

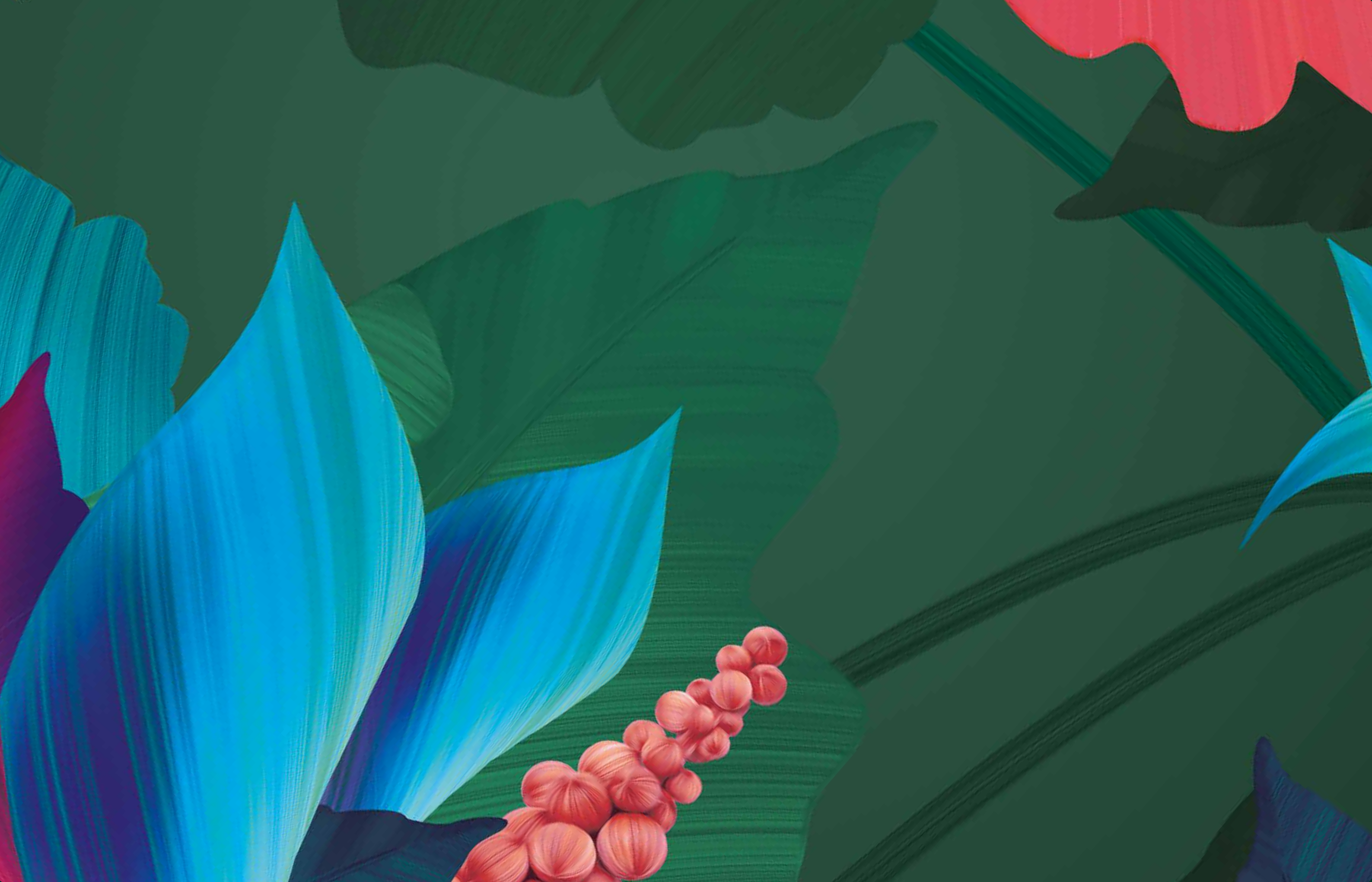


The Wellspring

LONDON E16

珑 茵 港

ROYAL EDEN DOCKS



A new district for London

伦敦新区

Immediately east of Canary Wharf, the Royal Docks is emerging as a new district for business and culture in London. Over £8bn in investment is flowing into the area over the next 20 years. Improvements to transport, streets and open spaces are underway, preparing for an estimated 24% population growth in the wider area.¹

At the heart of the Royal Docks we're creating a new place to call home. Globally renowned architects, Skidmore, Owings and Merrill, are the studio behind 35 Hudson Yards in New York, Dubai's Burj Khalifa, the China World Trade Centre in Beijing — and now Royal Eden Docks.

These homes have wellbeing designed in. Light-filled, thoughtfully laid out, with landscaped garden space for all — 5,000 sq m of it in total. Two private, leafy courtyards. Green rooftops. 17 fitness and relaxation amenities. All less than 100 metres from the water's edge.

It's just a three-minute walk to Custom House station, where Crossrail services are set to begin in 2021. That gets you to Canary Wharf in three minutes and The City in 10.

A new district for London designed around health and wellbeing, with landscaped green space at its heart.

This is Royal Eden Docks.

振奋人心的新篇章已在金丝雀码头东部悄然拉开帷幕，皇家码头将逐步成为伦敦的商业和文化新区。未来二十年内，超过80亿英镑的投资将分批流入该地区，着力改善交通、街道和开放空间，以满足此地区内预计高达24%的人口增长速率。¹

我们正在皇家码头的中心建造一座温馨家园。全球知名建筑设计公司SOM负责设计规划，该公司曾执掌纽约哈德逊城市广场35号、迪拜哈利法塔和北京中国国际贸易中心的设计工作。

本开发项目环绕一片绿色景观，处处体现以居民的健康与生活方式为本。两座私人庭院、绿色屋顶以及17套品质精良的配套设施，距离水畔不足100米，为居民提供了一系列多样化的探索和休息空间。

不仅如此，本项目占据优越的地理位置，步行3分钟便可到达Custom House车站，在此搭乘将于2021年开通的伊丽莎白快线。便利的交通设施可助您在3分钟内抵达金丝雀码头，10分钟内抵达伦敦金融城。

这就是万众期待的珑茵港。

The Royal Docks, London E16

地理位置



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珑茵港

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The Wellspring

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¹GLA, 2019: Population Projections, London Borough of Newham

An abstract botanical illustration featuring large, layered green leaves with visible brushstrokes. Bright blue petals are visible on the left side, and a vibrant red flower is partially shown on the right. Clusters of small, round, reddish-orange buds are scattered across the composition. The background is a solid dark green.

The Royal Docks, E16

项目区域

ROYAL
VICTORIA DOCK
皇家维多利亚码头

GREENWICH
PENINSULA
格林威治

EXCEL
LONDON
ExCeL国际会展中心

THE O2
ARENA
O2体育馆

EMIRATES
AIR LINE
伦敦阿联酋航空
空中缆车

CANARY
WHARF
(FINANCIAL DISTRICT)
金丝雀码头
(金融区)

ROYAL
VICTORIA
(4-MIN WALK)
皇家维多利亚
轻轨车站 (步行4分钟)

CUSTOM
HOUSE
(3-MIN WALK)
轻轨车站
(步行3分钟)

THE CITY
OF LONDON
(FINANCIAL DISTRICT)
伦敦金融城
(金融区)



Walking times are approximate only and taken from TfL.
步行时间源自伦敦交通局，仅为估算时间。

10 reasons to buy at Royal Eden Docks

投资珑茵港的十大原因

3-min

WALK TO CUSTOM HOUSE STATION (CROSSRAIL)

and four minutes' walk to Royal Victoria station (DLR), adding a predicted 9.4% premium to the future value of your home.²

住宅溢价高达9.4%，源于便捷的交通。步行至伊丽莎白线途经的Custom House轻轨车站仅需3分钟，至Royal Victoria轻轨车站只需4分钟。²

²Nationwide, 2019: Transport Special Feature, June 2019



83%

HOUSE PRICE PERFORMANCE

Between January 2010 – April 2020 and room for further growth with relatively affordable values 35% below London average.³

在过去十年间，此地区房价不断上涨83%。截止目前，价格仍低于伦敦平均水平35%，这预示着未来将有更大的升值空间。³

³Knight Frank, 2020: Focus on Newham

24%

POPULATION GROWTH

in Newham by 2029 and is one of the youngest boroughs in the Capital - appealing to young professionals, students and graduates.⁴

到2029年，作为首都最年轻的行政区之一，Newham区的人口将增长24%。这对于年轻的工作精英、学生以及即将走上社会的应届生都非常有吸引力。⁴

⁴GLA, 2019: Population Projections, London Borough of Newham

Rapid journey times

ACROSS THE CAPITAL

Royal Eden Docks' location makes it one of the best connected places in East London, with only 3 minutes to Canary Wharf, 10 minutes to The City, 12 minutes to Westfield Stratford City and 17 minutes to the West End. It's also close to London City Airport offering flights to Europe and beyond.

珑茵港优越的地理位置让它成为东伦敦交通最便利的地方。仅需3分钟即可到达金丝雀码头，10分钟到达伦敦金融城，12分钟到达西田购物中心，17分钟到达伦敦西区。同时它还临近伦敦城市机场，方便居民通行欧洲乃至全世界。



Home to Arts & Culture

NEW EAST BANK DISTRICT

which is already drawing in high-profile names such as the Victoria & Albert East, Sadlers Wells, BBC and BT Sport and leading to a significant shift east in London's cultural centre of gravity.

众多文艺界巨头云集，其中包括伦敦维多利亚和阿尔伯特博物馆、沙德勒之井剧院，英国广播公司BBC以及英国电信体育台等。这也意味着伦敦未来的文化重心将渐渐东移。



£8bn

INVESTMENT

in the area over the next 20 years. The Royal Docks will rise as London's only enterprise zone (with house price confidence rising with it), with Newham as home to major developments and regeneration.

未来20年在本地区的计划投资高达80亿英镑。这也让皇家码头成为伦敦唯一冉冉升起商业新区，使Newham区摇身一变成为重要商业投资和经济复苏计划的基地（当然随之上涨的还有本地的房产价格）。

5,000sq m

LANDSCAPED GREEN SPACE

within Royal Eden Docks and private outdoor space to all apartments. A remarkably green urban environment designed with wellbeing in mind within close proximity to 23 parks and around 45 green spaces.

珑茵港绿色景观占地5000平方米，每位业主都能享有私密的户外空间。项目周边临近23个公园和45个绿地场所，为业主们创建了有益身心健康的都市桃源。

Introduction 简介

Health & Wellbeing

17 RESIDENT AMENITIES

including 24-hour concierge, gym, pool, sauna, steam room, spin and yoga studios, rooftop running track, cinema room, flexible workspace and more.

17项配套设施包括24小时礼宾服务、健身房、游泳池、桑拿房、蒸汽浴室、动感单车、瑜伽馆、屋顶跑道、放映室以及灵活的办公空间等。

Design-led Homes

Thoughtfully planned layouts and specification make the apartments feel light, spacious and homely. Quality craftsmanship as standard.

精心的房屋结构以及内部设计，配合工匠级的工程水准，让公寓房间看上去轻盈、开阔、高档、温馨。

Outstanding Education

within five kilometres of Royal Eden Docks (all rated 'Outstanding' by Ofsted)⁵ and a short journey to globally vetted institutions like University College London (UCL), University of East London, New Loughborough University and UAL London College of Fashion.⁶

珑茵港5公里范围内拥有多所优质教育机构（Ofsted评分均为‘优质’），例如全球顶尖的高级学府伦敦大学学院（UCL）、东伦敦大学、拉夫堡大学以及伦敦艺术大学时尚学院。⁵

⁵Reports.ofsted.gov.uk, 2019

EQUIVALENT TO 20 TENNIS COURTS



A new waterfront town for London

伦敦新兴滨水小镇



Yesterday

码头历史

Three enclosed docks built on riverside marshes; the largest in the world. Rows of hulking granaries and warehouses store fruit, grains and tobacco hauled off ships that have sailed from the other side of the world. The docks close in 1981.

三座建立在沼泽地上的码头，共同构成了世界上最大的封闭式码头。成排巨大粮仓和水果、谷物以及烟草的仓库，存储着由世界各地船只运送来的货物。但在1981年，皇家码头封港歇业。



Today

蓬勃发展

The Royal Docks is burgeoning. Crossrail, slashing journey times across the Capital, is imminent. A £314m investment package, approved by the Mayor of London, is accelerating transformation. A growing programme of global sporting and cultural events are taking place in the water and around the Royal Docks. Smart homebuyers are spotting the last pocket of value in the thriving east — close to Canary Wharf and London City Airport, and with the timeless benefits of waterside living.

皇家码头发展势头正盛。伦敦市长批准的3.14亿英镑投资计划，包括即将通车的伊丽莎白线，大幅度提高了城市的转型速度。除此之外，皇家码头及其附近水域接二连三地举办了多个全球性体育和文化活动。其优美的滨水位置、雄厚的增长潜力、以及邻近金丝雀码头的商业环境吸引着无数购买者。

The Area 项目区域

ROYAL EDEN DOCKS

琉茵港



Tomorrow

展望未来

Change gathers pace. Forecasts predict house price growth that other parts of London won't achieve. Rental demand grows as professionals flood to an increasingly well-connected area close to the city's action. London City Airport's new terminal opens. Professionals fill Crossrail carriages for a brief hop to Canary Wharf. Population has grown by more than 20%. The Royal Docks has become a new waterfront town for London.

皇家码头的变化步伐不断加快。据预测，该地区房价增速远超伦敦其他各区。同时，基于伦敦城市机场新航站楼的竣工开放，以及伊丽莎白线即将完工的通车便利，大量专业人士蜂拥而至，人口增速超过20%，促使该地区的租赁需求显著攀升。皇家码头逐步成为伦敦的新滨水城镇。

East London – the fastest growing area in the Capital

东伦敦-首都发展最快的地区

Backed by Government investment and the infrastructure legacy of the 2012 Olympic Games, east London has seen the fastest population rise in the UK. And with demand comes growth – house prices in the area have leapt up 63% over the last five years.²

Big institutions like Transport for London (TfL) and the V&A Museum are moving in, taking advantage of favourable rents, great transport links and access to a growing pool of city workers, creatives and entrepreneurs.

In east London's borough of Newham, the Royal Docks represents one of the last remaining pockets with scope for serious return on investment. With population numbers showing no signs of a slowdown, experts predict an 11.4% increase in house prices and 21% rental value growth over the next five years.²

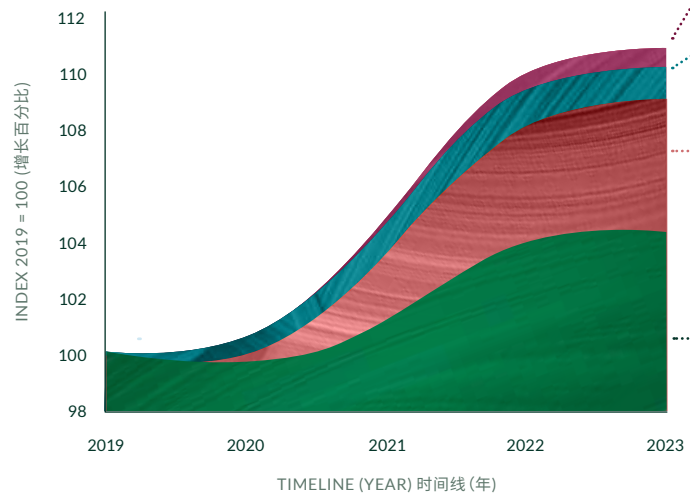
依托于政府的投资扶持以及2012年伦敦奥运会的宣传热度，伦敦东部人口增长迅速，房价也在五年内增长63%。⁶

伦敦交通局、维多利亚和阿尔伯特博物馆等大型机构相继迁入，带动本地区租金、交通网络以及城市工人、创意工作者和企业家人才库的发展。

然而，本地区仍是伦敦为数不多的待再开发地区之一，资本增长潜能巨大。鉴于人口增长居高不下，专家预测未来五年，本地区的房价和租金增幅分别可达11.4%和21%。⁶

Projected house price growth index

房价预计增长率



Cumulative house price growth

累计房价增长



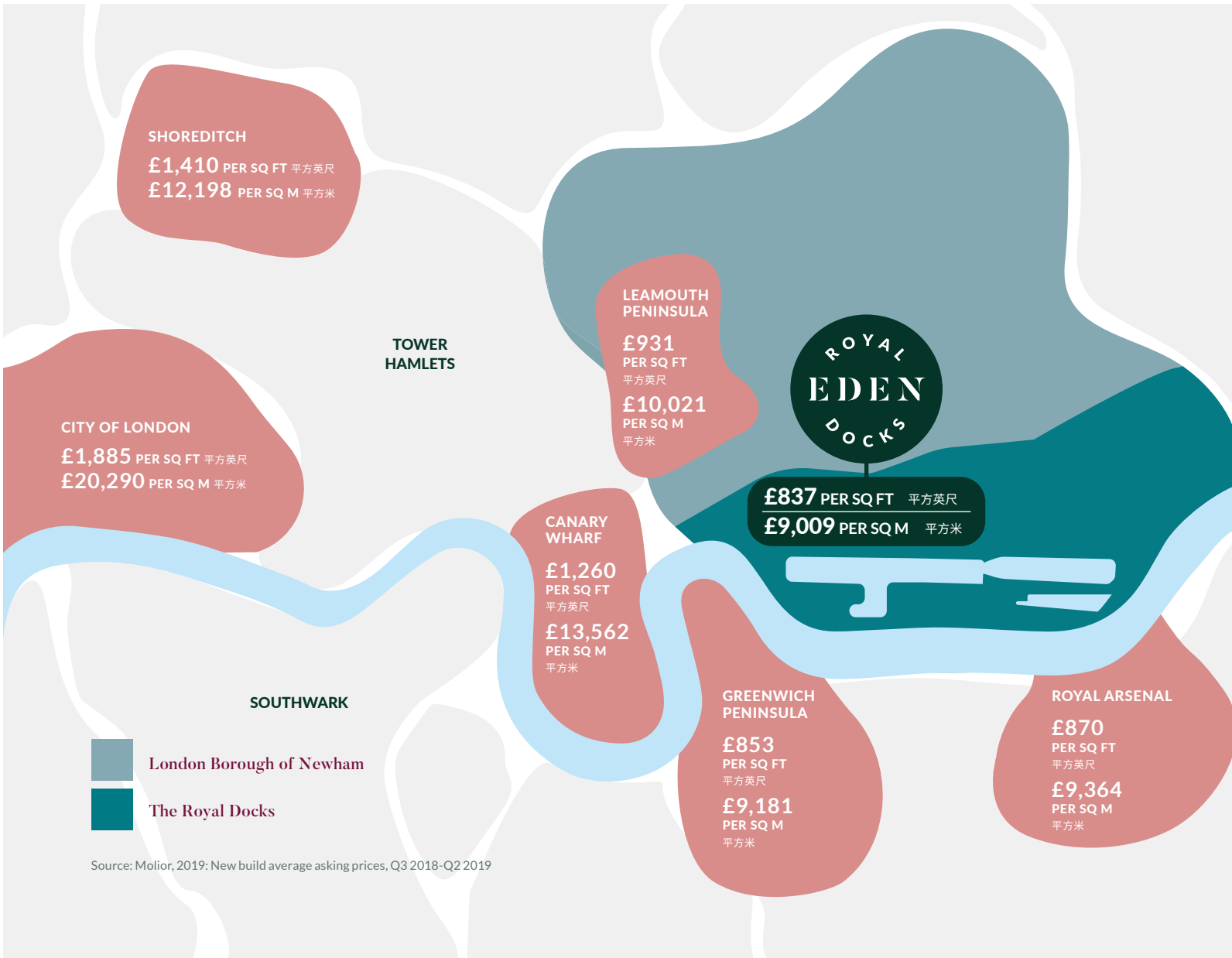
©CBRE, 2019: London Borough of Newham

“
The area is one of the last places in London to offer value for money and great scope for capital growth.

