taps.
- Walk-in shower with frameless glass enclosure.
- Rain shower and hand shower.
- Wall mounted WC with concealed push button cistern and soft close seat cover.
- THG bathroom fittings.
- Polished chrome heated towel rail.
- Low level lighting.
- Concealed shaver socket.
- Tile Vision LCD TV.

#### BEDROOMS

- Luxury Imperial velvet carpet with extra thick underlay.
- Bespoke fitted satin lacquered veneer wardrobes with integrated illumination.
- Feature coffer ceiling with LED down-lights and provision for wall lights and feature pendant lighting.

#### GUEST BATHROOMS AND SHOWER ROOMS

- Ceramic tiled floors, bath and shower surrounds.
- Bespoke fitted vanity unit and concealed medicine cabinet with stone countertop.
- Over basin mirror with de-mister pad and concealed medicine cabinet.
- Baths with overhead shower and deck mounted hand shower and mixer taps.
- Walk-in shower with frameless glass enclosure and hand shower.
- Wall mounted WC with concealed push button cistern and soft close seat cover.
- THG bathroom fittings.
- Polished chrome heated towel rail.
- Low level lighting.
- Concealed shaver socket.

#### TERRACES & GARDEN

- Expansive terraces with power and lighting.

#### GARAGE

- Private space in garage with 1 penthouse parking space per apartment.

#### GENERAL

- Bespoke satin lacquered veneer internal doors with bronze inset metalwork and bespoke designed ironmongery.
- Neutral painted palette to walls throughout.
- LED lighting.
- Double glazed windows and external doors with acoustic and thermal protection.

#### HEATING & COOLING

- Wet under-floor heating throughout with seven-day scheduling, manual override and energy saving options.
- Bathrooms heated via an electric underfloor heating system with electric heated towel radiators.
- Energy efficient boilers.
- Concealed comfort cooling (to reception room/dining room/kitchen and all bedrooms).
- Thimble sensor thermostatic control to heating & cooling.
- Pressurised hot & cold water supply.

#### AUDIO & DATA

- Sonos Play - multi-room with speakers throughout.
- Pre-wired only for motorised window treatments to all principle rooms.
- iPad controlled audio visual system.
- Bronze switch & socket plates.
- Pre-wired for internet, telephone and multimedia distribution.
- Satellite, terrestrial TV and telephone sockets to all receptions and bedrooms.
- All TV sockets Sky HD and 3D enabled (subject to subscriptions).
- Programmable lighting control system throughout providing dimmable, scene setting lighting.
- CAT6 Cabling.

#### SECURITY

- Colour video entry system
- Intruder alarm - Redcare ready intruder alarm covered by SSAIB certification.
- Concierge entrance desk.

#### WARRANTY

All apartments are covered by 10 year building guarantee insurance against defects in construction.



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**Architect** Skidmore Owings & Merrill Inc (SOM)  
London UK

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