伦敦为数不多的物有所值地区之一，拥有巨大的资本增长空间。

IRENE WANG, MOUNT ANVIL HOMEOWNER, ROYAL DOCKS WEST

蒙特安维业主，IRENE WANG



The Royal Docks is transforming

伦敦皇家码头改造工程

The right regenerations bring royal returns on investment for homebuyers. Propelled by population growth and backed by business commitment and public investment in transport and infrastructure, the Royal Docks bears all the hallmarks of an area that's on the rise. Where public and private finance converge, smart property buyers follow. Buyers in the first phase of Royal Eden Docks are timing it right.

本地区改造工程正在有条不紊地施工中。ExCeL国际会展中心、O2体育馆、伦敦城市机场、东伦敦大学，以及Jubilee Line、伦敦阿联酋航空空中缆车和伦敦轻轨等邻近设施提高了本地区的商业价值和便利性。

随着人口增长、营商环境改善，以及交通与基础设施领域的公共投资量上升，皇家码头正在逐步成为伦敦市内世界级一流的金融区，化身为连接伦敦与全球市场的重要门户。



The Area 项目区域

A growing community for east London

迅速发展的东伦敦

60,000

NEW JOBS

in the area, bringing in a pool of professionals looking to call the Royal Docks home.

6万个新工作岗位吸引大批专业人才，在皇家码头寻觅栖身之所。

24%

POPULATION GROWTH

by 2029, driving demand for new housing.^[2]

到2029年，本地区人口将增长24%，扩大新房需求。^[2]

^[2]GLA, 2019: Population Projections, London Borough of Newham



CGI of Royal Albert Dock and London City Airport runway

Improved travel across London & beyond

改善伦敦交通系统等设施

12 TRAINS

TRAVELLING PER HOUR

In 2021, the Elizabeth line (Crossrail) will launch at Custom House station. The station will reduce journey times, increase choice and create new transport links across the city.

2021年，伊丽莎白线开通后，Custom House轻轨车站正式对外开放。届时每小时发出12班列车，客流量将达25,000人。

£500M

UPGRADE TO LONDON CITY AIRPORT

A new terminal and upgraded runway open in 2022. Annual passenger numbers are set to soar from 4.8 million to 6.5 million, creating more jobs and business opportunities.

2022年，伦敦城市机场耗资5亿英镑的新航站楼和升级跑道落成，每年旅客接待目标从480万人次升至650万人次，并创造大量就业和营商环境。

SILVERTOWN TUNNEL

OPENING 2024

The new road tunnel will improve connections between the Royal Docks and North Greenwich, improving journey times across east London.

Silvertown隧道计划于2024年开通，改善皇家码头和北格林威治交通状况，缩减伦敦东部穿行的旅程时间。

A thriving waterfront location

迷人的滨水位置



7,000,000 SQ FT

OF NEW COMMERCIAL SPACE

New shops, businesses and restaurants are emerging along the waterfront, catering to the growing number of people who live, work, visit, and study here.

七百万平方英尺的新商业空间靠近河畔，为越来越多前来定居、工作、旅游和学习的人提供服务。

OVER £100M

INVESTMENT APPROVED BY THE MAYOR OF LONDON

into the streets, public spaces and docks' edge, creating new walking and cycling routes through the Royal Docks.

该地区将投资1亿英镑，用于修建街道、公共空间以及河岸风景区，并开放18.4公里长的滨水区域，从而建成一条贯通皇家码头优美迷人的水道。



CGI of ABP's Royal Albert Dock



A NEW STREET LINKING TO CUSTOM
HOUSE (CROSSRAIL AND DLR) AND
ROYAL VICTORIA (DLR) STATION
街道通向轻轨车站和CUSTOM HOUSE车站
(伊丽莎白线即将开通)



3

min
分钟

Canary Wharf

金丝雀码头

10

min
分钟

The City

伦敦金融城

14

min
分钟

London City Airport

伦敦城市机场

17

min
分钟

Oxford Street

牛津街



Faster connections across the Capital and beyond

提高首都通行时间和便利性

To keep up with growing demand, a major increase in transport capacity is underway. The Elizabeth line (Crossrail) will run east to west, cutting journey times across the city. 43 gleaming new DLR trains improve the experience of getting around the neighbourhood — or to London City Airport.

And they're both just a three-minute walk away at Custom House station, meaning you're at Canary Wharf in three minutes or at Liverpool Street in 10.

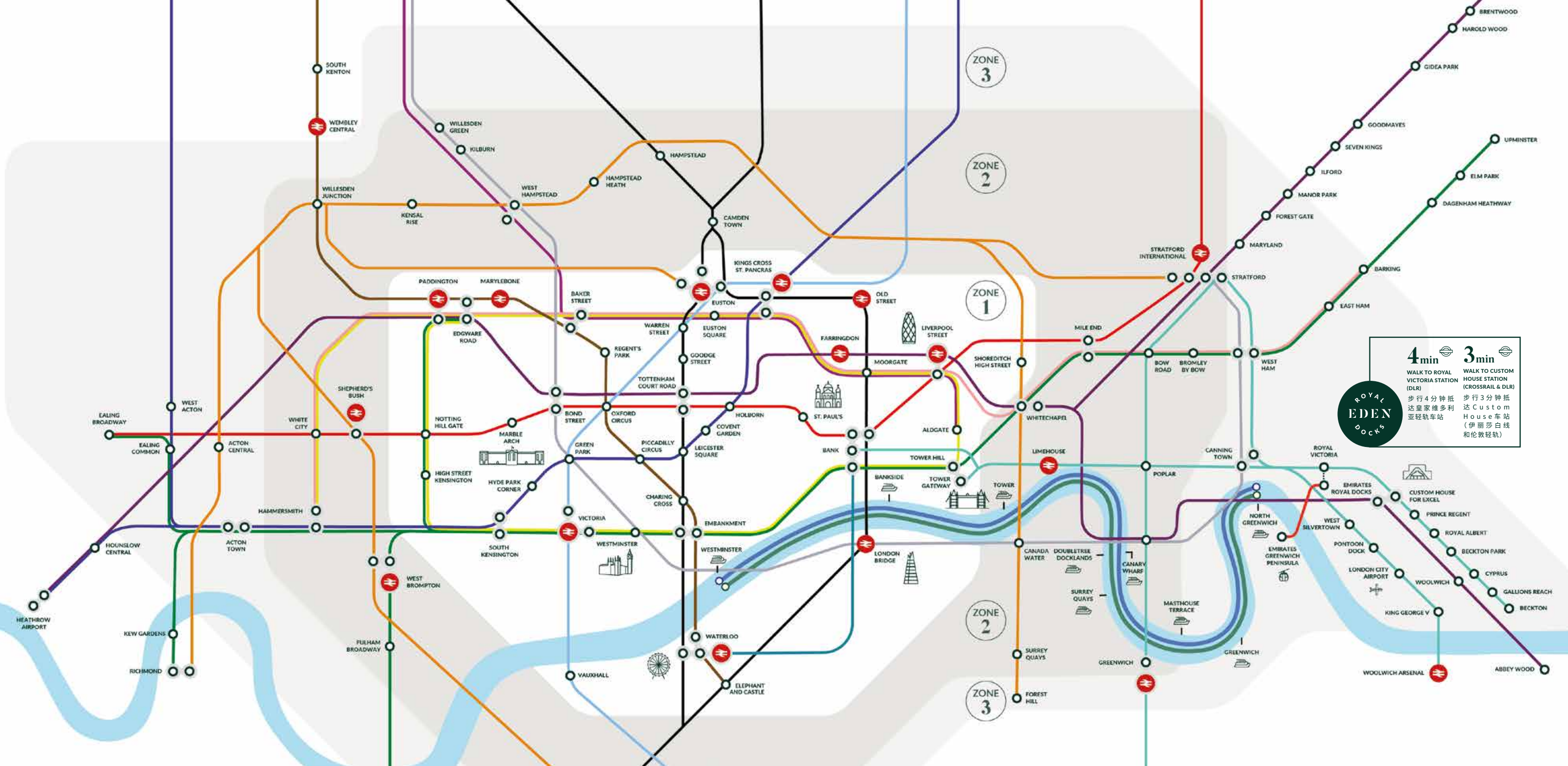
On the road, the new Silvertown tunnel will make it seamless to cross the river for Greenwich and The O2 Arena.

And with London City Airport being close-at-hand, international travel has never been more convenient.

为了满足不断增长的人口需求，都市交通运输能力也在不断扩大。兴建伊丽莎白线途经的Custom House轻轨车站，调配43辆全新轻轨列车，升级车站设施，并开通Silvertown隧道——连接皇家码头和格林威治半岛的跨河通道。

日渐完善的交通系统提高了首都通行的速度和便利度。琥珀港出发步行3分钟即可抵达Custom House轻轨车站，随后可在3分钟和10分钟内分别到达金丝雀码头和利物浦街。

此外，搭乘伦敦轻轨14分钟便可来到伦敦城市机场，随即前往纽约、莫斯科、孟买和迪拜等45个国际目的地。对于伦敦数量不断增加的商务通勤者和度假人士而言，其位置优越性不言而喻。



London Underground 伦敦地铁

- DLR
- Central line
- Overground
- Hammersmith & City line
- Northern line
- District line
- Circle line

- Bakerloo line
- Piccadilly line
- Victoria line

Thames River Boat 泰晤士河游船

- RB1
- RB1X

Elizabeth line (Crossrail) 伊丽莎白线

Opens 2021 将于2021年开通

	Canary Wharf	Liverpool Street	Bond Street	Heathrow Airport
NOW	9 min	23 min	24 min	65 min
BY CROSSRAIL	3 min	10 min	17 min	52 min

Crossrail

Start: Custom House (ExCeL)
 3 min to Canary Wharf
 10 min to Liverpool Street (The City)
 15 min to Tottenham Court Road
 17 min to Bond Street
 20 min to Paddington
 52 min to Heathrow Airport (T4/T5)

DLR

Start: Royal Victoria
 2 min to Canning Town
 9 min to Stratford
 14 min to London City Airport
 16 min to Tower Gateway (Tower Bridge)
 19 min to Bank
 24 min to Greenwich

Map is for illustration purposes only and is not a full representation.
 Journey times are approximate.
 Source: tfl.gov.uk and crossrail.co.uk

Experience life on the waterfront...

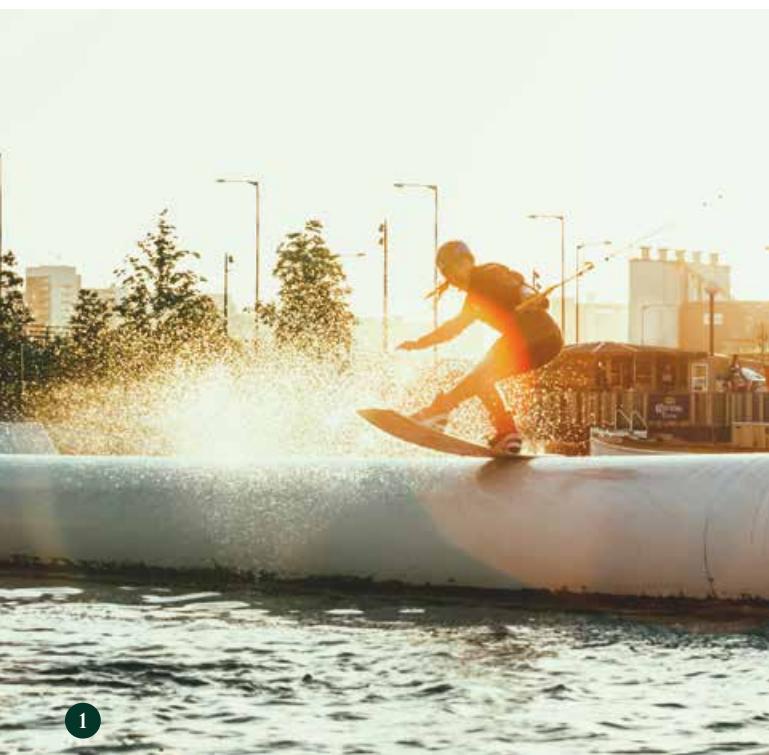
滨水生活体验

Step beyond the gates of home and explore the waterside buzz on your doorstep. Restaurants, cafés, bars, entertainment, sport and culture.

Here are some of our top picks:

无论是喧嚣的酒吧，还是精致的餐饮、浪漫的都市美景，或是雅致的咖啡馆，一切尽在掌握。

下文列举了部分推荐：



1



3



2



4



5



6

1 Wakeup Docklands

London's only wakeboard and paddleboard centre, located right on Royal Victoria Dock.

Wakeup Docklands位于皇家维多利亚码头，是伦敦市内唯一的花式滑水板和桨叶式冲浪板运动中心。

2 Lands End Restaurant on the Sunborn

Dine on the deck of a luxurious superyacht, permanently moored at Royal Victoria Dock.

Sunborn是伦敦的一座豪华帆船酒店，立于酒店甲板之上，享受这座繁华城市的别样风采。

3 ICON Outlet at The O2

Shop over 60 premium fashion and lifestyle brands.

坐落于O2体育馆的时尚奥特莱斯ICON，汇集60多个国际一流时尚和生活品牌，最低可享三折优惠。

4 Emirates Air Line

Cable car between Greenwich Peninsula and the Royal Docks, offering panoramic views over the River Thames.

阿联酋航空空中缆车连接格林威治半岛与皇家码头，可俯瞰泰晤士河。

5 Kids Summer Splash

Something for all the family with a paddling pool, dock pool, sandcastles and deckchairs on Royal Victoria Dock.

儿童夏季游乐园（码头沙滩）：所有家庭都可使用皇家维多利亚码头的戏水池、游泳池、沙堡和躺椅。

6 ExCeL London

International events centre hosts over 300 events per year and has more than 20 restaurants on site.

ExCeL国际会展中心每年举办300多场国际盛会，已有20多家餐饮店铺入驻。

...and discover its hidden gems

探索周边生活



Food & Drink

餐饮

- 1 The Upper Deck / 1-min walk
- 2 Fogg's Bar & Restaurant / 1-min walk
- 3 China Palace / 2-min walk
- 4 La Barrique Wine Bar / 3-min walk
- 5 Docklands Bar & Grill / 3-min walk
- 6 ZeroSette / 3-min walk
- 7 Starbucks / 4-min walk
- 8 Lands End on the Sunborn / 5-min walk
- 9 Nakhon Thai / 7-min walk
- 10 The Oiler Bar / 7-min walk



Entertainment

娱乐

- 1 Emirates Air Line / 4-min walk
- 2 The Crystal / 6-min walk
- 3 ExCeL London / 7-min walk
- 4 The O2 Arena / 8 min by Emirates Air Line
- 5 Cineworld / 8 min by Emirates Air Line
- 6 Brick Lane Music Hall / 25-min walk



Shopping

购物

- 1 Convenience store / 1-min walk
- 2 Mini supermarket / 3-min walk
- 3 Canary Wharf Shopping Centre / 3 min by Elizabeth line (Crossrail)
- 4 ICON Outlet at The O2 / 19 min by Emirates Air Line



Waterfront Activities

滨水活动

- 1 Royal Docks open water swimming / 6-min walk
- 2 Kids Summer Splash / 8-min walk
- 3 Wakeup Docklands / 9-min walk
- 4 Royal Docks Adventure / 20-min walk



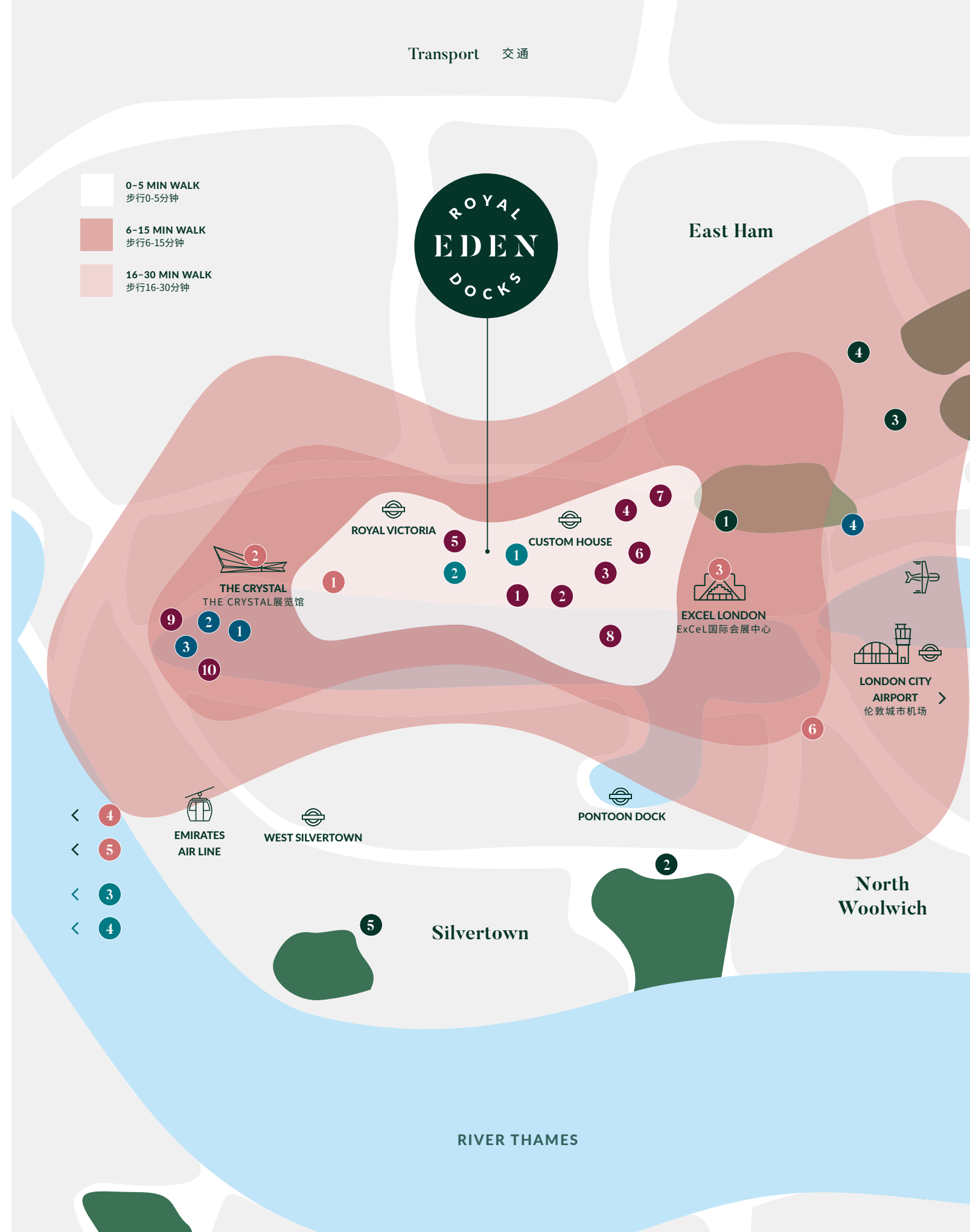
Green Spaces

绿地空间

- 1 Cundy Park / 13-min walk
- 2 Thames Barrier Park / 21 min by bus
- 3 King George V Park / 27-min walk
- 4 Newham City Farm / 27-min walk
- 5 Lyle Park / 29 min by bus

Journey times are approximate only and taken from Google Maps, 2019 and crossrail.co.uk

Transport 交通



Outstanding education on your doorstep

优质教育资源



Royal Eden Docks is a perfect base if you want to send your children to Ofsted 'Outstanding' schools or globally feted institutions like University College London.

从低龄启蒙到高等学术，伦敦拥有丰富的教育资源。世界排名前十的著名大学中，两所位于伦敦。同时，伦敦市内设立了多个专业研究所、120座图书馆和上千个博物馆与画廊，学术气氛浓郁。



Photograph of University of East London
东伦敦大学校区图片

Education 教育

 14 mins

University of East London

东伦敦大学

Closest to Royal Eden Docks and one of the UK's top six modern universities for research.

距离珑茵港最近的大学，全英国六大现代化研究大学之一。

 23 mins

University College London

伦敦大学学院

UCL is ranked number one in London and eighth in the world.⁸

伦敦排名第一，世界排名第八。⁸

 28 mins

King's College London

伦敦国王学院

London's most central university and one of England's oldest, with more than 27,000 students from 150 countries.

伦敦最中心的大学，也是英格兰最古老的大学之一，拥有来自全球约150个国家的27,000多名学生

 30 mins

London School of Economics & Political Science

伦敦政治经济学院

LSE is the world-leading university for Social Policy and Administration.⁸

伦敦政治经济学院在社会政策和行政管理的教学与研究方面领先全球。⁸

 43 mins

Imperial College London

伦敦帝国学院

Ranked the second-best institution in London and ninth in the world.⁸

伦敦排名第二，在世界排名第九。⁸

Journey times taken from Royal Victoria station and Custom House station. Source: tfl.gov.uk and crossrail.co.uk

⁸QS World University Rankings, 2020
⁸Reports.ofsted.gov.uk, 2019

 Ofsted

30 primary schools,
15 secondary schools
and three colleges

with an 'Outstanding' Ofsted rating,
less than five kilometres from Royal
Eden Docks.⁷

珑茵港五公里范围内共有30所小学和15所中学，获得了英国教育标准局认证的优质学校称誉。⁷



SCAN QR CODE
TO READ OUR
EDUCATION GUIDE
扫描二维码读取教育指南

The closest five:

距离项目最近的五所学校

 10 mins
**ST. LUKE'S
PRIMARY SCHOOL**
4-11yrs

 21 mins
FARADAY SCHOOL
4-11yrs

 22 mins
CULLODEN PRIMARY
4-11yrs

 34 mins
**BRAMPTON
PRIMARY SCHOOL**
4-11yrs

 34 mins
**BRAMPTON
MANOR ACADEMY**
11-18yrs





Royal Eden Docks

珑茵港

The green heart of a vibrant city

把握都市绿色脉搏

Two buildings, each with their own identity, frame two garden squares. They're linked by pathways with lush green edges offering direct routes to nearby transport.

Outdoor living is at the heart of this place. A quarter of the space is dedicated to communal green areas – the equivalent of 20 tennis courts. At ground level, landscaped gardens. On the roof, a running track. Connecting you to the station, a new street. All decorated with trees and ornamental shrub planting that would have been native to the area in a bygone era.

The apartments have been arranged to connect you to the outdoors. There's balconies or terraces in every home and in most apartments, from the moment you step through your front door, there are views straight outside to nature.

As well as investing in the area's green credentials, light has been considered at every stage. Discreet ground-level lamps keep the area open and inviting for you to use after dark.

两栋拥有各自特色的建筑，形成独立的两座花园广场，由茂密的绿色小路相连，径直通向附近交通车站。

本项目的开发核心为户外活动区，其中四分之一的面积将被开发为公共绿地——相当于20个网球场。除此之外，地面一层设置幽静雅致的景观花园，并附带屋顶跑道。所有绿植和观赏灌木种植均是本地原生植物。

每套公寓的阳台和露台布局巧妙，尽可能增加可见绿植面积，以便在推开房门时仿若置身于大自然之中。

除精心设计的绿色空间外，照明规划贯穿各个阶段。天色渐暗，低层定向照明点亮这片区域，营建一个活力充沛的生活和休闲空间。

ROYAL EDEN DOCKS

珑茵港



ARRIVAL PLAZA

小区入口广场





We're bringing nature back into the city

将都市放归自然

The benefits of spending time in green space is widely acknowledged to increase happiness and overall wellbeing. Royal Eden Docks' residents have a generous slice of clean, green space all to themselves. The main garden squares have been designed with relaxation and recovery in mind.

A central courtyard connects the arrival plaza to the concierge's door. A raised walkway circles the lawn, connecting sun-trapped seating areas and wildflower meadows to low-key leisure activities like table tennis and badminton. Up top, things get more energetic with a rooftop running track for taking your training to new heights. Elsewhere, smaller nooks and paths are woven by stepping stones and timber beams through silver birch, maple and copper beech trees.

回归自然可提升都市生活的幸福感、改善整体生活方式。珑茵港的绿色空间干净清爽，主花园设计合理，成为居民放松身心、恢复活力的理想去处。

中央庭院绿色空间是连接项目入口和礼宾服务入口的天然通道；其中，一段特色钢制圆形走道长达109米，内设阳光充足的休息区、野花遍布的繁茂草地，以及乒乓球和羽毛球开放空间。屋顶跑道不仅助人焕发活力，还能增加训练强度。此外，银桦树、枫树和铜山毛榉树构成了大片树林。林间摆设各类木制器材和踏脚石，扩增自然空间，提供探索生活、放松身心的机会。

An aerial photograph of a lush, modern urban garden. The garden is filled with a variety of trees, including tall deciduous trees and flowering trees with pink blossoms. A network of light-colored, curved walkways winds through the greenery. In the center, a group of people is playing tennis on a court. Other people are seen walking, sitting on benches, and standing in small groups. The garden is bordered by modern buildings with large windows. The overall atmosphere is vibrant and green.

CENTRAL GARDEN SQUARE

中央庭院绿色空间

“

By acting as a wharf jetty which levitates over the marshland that once existed, the walkway speaks to the site's industrial past.

作为建立在沼泽地上的码头，人行道诉说着本地区悠久的工业历史。

TIM WHYMAN, HEAD OF DESIGN, MOUNT ANVIL

蒙特安维设计主管, TIM WHYMAN



Amenities 配套设施

Explore the range of resident amenities

珑茵港配套设施



Floor plans and floorplates are for illustration of layouts only and are not to scale. All measurements given may vary within a tolerance of 5%. Amenities' floor plans are subject to design amends. We reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting of this. This means you'll be expected to accept any consequential change in outlook or amenity as a result of such changes.

户型图和楼层图仅用于说明布局，未按比例绘制。所有测量值容差范围为5%。配套设施楼层以设计修正为准。我们（在规划过程中或以其他方式）保留增加开发项目任何一栋楼的高度和/或立面和/或体量，或其他方面（包括居住条件）。在您确认预定定时视为您已知晓并同意接受该内容。这意味着您将接受该等变更造成的任何外观或配套设施变化。

24-hour concierge

24小时礼宾服务

Meeting room

会议室

Flexible workspace

灵活的工作空间

Landscaped gardens

景观花园

Car club scheme

汽车俱乐部计划

Cycle storage

非机动车存车处

Swimming pool

游泳池

Sauna

桑拿浴室

Steam room

蒸汽浴室

Gym

健身房

Spin studio

动感单车

Yoga studio

瑜伽房

Treatment room

休闲室

Rooftop running track

屋顶跑道

Reflexology walkway

养生步道

Cinema room

家庭放映室

Entertainment space

娱乐空间

24-HOUR CONCIERGE AND
FLEXIBLE WORKSPACE
PODIUM LEVEL

24小时礼宾服务和灵活的工作空间

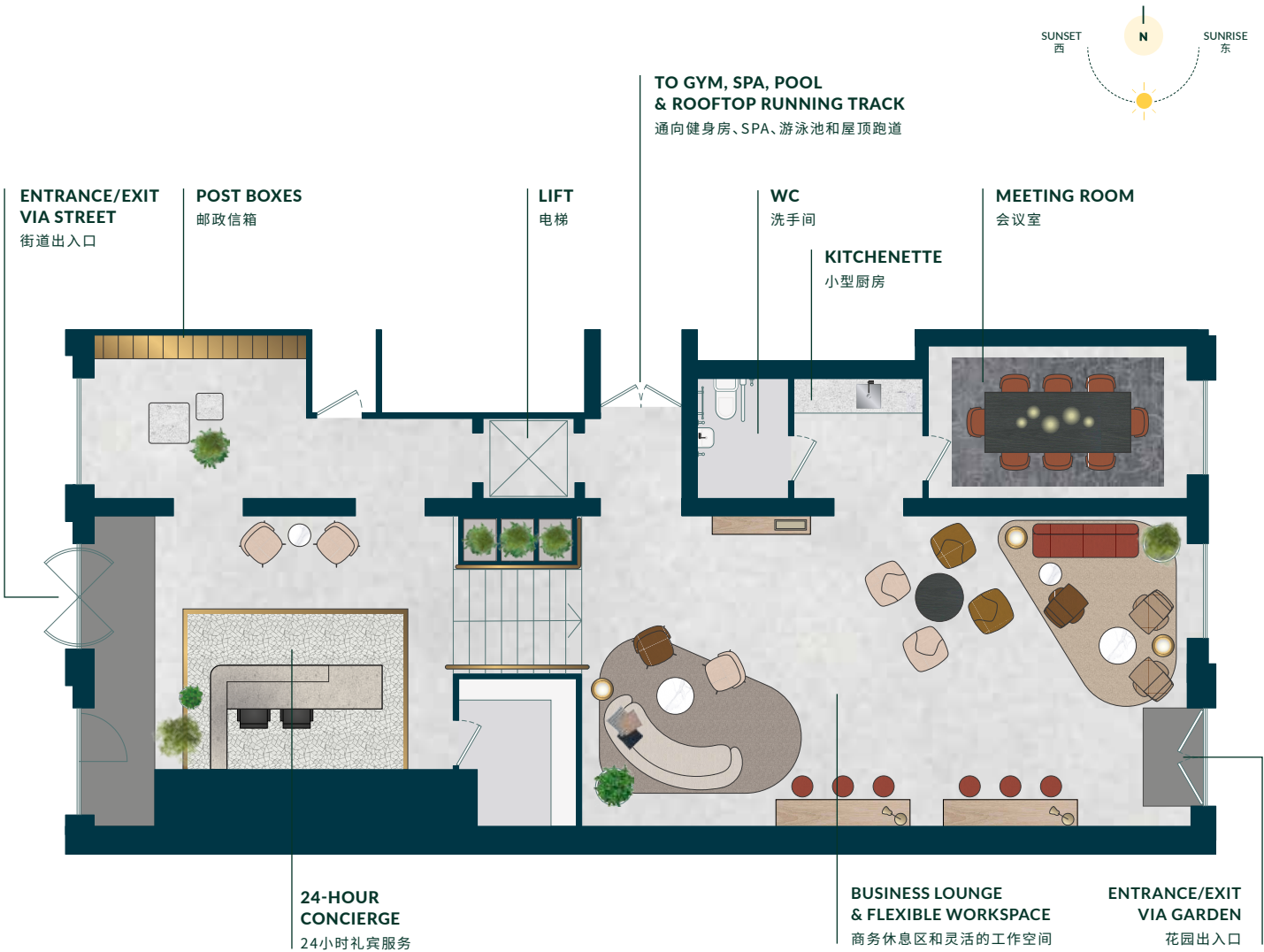
A friendly face 24 hours a day to keep things secure and make sure you never miss a delivery.

Workspaces and meeting rooms give you a relaxed co-working environment — that bustling café ambience, without leaving Royal Eden Docks.

24小时温暖礼宾服务，保障您的寄存物品安全。

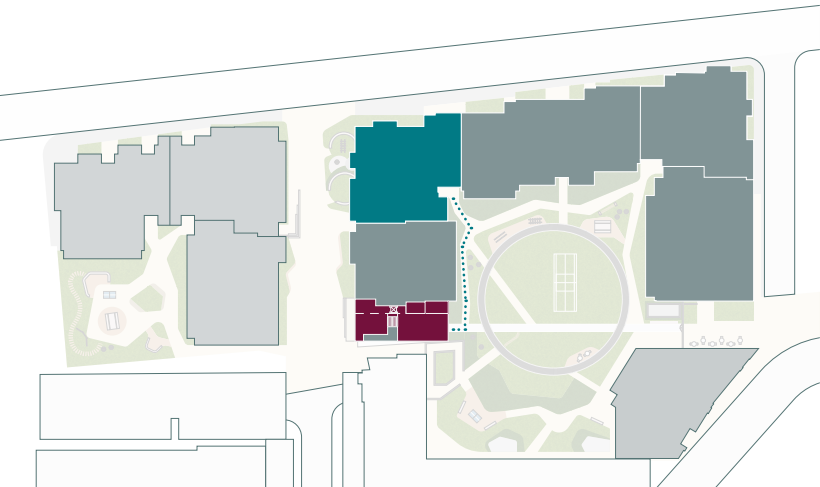
工作空间和会议室的设立，使您无需离开珑茵港，便能享受咖啡馆中轻松活跃的工作氛围。

Amenities 配套设施



Site plan 总平面图

- CONCIERGE** 礼宾服务
- THE WELLSRING** 本期系列
- ROUTE TO/FROM CONCIERGE** 出行路线



CONCIERGE

礼宾服务



24-HOUR CONCIERGE
24小时礼宾服务



PARCEL COLLECTION
包裹领取



BOOKABLE MEETING
ROOM AND FLEXIBLE
WORKSPACE
可预订的会议室和灵活的
工作空间



TEA & COFFEE
MAKING FACILITIES
茶歇咖啡饮品



WI-FI
无线网络



**BUSINESS LOUNGE AND
FLEXIBLE WORKSPACE**
商务休息区和灵活的办公空间



FITNESS AND WELLBEING GROUND FLOOR

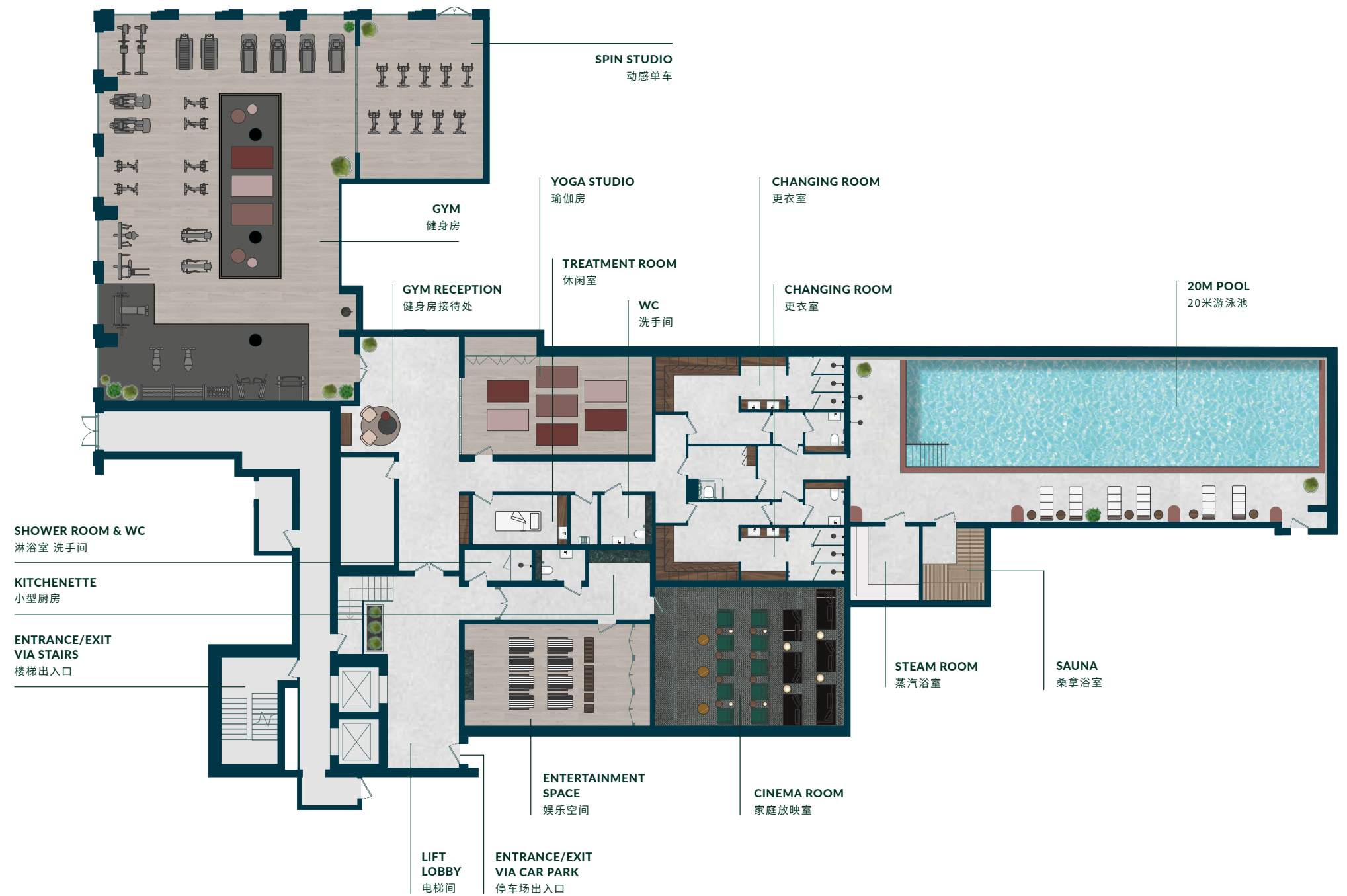
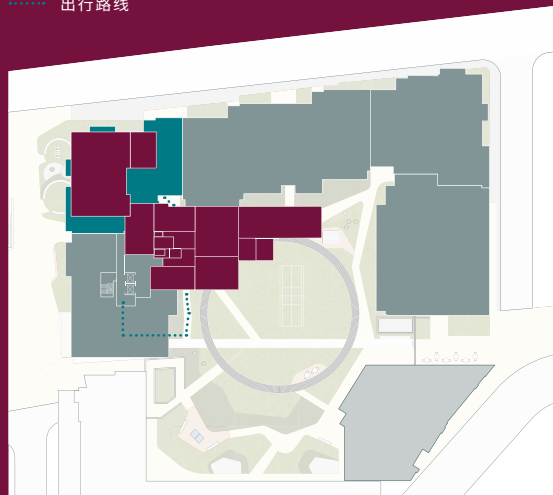
健身与生活方式

With a gym, two studios, pool, sauna and steam room you'll find something to fit your schedule and your wellbeing goals.

健身房、两间训练室、游泳池、桑拿浴室和蒸汽浴室等多样化选择,为您的日常安排提供便利,有助于建立健康的生活方式。

Site plan 总平面图

- RESIDENTS' CLUB
居民俱乐部
- THE WELLSPRING
本期系列
- ROUTE TO/FROM RESIDENTS' CLUB
出行路线



POOL, SAUNA AND STEAM ROOM
游泳池、桑拿浴室和蒸汽浴室



20-METRE POOL
20米游泳池



**SAUNA AND
STEAM ROOM**
桑拿和蒸汽浴室



**CHANGING AND
TREATMENT ROOMS**
更衣室和休闲室



**POOLSIDE
SHOWERS**
泳池淋浴室



20-METRE POOL

20米游泳池



GYM
健身房



GYM
健身房

 NATURAL LIGHT
自然光

 FREE WEIGHTS
自由器械

 RESISTANCE WEIGHTS
固定器械

 WATER FOUNTAIN
饮水池



ROOFTOP RUNNING TRACK AND
REFLEXOLOGY WALKWAY

屋顶跑道和养生步道

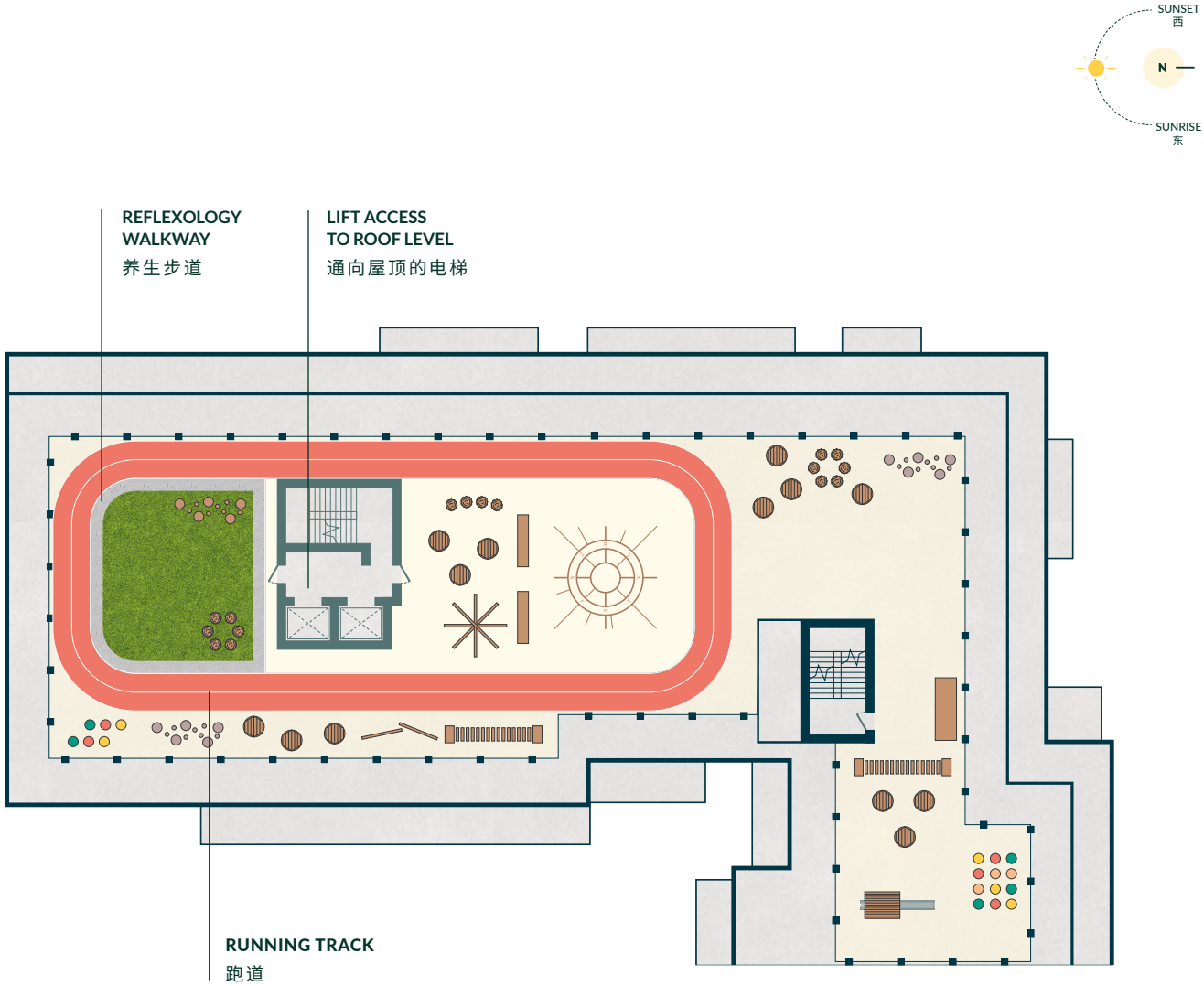
Stride it out at sunrise with views across the Thames on the rooftop running track. A reflexology walkway hugs the inside lane for a recovery session at new heights.

优化健身体验，在屋顶跑道上欣赏日出日落，俯瞰泰晤士河。

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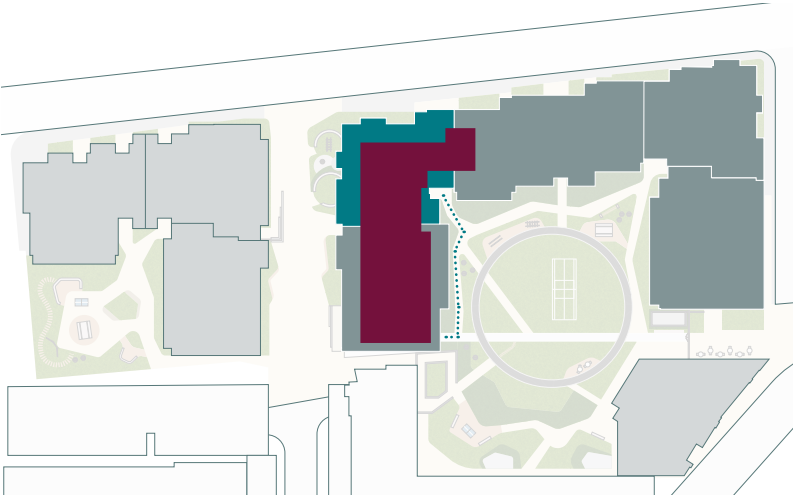
户型图和楼层图仅用于说明布局，未按比例绘制。所有测量值容差范围为5%。配套设施楼层以设计修正为准。我们（在规划过程中或以其他方式）保留增加开发项目任何一栋楼的高度和/或立面和/或体量，或其他方面（包括居住条件）。在您确认预定即时视为您已知晓并同意接受该内容。这意味着您将接受该等变更造成的任何外观或配套设施变化。

Amenities 配套设施



Site plan 总平面图

- RUNNING TRACK 跑道
- THE WELLSPRING 本期系列
- ROUTE TO/FROM RUNNING TRACK 出行路线



ROOFTOP RUNNING TRACK AND
REFLEXOLOGY WALKWAY

屋顶跑道和养生步道

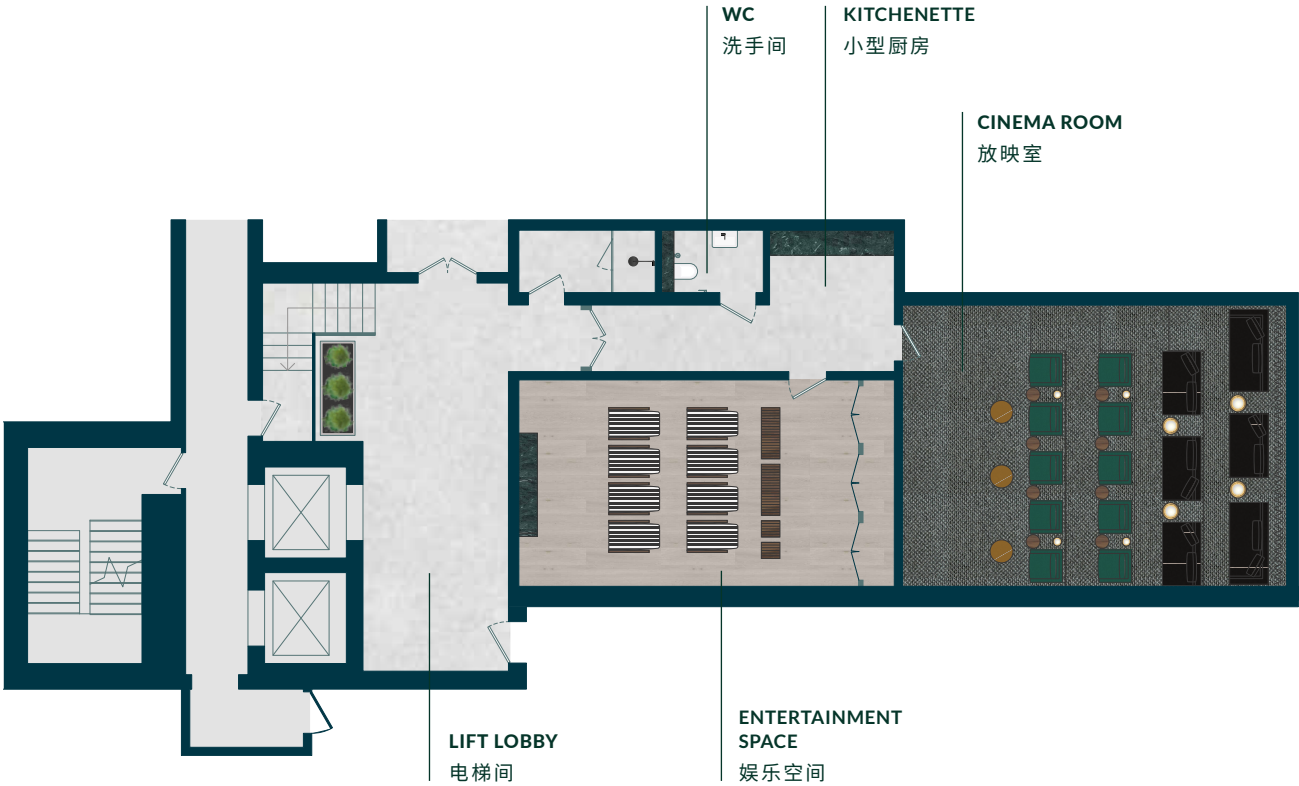
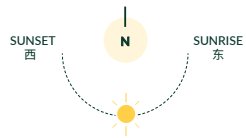


CINEMA ROOM AND
ENTERTAINMENT SPACE
GROUND FLOOR
家庭放映室和娱乐空间

Entertainment on an epic
scale. Gather friends to
watch a movie, screen
a sporting event or host
a games night.

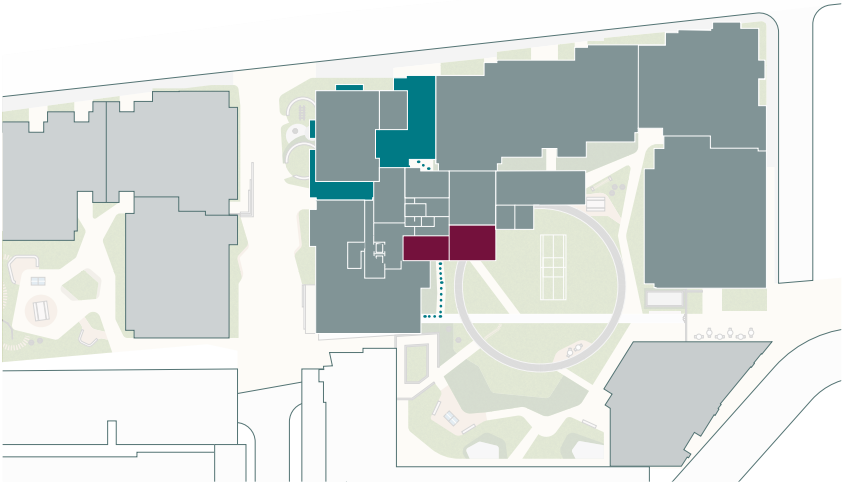
盛大娱乐聚会，呼朋唤友共享电影或游戏之夜。

Amenities 配套设施



Site plan 总平面图

- CINEMA ROOM AND ENTERTAINMENT SPACE
放映室和娱乐空间
- THE WELLSPRING
本期系列
- ROUTE TO/FROM CINEMA ROOM AND ENTERTAINMENT SPACE
出行路线



CINEMA ROOM

家庭放映室





The Wellspring

本期系列室内展示



ROYAL EDEN DOCKS
琥珀港

The Wellspring 本期系列室内展示

“

The carefully planned layouts and specification make the apartments feel light, spacious and homely.

精益求精地规划布局和规格，使宽敞的公寓充满温馨愉快的感觉。

ROBERT TALBOT, MOUNT ANVIL HOMEOWNER, ROYAL DOCKS WEST

蒙特安维业主, ROBERT TALBOT

Occupying the western corner and standing 15-storeys high, The Wellspring is a collection of 101 apartments. Aptly named after sense of wellness, it's the third opportunity to invest in Royal Eden Docks. Studio, one, two and three-bedroom homes are available, offering green and water views to the east.

From the moment you walk through your door, open plan layouts, full-height windows and outdoor spaces connect you back to nature. Considered design allows for sought-after storage space whilst top-notch appliances will stand the test of time.

For security and peace of mind, every home purchase is underpinned by a 10-year NHBC Buildmark warranty (the UK's leading warranty and insurance provider), which includes a two-year Mount Anvil homes warranty. That means that if anything needs a touch of TLC, or you or a tenant have an issue with an appliance, we're on hand to sort it hassle-free.

The Wellspring 住宅系列位于琥珀港开发项目的西侧，高15层，共计101套公寓。该系列以安康为寓意而命名，这是第三次投资琥珀港的良机。

该项目包括单间公寓、一居室、两居室、和三居室房型，业主可以足不出户尽享公寓东面的绿色以及河流景观。

室内存储空间设计精妙，加之开放式布局并配以精美落地窗，可全景展现户外空间，仿若置身大自然。

所有公寓均享有英国国家房屋建筑委员会（NHBC）10年保险，以及蒙特安维两年住宅保修，确保建筑安全，令您放心使用。如果您或租客入住后对房屋配备的家电有任何问题，欢迎联系我们。

LIVING ROOMS

客厅

Flooring highlights

地板特色



QUIET UNDERFOOT
强大的吸音能力，保持安静环境



RESISTANT TO WATER,
SPILLS AND STAINS
防水、防溅、防污



EASY TO CLEAN
AND MAINTAIN
便于清洁和维护

A space to work,
relax and rest

工作、放松和休息空间

Open-plan living creates light-filled spaces, a perfect setting to unwind in. Neutral tones, downlit LEDs and wood-effect flooring run throughout. The effect is calm, warm and inviting with seamless transitions from one room to the next.

开放式平层客厅光线充足，是放松身心的绝佳场所。整个空间色调以中性为主，全屋装饰LED筒灯并铺设木制地板饰面，营造出静谧、温馨、惬意的氛围，实现各个房间的无缝衔接。



BALCONIES AND TERRACES

阳台和露台

Bringing the outside in

开门见景,揽窗赏风

Balconies and terraces bring you extra space, fresh air and views of nature from the lush gardens below. The seamless indoor to outdoor flow is all part of the promise of a verdant environment in the urban arena.

本系列住宅旨在通过将绿色空间融入室内设计,改善生活方式,在家即可享受自然美景、呼吸新鲜空气。

同时,我们也为每套公寓设计户外空间,以扩大居住范围;无需远足即可轻松体验明媚的户外悠闲时光。



STUDIO AND ONE-BEDROOM KITCHENS

单间公寓和一居室厨房

“

Handleless wall cabinets, in timeless shaker style, are complemented by dusk blue, low-level cabinets and black metal handles. The overall effect is calming and contemporary.

永不过时的沙克尔风格无把手壁橱，与配以黑色金属把手的暮蓝色低矮橱柜，共同展现出了宁静的现代艺术感。

NATALIE SLACK, INTERIOR DESIGN MANAGER, MOUNT ANVIL

蒙特安维室内设计经理，NATALIE SLACK

Smart cooking, easy entertaining

智能厨房, 轻松料理

For hassle-free cooking and minimal clutter, we've equipped kitchens with USB points and integrated appliances. They give the kitchen clean lines and a contemporary aesthetic but, best of all, vapour technology makes cleaning the oven quick and easy.

Under-mounted, stainless-steel sinks create more counter space and continue the unfussy feel. Composite stone worktops are robust, low maintenance, and scratch and stain resistant, while lacquered door finishes are durable and easy to clean.

An uncomplicated proposal for the hardest working room in your home.

厨房设计中增加了USB插口，并配集成家电设备，以增强轻松料理体验，同时最大程度解决厨房用品繁杂无序的问题。尤其是蒸汽技术的应用，提高了烤箱清洁效率。简约干净的线条布置，将现代美学在厨房中表现的淋漓尽致。

此外，厨房作为家中使用频率最高的房间，我们建议采用设计简洁大方的不锈钢悬挂水槽，以释放更多台面空间并延续简洁风格。同时，石材复合的台面坚固防污防刮擦，柜门喷漆饰面经久耐用、易于清洁，无需过多维护。



TWO AND THREE-BEDROOM KITCHENS
二居室和三居室厨房

“

Two and three-bedroom apartments have a soft stone palette and light, wood-effect floor. The subtle shiplap cabinetry detail celebrates the area's dockyard heritage and emphasises the height of the space.

两居和三居室公寓配备浅色饰面橱柜，竖状线条不仅呼应了本地区悠久的码头特点，也在视觉上扩大了室内空间。

NATALIE SLACK, INTERIOR DESIGN MANAGER, MOUNT ANVIL
蒙特安维室内设计经理，NATALIE SLACK



BEDROOMS

卧室

Sleep soundly in the city

安然酣眠，都市美梦

Full-height windows maximise natural morning light and dimmer switches give you control over the evening ambience. Thermally enhanced windows keep the room toasty for a restful night's sleep.

Master bedrooms are TV-ready and have built-in wardrobes with shelving and hanging rails in place.

落地窗最大限度地引入自然晨光，而变光开关可调节傍晚氛围。双层玻璃隔绝了都市的喧闹，守住室内安宁，确保夜晚的酣眠。

主卧室提供电视接口以及附带搁架和吊轨的内置衣柜。



BEDROOMS

卧室



BATHROOMS

浴室

A place you can unwind and relax

舒展身心，放松精神

The warmth of the wall-mounted feature lighting and heated towel rails create a spa-like atmosphere — cosy and luxurious.

Large porcelain tiles offer the elegance of white marble with its bold veins and a durable surface that's functional and easy to clean.

Wall-mounted cabinets, concealed behind mirrors, are paired with extra shelving nearby to keep things clutter-free.

壁挂式特色照明和加热式毛巾架烘托了温暖舒适的SPA氛围，增添了几分奢华质感。

时尚实用的大尺寸白色大理石瓷砖，纹理粗犷别致，饰面耐磨易清理。

隐藏于镜后的智能收纳壁橱，与旁边的额外搁物架搭配使用，令私人物品摆放有序，触手可及。



SHOWER ROOMS

浴室

Re-energise morning, noon or night

早中晚持续焕发活力

Low profile shower trays enclosed by framed sliding doors look great and are easy to clean.

Studio shower rooms are finished in timeless white, whereas two and three-bedroom homes are in matt black. Both combine with grey porcelain wall tiles for an elegant finish.

我们的设计基于浴室空间实用性，站立式淋浴配备金属外框推拉门，美观整洁。单间公寓采用恒久的白色饰面，两居室和三居室住宅则选用哑光灰黑色饰面。两种色彩分别与灰色墙砖交相辉映，呈现出典雅的装饰风格。



TWO AND THREE-BEDROOM APARTMENTS

两居室和三居室公寓



THREE-BEDROOM MASTER EN SUITES
三居室主卧浴室套间



BEDROOMS

卧室



Specification 规格

Specification

详细规格

Interior finishes

室内设计

- White painted entrance doors with two panel design, FSC & SBD certified
白色油漆喷涂入口大门，FSC&SBD认证
- White painted internal doors with single panel design, FSC certified
白色半光涂料喷涂室内门，FSC认证
- White painted chamfered-edge skirtings and architraves
白色涂料喷涂边缘踢脚线和楣梁
- Stainless-steel ironmongery throughout
全部五金不锈钢镀铬饰面
- Walls and ceilings finished in white matt emulsion
哑光乳胶漆喷涂墙壁和天花板
- Full-height wardrobes to master bedrooms with linear profile door detail, painted internals, hanging rail and shelving
主卧室落地衣柜，选用线性型材、柜内喷漆，并配设吊轨和衣架

STUDIOS AND ONE-BEDROOMS

单间公寓和一居室

- Natural, wood-effect flooring to hallway, kitchen, living, dining and bedrooms
木制地板饰面铺设走廊、厨房、客厅、餐厅和卧室

TWO AND THREE-BEDROOMS

两居室和三居室

- Light, wood-effect flooring to hallway, kitchen, living, dining and bedrooms
木制地板饰面铺设走廊、厨房、客厅、餐厅和卧室



Kitchens

厨房

STUDIO AND ONE-BEDROOMS

单间公寓和一居室

- Low-level cabinets in dusk blue, matt lacquer finish with brushed, black metal handles
深蓝色哑光漆面低层橱柜，配设黑色金属拉丝把手
- Handleless wall cabinets with shaker door detail, satin white lacquer finish
白色半光涂料喷涂沙克尔风格无把手壁橱
- Composite stone worktops with upstand to splashback
防溅挡板石材复合板台面
- Warm white LED lighting to underside of wall cabinets
壁橱下方暖白光LED照明
- Single bowl, under-mounted sink, stainless-steel finish
悬挂式不锈钢单水槽
- Single lever mixer-tap, brushed stainless-steel finish
拉丝不锈钢单把手水龙头

- Four-ring, touch control, induction hob, black glass finish
黑色玻璃饰面四环触控电磁炉
- Slide away extractor hood, stainless-steel finish
不锈钢滑槽吸油烟机
- Integrated combination microwave oven, silver glass finish
银色玻璃饰面，上下组合式烤箱微波炉
- Integrated fridge-freezer
集成式电冰箱
- Integrated slimline dishwasher to studios and full-size to one-bedrooms where space permits
单间公寓配备集成细长版洗碗机，一居室如果空间允许，配备全尺寸洗碗机

TWO AND THREE-BEDROOMS

两居室和三居室

- Handleless low-level cabinets in soft cashmere, with vertical groove detail and matt lacquer finish
哑光漆面柔软驼色低层橱柜，配以垂直凹槽细节
- Handleless wall cabinets in soft cashmere, matt lacquer finish
哑光漆面柔和驼色无把手壁柜
- Composite stone worktops with upstand to splashback
防溅挡板石材复合板台面
- Warm white LED lighting to underside of wall cabinets
橱下方暖白光LED照明



- Large, under-mounted, single bowl sink, stainless-steel finish
大型悬挂式不锈钢单水槽
- Integrated fridge-freezer
集成式电冰箱
- Integrated dishwasher
集成式洗碗机
- Single lever mixer-tap, brushed stainless-steel finish
拉丝不锈钢单把手水龙头
- Four-ring, touch control, induction hob, black glass finish
黑色玻璃饰面4环触控电磁炉
- Slide away extractor hood, stainless-steel finish
不锈钢滑槽吸油烟机
- Multi-function single oven, silver glass finish
银色玻璃饰面多功能单烤箱
- Integrated microwave with electric grill, silver glass finish
银色玻璃饰面一体式微波炉，带点烤架



Bathrooms

洗手间

ONE, TWO AND THREE-BEDROOMS

一居室、两居室和三居室

- Large-format, white marble-effect porcelain floor and vanity unit splashback tiles
大尺寸白色大理石饰面地板瓷砖和梳妆台防溅挡板瓷砖
- Large-format, soft grey, stone-effect porcelain wall tiles and bath panel
大尺寸柔和灰色天然石材饰面墙壁瓷和浴室地板砖
- Bespoke vanity unit with semi-recessed basin
定制的梳妆台，附带半嵌入式洗手盆
- Single-lever basin mixer, brushed nickel finish
拉丝镍饰面单层洗手盆
- Mirrored cabinet, storage and shaver socket
镜柜、储物柜和剃须刀插座



- Contemporary wall light to vanity
梳妆台当代壁灯
- Storage shelf
置物架
- White wall-mounted WC pan with soft close seat
具备马桶盖板缓冲功能的白色壁挂式洗手间坐便器
- Dual flush plate, brushed nickel finish
拉丝镍饰面双冲洗板
- Multi-function shower handset on slide rail, brushed nickel finish
具有高度滑动调节支架的拉丝镍饰面多功能淋浴头
- Wall-mounted thermostatic mixer/diverter, brushed nickel finish
壁挂式恒温拉丝镍饰面洗浴用换向阀
- White single-ended acrylic bath with bath filler
白色单面丙烯酸浴缸
- Glass shower screen, chrome finish
镀铬饰面玻璃淋浴屏
- Electric heated towel rail with thermostatic control
电热毛巾架，可调节温度
- Composite stone worktop to vanity
台面采用复合石材



Shower rooms

浴室

STUDIOS

单间公寓

- Large-format, white marble-effect porcelain floor and vanity unit splashback tiles
大尺寸白色大理石饰面地板瓷砖和梳妆台防溅挡板瓷砖
- Large-format, soft grey stone-effect porcelain wall tiles
大尺寸柔和灰色天然石材饰面墙壁瓷
- Bespoke vanity with mirrored cabinet and shaver socket
定制的梳妆台，附带半嵌入式洗手盆和剃须刀插座
- Contemporary wall light to vanity
梳妆台当代壁灯
- Mixer-tap, brushed nickel finish
拉丝镍饰面水龙头
- Vanity countertop with semi-recessed white basin
附带半嵌入式洗手盆的白色梳妆台
- Dual flush, wall-mounted WC pan with soft close seat
具备马桶盖板缓冲功能的双冲水白色壁挂式洗手间坐便器
- Multi-function shower handset on slide rail, brushed nickel finish
具有高度滑动调节支架的拉丝镍饰面多功能淋浴头
- Wall-mounted, thermostatic shower valve, brushed nickel finish
壁挂式恒温拉丝镍饰面洗浴用换向阀
- White low-profile shower tray
白色扁平淋浴底盆
- Frameless glass shower panel, chrome fixings
无框玻璃淋浴墙，配镀铬固定装置
- Electric heated towel rail with thermostatic control
电热毛巾架，可调节温度
- Storage shelf
置物架
- Composite stone worktop to vanity
台面采用复合石材

Specification 规格



TWO AND THREE-BEDROOMS

两居室和三居室

- Large-format, black marble-effect porcelain floor and vanity unit splashback tiles
大尺寸黑色大理石饰面地板瓷砖和梳妆台防溅挡板瓷砖
- Large-format, soft grey stone-effect porcelain wall tiles
大尺寸柔和灰色天然石材饰面墙壁瓷
- Bespoke vanity with mirrored cabinet and shaver socket
定制的梳妆台，附带半嵌入式洗手盆和剃须刀插座
- Contemporary wall light to vanity
梳妆台当代壁灯
- Mixer-tap, brushed nickel finish
拉丝镍饰面水龙头
- Vanity countertop with semi-recessed white basin
附带半嵌入式洗手盆的白色梳妆台
- Dual flush, wall-mounted WC pan with soft close seat
具备马桶盖板缓冲功能的双冲水白色壁挂式洗手间连体坐便器
- Multi-function shower handset on slide rail with integrated thermostatic mixer, brushed nickel finish
具有高度滑动调节支架的拉丝镍饰面多功能淋浴头
- White low-profile shower tray
白色扁平淋浴底盆
- Sliding glass shower screen/enclosure, chrome finish
滑动玻璃淋浴墙/围墙，配镀铬固定装置
- Electric heated towel rail with thermostatic control
电热毛巾架，可调节温度
- Storage shelf
置物架
- Composite stone worktop to vanity
台面采用复合石材



THREE-BEDROOM MASTER EN SUITES

三居室主卧室浴室套间

- Large-format, soft grey, stone-effect porcelain floor and wall tiles
大尺寸柔和灰色天然石材饰面墙壁瓷
- Large-format, black marble-effect porcelain vanity unit splashback tiles
大尺寸黑色大理石饰面地板瓷砖和梳妆台防溅挡板瓷砖
- Cantilevered vanity with mirror cabinet and shaver socket
悬挂式梳妆台，附带半嵌入式洗手盆和剃须刀插座
- Contemporary wall light to vanity
梳妆台当代壁灯
- Wall-mounted mixer-tap, brushed nickel
拉丝镍饰面挂壁式水龙头
- Surface-mounted white hand basin
白色洗手盆台面水槽
- Dual flush, wall-mounted WC pan with soft close seat
具备马桶盖板缓冲功能的双冲水白色壁挂式洗手间连体坐便器
- Multi-function shower handset on slide rail, brushed nickel finish
具有高度滑动调节支架的拉丝镍饰面多功能淋浴头
- Wall-mounted thermostatic mixer diverter, brushed nickel finish
壁挂式恒温拉丝镍饰面洗浴用换向阀
- White low-profile shower tray
白色扁平淋浴底盆
- Shower screen/enclosure, chrome finish
玻璃淋浴墙/围墙，配镀铬固定装置
- Electric heated towel rail with thermostatic control
电热毛巾架，可调节温度
- Storage shelf
置物架
- Composite stone worktop to vanity
台面采用复合石材

Electrical fittings

电气配件

- Energy efficient LED downlights
节能LED筒灯
- Dimmer lighting to living area downlights and master bedroom
客厅和主卧室调光筒灯
- White switch plates and low-level sockets
白色开关面板和低位插座
- Sockets to kitchen splashback with integrated USB
厨房防溅挡板插座，附集成式USB插口
- USB charging point to master bedroom, white finish
主卧室白色饰面USB充电点
- Facility for Sky Q (subject to contract and connection)
电视接口（视合同和连接而定）
- High speed hyper-optic broadband available (subject to connection)
高速超光纤宽带接口（视连接而定）
- Washer-dryer in utility cupboard
储物间配置洗衣机/烘干机

STUDIOS

单间公寓

- Television (terrestrial and satellite), telephone and points to living area
客厅电视（地面和卫星传输）和电话接口

ONE, TWO AND THREE-BEDROOMS

一居室、两居室和三居室

- Television (terrestrial and satellite) and telephone points to living area and master bedroom
客厅和主卧室的电视（地面和卫星传输）和电话接口
- Television (terrestrial) points to second and third bedrooms
第二和第三卧室电视（地面传输）接口

Resident facilities

住宅设施

- 24-hour concierge with entrance lobby, reception, seating and post room
24小时礼宾服务，设有入口大堂、前台、休息区域和信箱
- Business lounge with flexible workspace
灵活工作空间的商务休息区
- Pool, sauna and steam room
游泳池、桑拿浴室和蒸汽浴室
- Gym including spin room, yoga studio, treatment room and gym equipment
健身房，包括动感单车、训练室、休闲室和健身器材
- Cinema room and entertainment space
放映室和娱乐空间
- Landscaped courtyard gardens
景观庭院花园
- Rooftop running track and reflexology walkway
屋顶跑道和养生步道
- Car parking: underground spaces available by separate negotiation
停车场：地下停车场需另行协商
- A car club scheme is included close by the development with three-year membership and £50 credit
三年汽车俱乐部计划，并赠送50英镑会员费
- Cycle storage
非机动车存放处

Heating & hot water

供暖和热水

- Heating and hot water from centralised system with metered water and electric supply to all apartments
集中供暖并供应热水，所有公寓均配有供水/电力供应表
- Radiators with thermostatic control
配备恒温控制的散热器

Balconies & terraces

阳台和露台

- Glazed door onto balconies and terraces with metal balustrades
阳台和露台附带金属栏杆，以玻璃门与室内隔开



Sustainable features

绿色生态环保系统

- Landscaping to encourage biodiversity
绿色景观促进多样性生态环境
- Mixed recycling facilities
混合回收设施
- Electric vehicle charging points
电动车充电桩



Lifts & hallways

电梯和走廊

- Two passenger lifts located within each entrance lobby serving all levels
每个入口大堂配备两架客用电梯，通往所有楼层
- Carpet floor finishes and painted walls to communal hallways
公共走廊铺设地毯并粉刷墙壁

Security & peace of mind

安全与保障

- Audio-visual entry system to individual apartments
个人公寓的视听门禁系统
- Power point provided for wireless intruder alarm to be fitted later by purchaser
无线入侵者警报电源点将由购买者稍后安装
- Apartments provided with mains supply heat and smoke detectors fitted with battery back-up and domestic fire sprinkler system
公寓提供主电源供热和烟雾探测器，并配备备用电池、家庭消防洒水喷头系统
- Multi-point locking and spy hole to apartment entrance doors
公寓大门的多点锁孔和门道
- 24-hour concierge services and monitored CCTV
提供24小时礼宾服务并安装闭路电视监视系统
- 200-year lease starting from 1999
自1999年起享受200年租赁
- 10-year NHBC Buildmark warranty
享受英国国家房屋建筑委员会10年保险
- Two-year Mount Anvil warranty
享受蒙特安维两年白色家电担保
- Fob access control to main entrance lobbies and communal areas
主入口大堂和公共空间门禁控制系统



Management company

物业管理公司

A management company will be set up to manage and maintain the surroundings and resident facilities of your development. They'll ensure that the communal areas like gardens and gyms stay in top shape and that all services and facilities are in good working order. This maintenance and upkeep of the communal facilities is included in your service charge, which is calculated based on the size of your home.

物业公司负责管理和维护本项目的周边环境以及配套设施。他们将确保花园、健身房等公共区域干净整洁，保证所有服务和设施运转良好，维护并保养公共设施，也将相应征收物业费。

For detailed information about the specification of specific homes, talk to one of our sales consultants. While we make every effort to ensure printed information is correct, it has been supplied as a guide. This means that we (Mount Anvil and ExCeL London) reserve the right to make changes to the specification as necessary and without notification.

We reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting of this. This means you'll be expected to accept any consequential change in outlook or amenity as a result of such changes.

特定房屋的规格详情，请咨询置业顾问。尽管我们竭尽全力确保印刷信息的准确性，但本指南仅供参考。即蒙特安维和ExCeL国际会展中心保留在必要时修改规格的权利，恕不另行通知。

开发商（通过规划流程或其他方式）保留增加开发项目中任何一座楼的高度和/或立面和/或建筑体量或其他（包括居住设施）的权利，且买方在预订时应被告知并接受以上条款。

LIVING ROOMS

客厅

Floorplates 楼层图

Find your new home

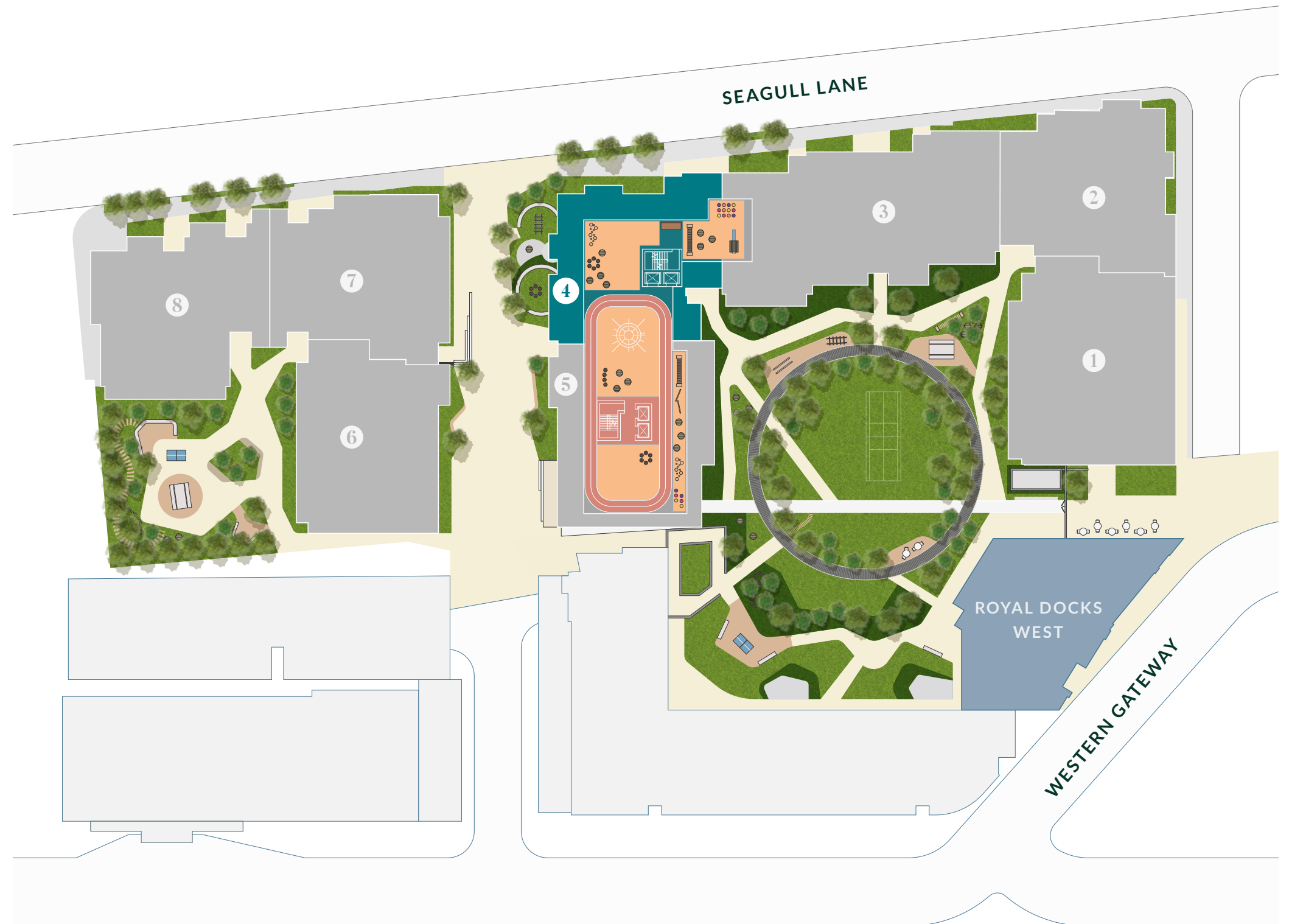
探索您的新家

Royal Eden Docks

The Masterplan

珑茵港总体规划

- ① The Courtyard
- ② The Botanist
- ③ The Maple
- ④ **The Wellspring**
- ⑤ The Ellipse
- ⑥ The Halcyon
- ⑦ The Apogee
- ⑧ The Birch



ROYAL EDEN DOCKS

The Wellspring

1ST FLOOR 第1层

C4 01 01 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	657.7		61.1	
INTERNAL AREA	室内面积	557.7		51.8	
EXTERNAL AREA	室外面积	100.1		9.3	
		FT	英尺	MM	毫米
LIVING AREA		9'0" X 14'7"		2752 X 4450	
KITCHEN/DINING AREA		11'11" X 10'0"		3655 X 3048	
BEDROOM		9'4" X 11'6"		2850 X 3520	
DRESSING AREA		5'2" X 6'4"		1595 X 1947	
TERRACE		5'7" X 17'2"		1715 X 5240	

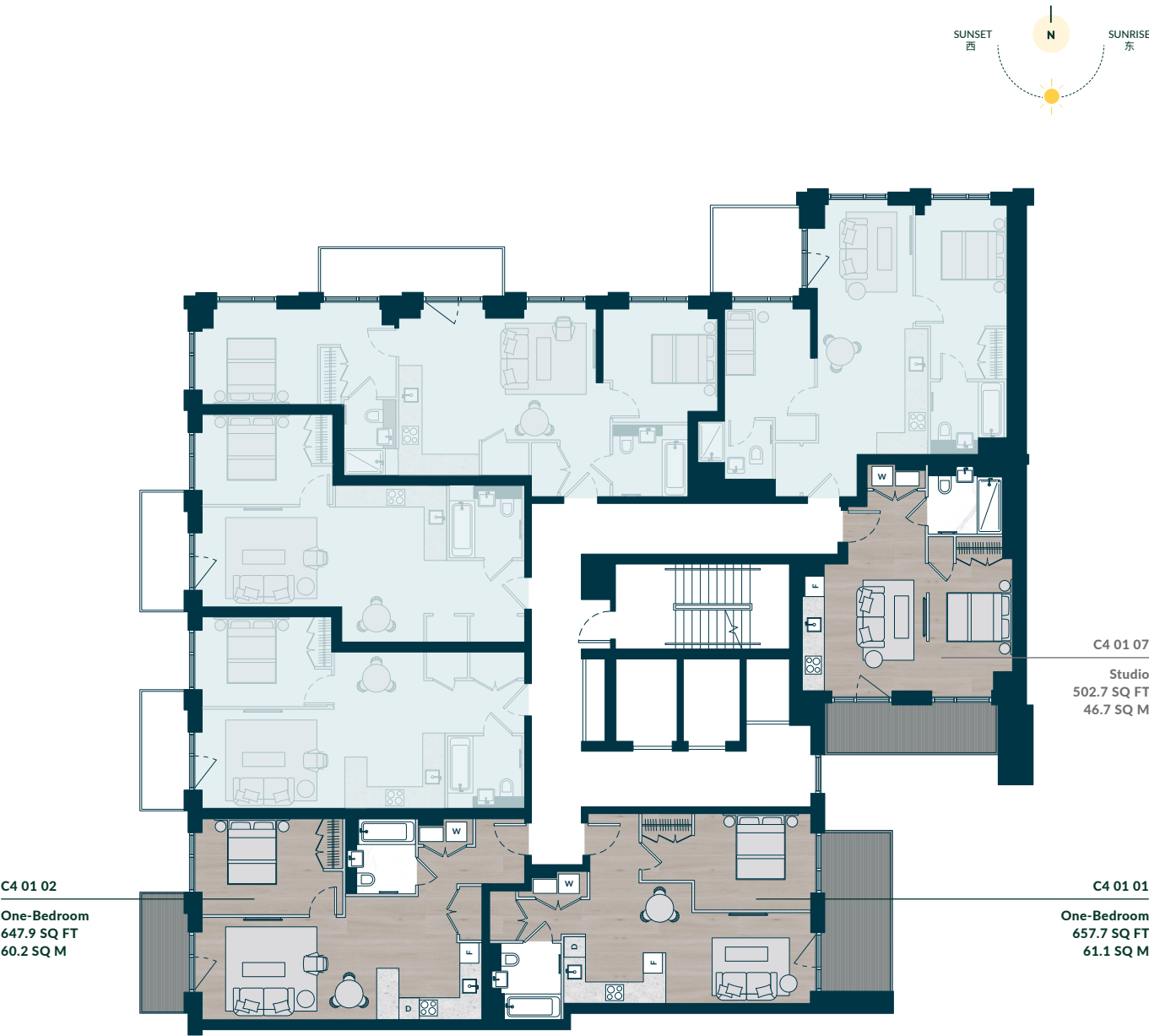
C4 01 02 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	647.9		60.2	
INTERNAL AREA	室内面积	593.1		55.1	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		10'2" X 17'6"		3100 X 5338	
KITCHEN/DINING AREA		10'1" X 10'4"		3708 X 3150	
BEDROOM		9'6" X 14'0"		2900 X 4270	
BALCONY		4'11" X 11'9"		1507 X 3603	

C4 01 07 [STUDIO APARTMENT 单间公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	502.7		46.7	
INTERNAL AREA	室内面积	418.7		38.9	
EXTERNAL AREA	室外面积	83.9		7.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		12'8" X 12'7"		3870 X 3851	
BEDROOM		8'1" X 12'6"		2479 X 3851	
TERRACE		4'7" X 17'4"		1415 X 5298	

Floor plans and floorplates are for illustration of layouts only and are not to scale.
Ceiling heights may vary in bathrooms, en suites, hallways and studios.
All measurements given may vary within a tolerance of 5%, subject to design amends.

户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。

Floorplates 楼层图



Legend

图例

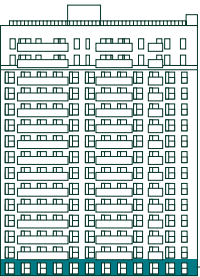
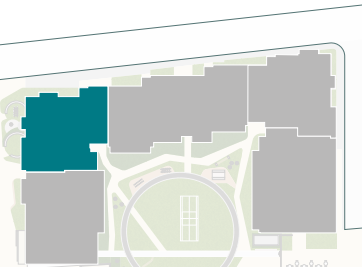
Site plan

总平面图

Elevation

立面图

- STUDIO APARTMENT
单间公寓
- ONE-BEDROOM APARTMENT
一居室公寓
- SHARED OWNERSHIP APARTMENT
共享产权房



FLOOR 1

ROYAL EDEN DOCKS

The Wellspring

2ND - 6TH FLOOR

C4 02 01 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	610.3		56.7	
INTERNAL AREA	室内面积	557.6		51.8	
EXTERNAL AREA	室外面积	52.7		4.9	
		FT	英尺	MM	毫米
LIVING AREA		9'0" X 14'7"		2752 X 4450	
KITCHEN/DINING AREA		11'11" X 10'0"		3655 X 3048	
BEDROOM		9'4" X 11'6"		2850 X 3520	
DRESSING AREA		5'2" x 6'4"		1595 X 1947	
BALCONY		6'9" X 7'10"		2060 X 2400	

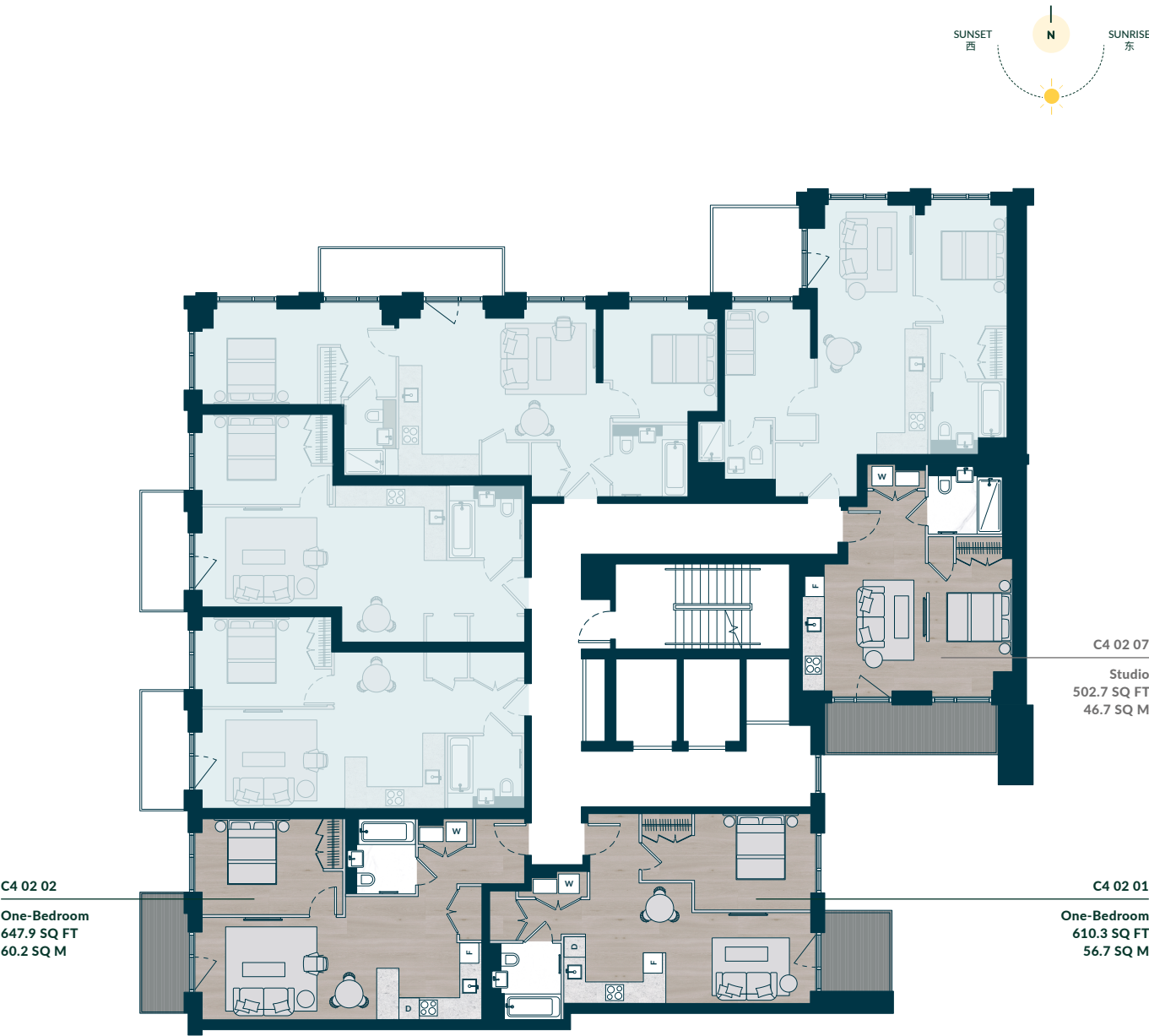
C4 02 02 [ONE-BEDROOM APARTMENT — 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	647.9		60.2	
INTERNAL AREA	室内面积	593.1		55.1	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		10'2" X 17'6"		3100 X 5338	
KITCHEN/DINING AREA		10'1" X 10'4"		3708 X 3150	
BEDROOM		9'6" X 14'0"		2900 X 4270	
BALCONY		4'11" X 11'9"		1507 X 3603	

C4 02 07 [STUDIO APARTMENT 单间公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	502.7		46.7	
INTERNAL AREA	室内面积	418.8		38.9	
EXTERNAL AREA	室外面积	83.9		7.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		12'8" X 12'7"		3870 X 3853	
BEDROOM		8'1" X 12'6"		2479 X 3851	
BALCONY		4'7" X 17'4"		1422 X 5298	

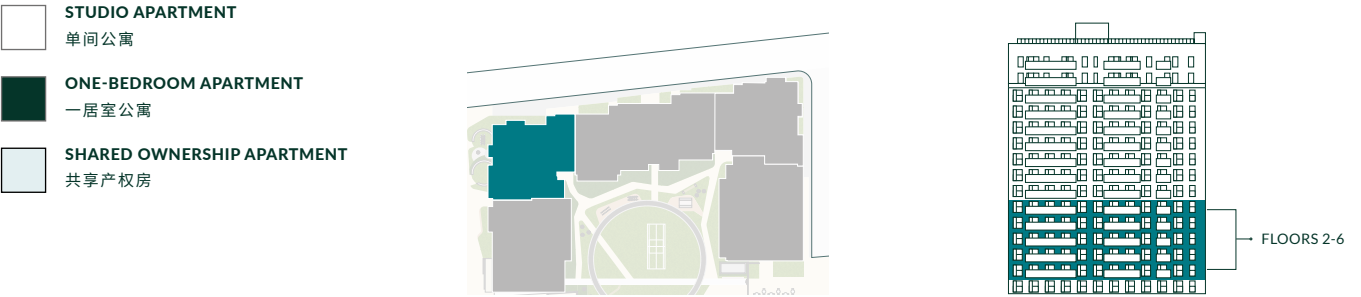
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户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。

Floorplates 楼层图



Legend 图例 Site plan 总平面图 Elevation 立面图



ROYAL EDEN DOCKS

The Wellspring

7TH FLOOR

C4 07 01 ONE-BEDROOM APARTMENT 一居室公寓					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	610.3		56.7	
INTERNAL AREA	室内面积	557.6		51.8	
EXTERNAL AREA	室外面积	52.7		4.9	
		FT	英尺	MM	毫米
LIVING AREA		9'0" X 14'7"		2752 X 4450	
KITCHEN/DINING AREA		11'11" X 10'0"		3655 X 3048	
BEDROOM		9'4" X 11'6"		2850 X 3520	
DRESSING AREA		5'2" X 6'4"		1595 X 1947	
BALCONY		6'9" X 7'10"		2060 X 2400	

C4 07 02 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	647.9		60.2	
INTERNAL AREA	室内面积	593.1		55.1	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		10'2" X 17'6"		3100 X 5338	
KITCHEN/DINING AREA		10'1" X 10'4"		3708 X 3150	
BEDROOM		9'6" X 14'0"		2900 X 4270	
BALCONY		4'11" X 11'9"		1507 X 3603	

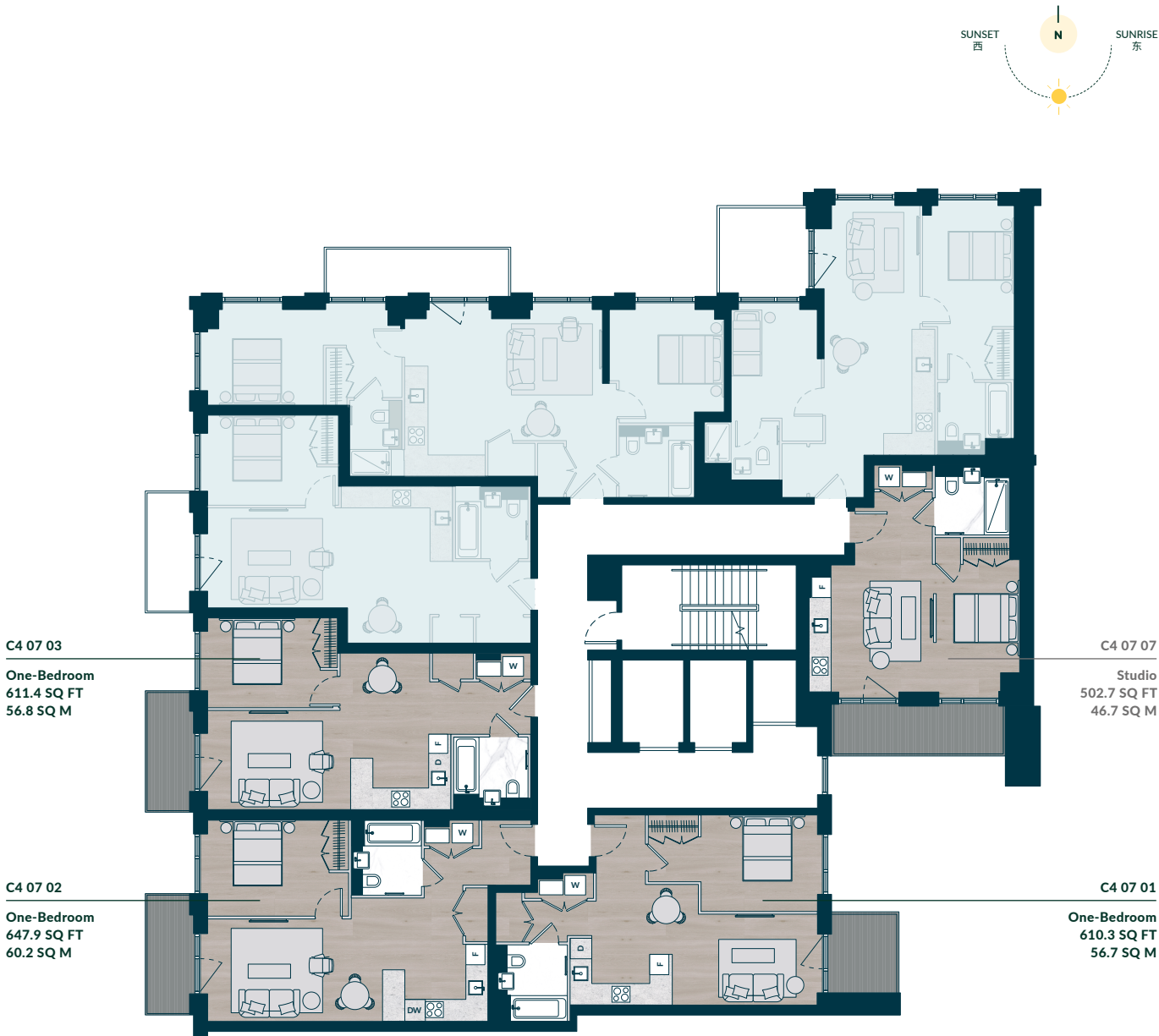
C4 07 03 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	611.4		56.8	
INTERNAL AREA	室内面积	556.5		51.7	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		9'10" X 14'3"		3000 X 4360	
KITCHEN/DINING AREA		10'0" X 15'6"		3065 X 4748	
BEDROOM		9'0" X 12'11"		2745 X 3950	
BALCONY		4'11" X 11'9"		1507 X 3603	

C4 07 07 [STUDIO APARTMENT 单间公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	502.7		46.7	
INTERNAL AREA	室内面积	418.8		38.9	
EXTERNAL AREA	室外面积	83.9		7.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		12'8" X 12'7"		3870 X 3853	
BEDROOM		8'1" X 12'6"		2479 X 3851	
BALCONY		4'7" X 17'4"		1422 X 5298	

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Floorplates 楼层图



Legend

图例

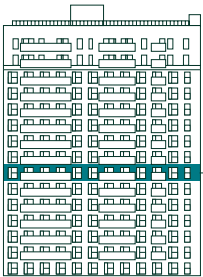
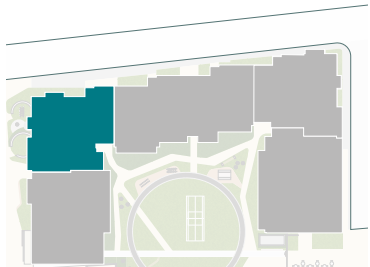
Site plan

总平面图

Elevation

立面图

- STUDIO APARTMENT
单间公寓
- ONE-BEDROOM APARTMENT
一居室公寓
- SHARED OWNERSHIP APARTMENT
共享产权房



FLOOR 7

ROYAL EDEN DOCKS

The Wellspring

8TH FLOOR

C4 08 01 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	610.3		56.7	
INTERNAL AREA	室内面积	557.6		51.8	
EXTERNAL AREA	室外面积	52.7		4.9	
		FT	英尺	MM	毫米
LIVING AREA		9'0" X 14'7"		2752 X 4450	
KITCHEN/DINING AREA		11'11" X 10'0"		3655 X 3048	
BEDROOM		9'4" X 11'6"		2850 X 3520	
DRESSING AREA		5'2" X 6'4"		1595 X 1947	
BALCONY		6'9" X 7'10"		2060 X 2400	

C4 08 02 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	647.9		60.2	
INTERNAL AREA	室内面积	593.1		55.1	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		10'2" X 17'6"		3100 X 5338	
KITCHEN/DINING AREA		10'1" X 10'4"		3708 X 3150	
BEDROOM		9'6" X 14'0"		2900 X 4270	
BALCONY		4'11" X 11'9"		1507 X 3603	

C4 08 03 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	611.4		56.8	
INTERNAL AREA	室内面积	556.5		51.7	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		9'10" X 14'3"		3000 X 4360	
KITCHEN/DINING AREA		10'0" X 15'6"		3065 X 4748	
BEDROOM		9'0" X 12'11"		2745 X 3950	
BALCONY		4'11" X 11'9"		1507 X 3603	

C4 08 04 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	608.2		56.5	
INTERNAL AREA	室内面积	553.3		51.4	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		9'10" X 13'3"		3000 X 4049	
KITCHEN/DINING AREA		15'6" X 11'0"		4748 X 3375	
BEDROOM		9'0" X 12'11"		2745 X 3950	
BALCONY		4'11" X 11'9"		1507 X 3603	

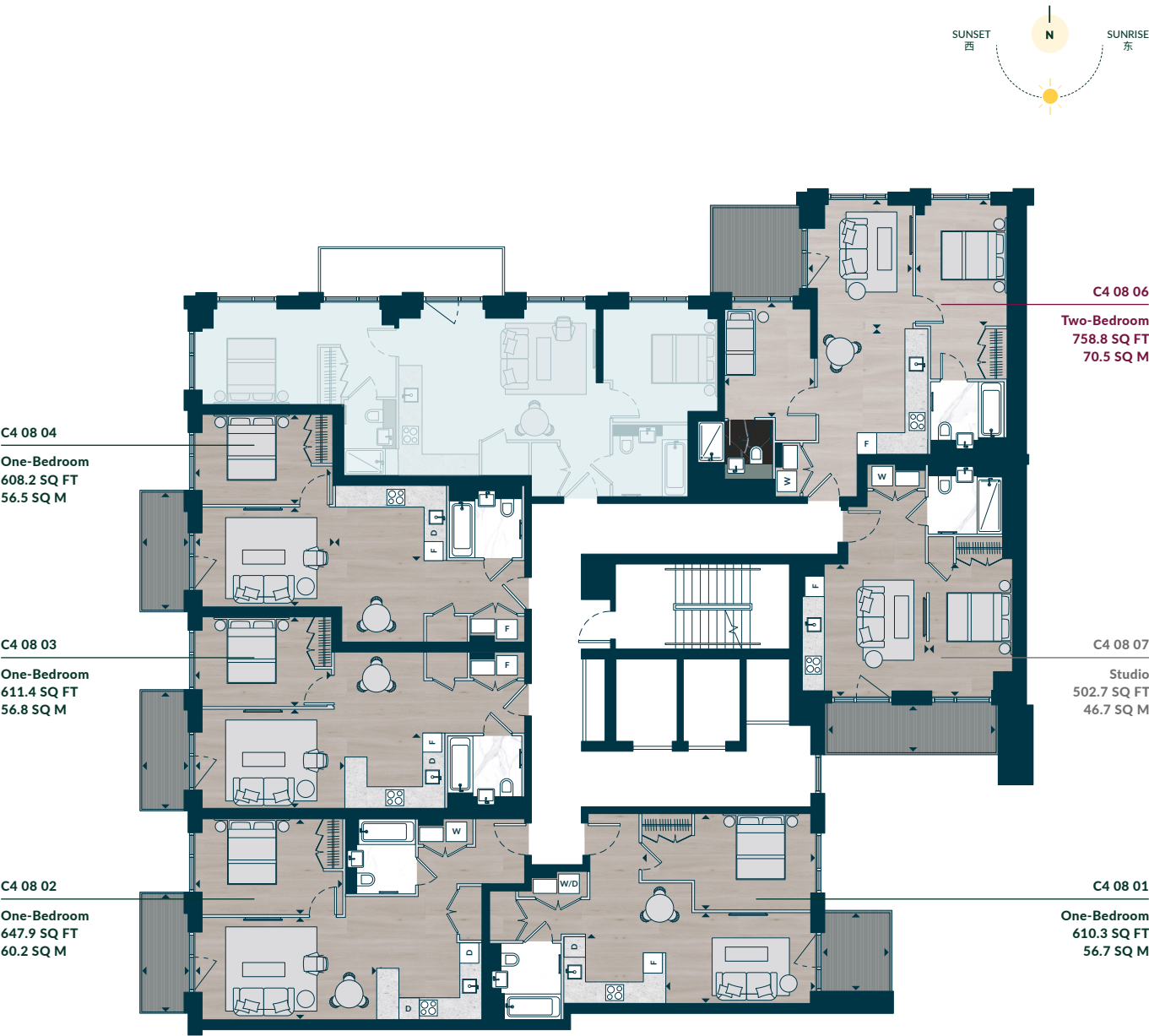
C4 08 06 [TWO-BEDROOM APARTMENT 两居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	758.8		70.5	
INTERNAL AREA	室内面积	679.2		63.1	
EXTERNAL AREA	室外面积	79.6		7.4	
		FT	英尺	MM	毫米
LIVING		12'3" X 9'5"		3736 X 2884	
KITCHEN/DINING AREA		10'7" X 12'6"		3326 X 3814	
BEDROOM		9'0" X 11'1"		2750 X 3641	
BEDROOM 2		10'11" X 9'0"		3333 X 2760	
DRESSING AREA		5'3" X 7'6"		1616 X 2293	
BALCONY		9'2" X 8'11"		2795 X 2753	

C4 08 07 [STUDIO APARTMENT 单间公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	502.7		46.7	
INTERNAL AREA	室内面积	418.8		38.9	
EXTERNAL AREA	室外面积	83.9		7.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		12'8" X 12'7"		3870 X 3853	
BEDROOM		8'1" X 12'6"		2479 X 3851	
BALCONY		4'7" X 17'4"		1422 X 5298	

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户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。

Floorplates 楼层图

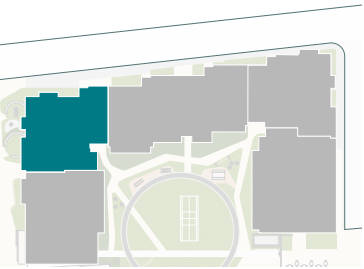


Legend

- STUDIO APARTMENT
单间公寓
- ONE-BEDROOM APARTMENT
一居室公寓
- TWO-BEDROOM APARTMENT
两居室公寓
- SHARED OWNERSHIP APARTMENT
共享产权房

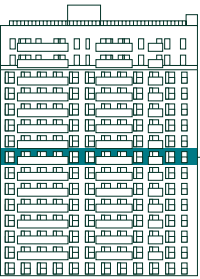
图例

Site plan



总平面图

Elevation



立面图

ROYAL EDEN DOCKS

The Wellspring

9TH-13TH FLOOR

C4 09 01 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	610.3		56.7	
INTERNAL AREA	室内面积	557.6		51.8	
EXTERNAL AREA	室外面积	52.7		4.9	
		FT	英尺	MM	毫米
LIVING AREA		9'0" X 14'7"		2752 X 4450	
KITCHEN/DINING AREA		11'11" X 10'0"		3655 X 3048	
BEDROOM		9'4" X 11'6"		2850 X 3520	
DRESSING AREA		5'2" X 6'4"		1595 X 1947	
BALCONY		6'9" X 7'10"		2060 X 2400	

C4 09 02 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	647.9		60.2	
INTERNAL AREA	室内面积	593.1		55.1	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		10'2" X 17'6"		3100 X 5338	
KITCHEN/DINING AREA		10'1" X 10'4"		3708 X 3150	
BEDROOM		9'6" X 14'0"		2900 X 4270	
BALCONY		4'11" X 11'9"		1507 X 3603	

C4 09 03 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	611.4		56.8	
INTERNAL AREA	室内面积	556.5		51.7	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		9'10" X 14'3"		3000 X 4360	
KITCHEN/DINING AREA		10'0" X 15'6"		3065 X 4748	
BEDROOM		9'0" X 12'11"		2745 X 3950	
BALCONY		4'11" X 11'9"		1507 X 3603	

C4 09 04 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	608.2		56.5	
INTERNAL AREA	室内面积	553.3		51.4	
EXTERNAL AREA	室外面积	54.9		5.1	
		FT	英尺	MM	毫米
LIVING AREA		9'10" X 13'3"		3000 X 4049	
KITCHEN/DINING AREA		15'6" X 11'0"		4748 X 3375	
BEDROOM		9'0" X 12'11"		2745 X 3950	
BALCONY		4'11" X 11'9"		1507 X 3603	

C4 09 05 [TWO-BEDROOM APARTMENT 两居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	869.7		80.8	
INTERNAL AREA	室内面积	781.5		72.6	
EXTERNAL AREA	室外面积	88.3		8.2	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		19'6" X 16'6"		5955 X 5050	
BEDROOM		9'4" X 11'6"		2856 X 3522	
BEDROOM 2		11'2" X 11'2"		3420 X 3412	
DRESSING AREA		7'9" X 8'8"		2381 X 2646	
BALCONY		4'11" X 18'5"		1507 X 5635	

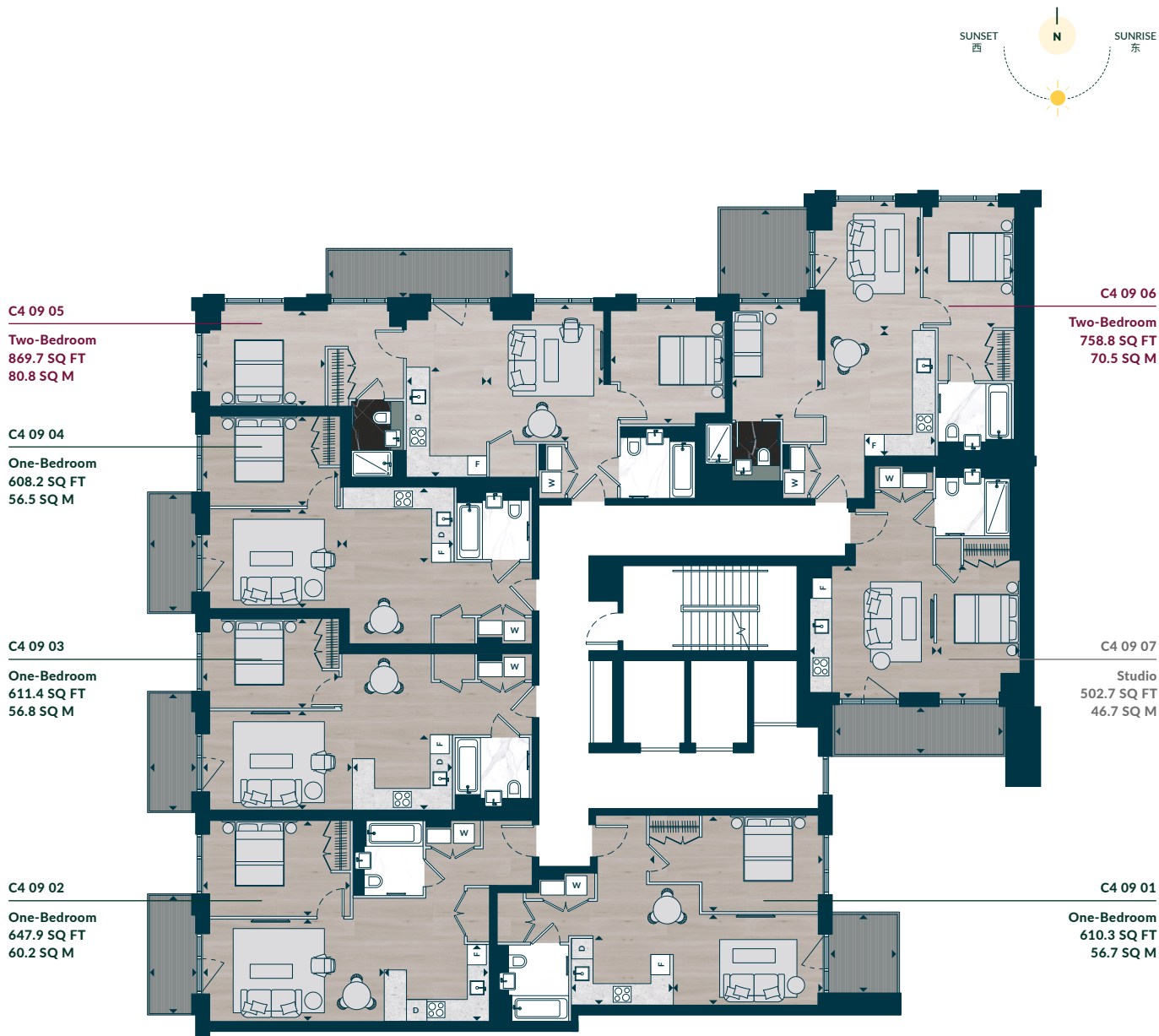
C4 09 06 [TWO-BEDROOM APARTMENT 两居室公寓]						
		SQ FT		平方英尺	SQ M	平方米
TOTAL AREA	总面积	758.8			70.5	
INTERNAL AREA	室内面积	679.2			63.1	
EXTERNAL AREA	室外面积	79.6			7.4	
		FT		英尺	MM	毫米
LIVING		12'3" X 9'5"			3736 X 2884	
KITCHEN/DINING AREA		10'7" X 12'6"			3326 X 3814	
BEDROOM		9'0" X 11'1"			2750 X 3641	
BEDROOM 2		10'11" X 9'0"			3333 X 2760	
DRESSING AREA		5'3" X 7'6"			1616 X 2293	
BALCONY		9'2" X 8'11"			2795 X 2753	

C4 09 07 [STUDIO APARTMENT 单间公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	502.7		46.7	
INTERNAL AREA	室内面积	418.7		38.9	
EXTERNAL AREA	室外面积	83.9		7.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		12'8" X 12'7"		3870 X 3853	
BEDROOM		8'1" X 12'6"		2479 X 3851	
BALCONY		4'7" X 17'4"		1422 X 5298	

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Floorplates 楼层图

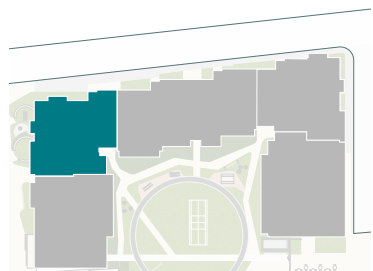


Legend

- STUDIO APARTMENT
单间公寓
- ONE-BEDROOM APARTMENT
一居室公寓
- TWO-BEDROOM APARTMENT
两居室公寓

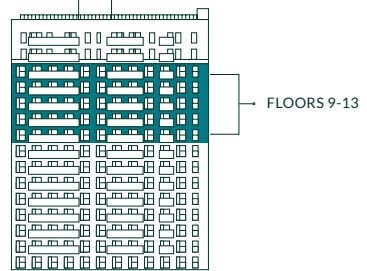
图例

Site plan



总平面图

Elevation



ROYAL EDEN DOCKS

The Wellspring

14TH FLOOR

C4 14A 01 [STUDIO APARTMENT 单间公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	551.1		51.2	
INTERNAL AREA	室内面积	499.4		46.4	
EXTERNAL AREA	室外面积	51.6		4.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		18'8" X 13'5"		5702 X 4111	
BEDROOM		11'1" X 10'3"		3380 X 3142	
BALCONY		6'5" X 7'11"		1975 X 2430	

C4 14A 02 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	697.5		64.8	
INTERNAL AREA	室内面积	578.0		53.7	
EXTERNAL AREA	室外面积	119.4		11.1	
		FT	英尺	MM	毫米
LIVING		14'3" X 12'1"		4354 X 3491	
KITCHEN/DINING AREA		12'9" X 10'9"		3903 X 3296	
BEDROOM		9'4" X 13'11"		2846 X 4259	
DRESSING AREA		5'3" X 7'2"		1605 X 2196	
TERRACE		4'7" X 25'4"		1422 X 7725	

C4 14A 03 [THREE- BEDROOM APARTMENT 三居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	1484.3		137.9	
INTERNAL AREA	室内面积	1113		103.4	
EXTERNAL AREA	室外面积	371.4		34.5	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		14'6" X 27'1"		4427 X 8257	
BEDROOM		9'11" X 11'1"		3039 X 3401	
BEDROOM 2		11'6" X 10'1"		3506 X 3096	
BEDROOM 3		14'11" x 13'7"		4553 X 4145	
TERRACE		4'7" X 82'9"		1422 X 25238	

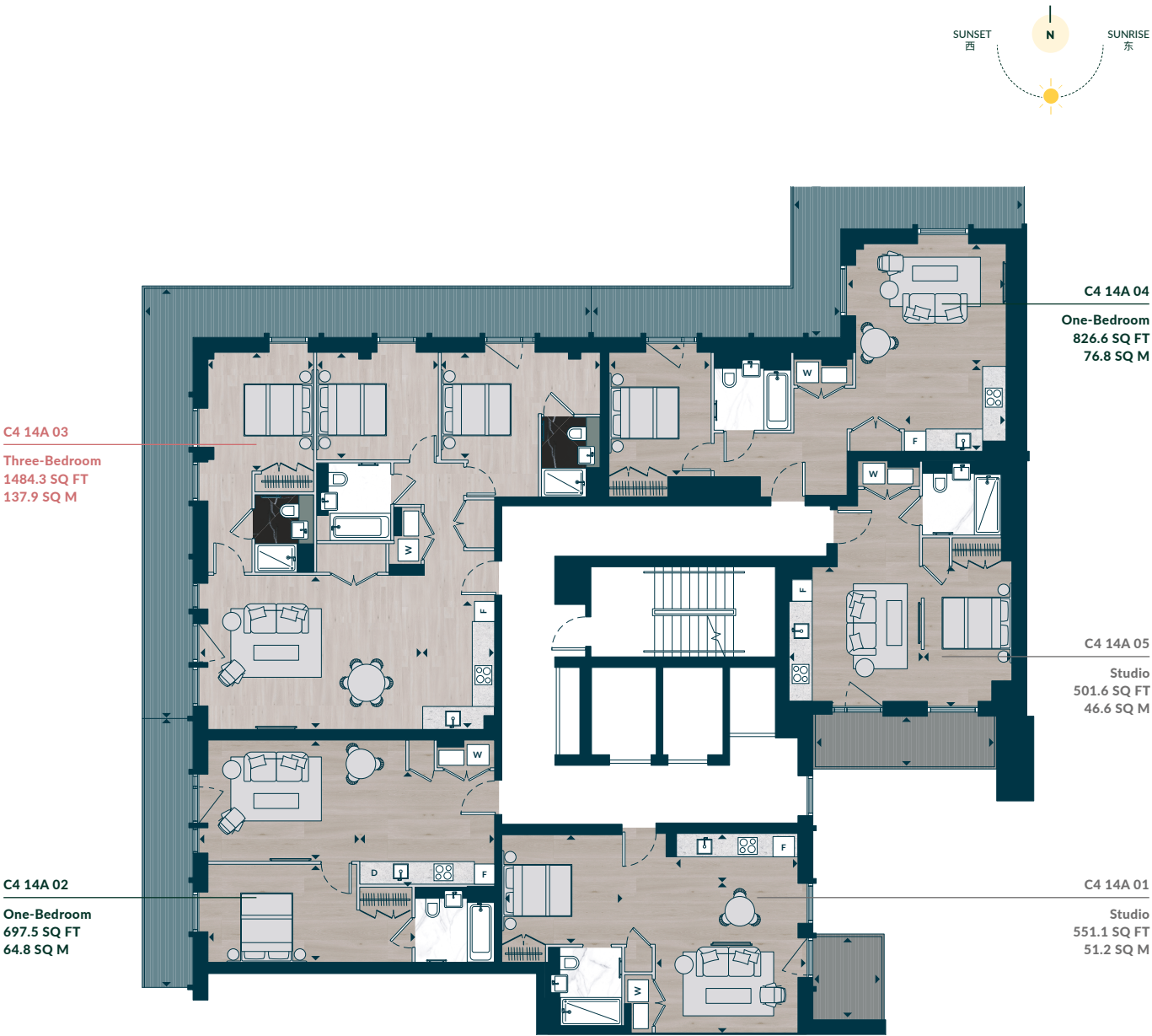
C4 14A 04 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	826.6		76.8	
INTERNAL AREA	室内面积	581.3		54	
EXTERNAL AREA	室外面积	245.4		22.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		14'0" X 19'7"		4272 X 5990	
BEDROOM		9'7" X 11'7"		2930 X 3545	
TERRACE		4'7" X 60'7"		1422 X 18482	

C4 14A 05 [STUDIO APARTMENT 单间公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	501.6		46.6	
INTERNAL AREA	室内面积	417.7		38.8	
EXTERNAL AREA	室外面积	83.9		7.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		12'8" X 12'7"		3870 X 3853	
BEDROOM		8'1" X 12'7"		2479 X 3853	
BALCONY		4'9" X 17'6"		1453 X 5358	

Floor plans and floorplates are for illustration of layouts only and are not to scale.
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All measurements given may vary within a tolerance of 5%, subject to design amends.

户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。

Floorplates 楼层图

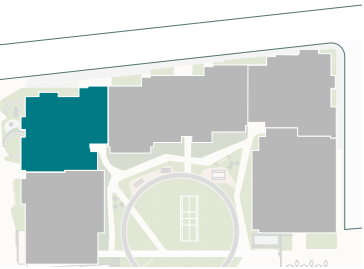


Legend

- STUDIO APARTMENT
单间公寓
- ONE-BEDROOM APARTMENT
一居室公寓
- THREE-BEDROOM APARTMENT
三居室公寓

图例

Site plan



总平面图

Elevation



立面图

ROYAL EDEN DOCKS

The Wellspring

15TH FLOOR

C4 15 01 [STUDIO APARTMENT 单间公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	551.1		51.2	
INTERNAL AREA	室内面积	499.4		46.4	
EXTERNAL AREA	室外面积	51.6		4.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		18'8" X 13'5"		5702 X 4111	
BEDROOM		11'1" X 10'3"		3380 X 3142	
BALCONY		6'5" X 7'11"		1975 X 2430	

C4 15 02 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	636.1		59.1	
INTERNAL AREA	室内面积	578		53.7	
EXTERNAL AREA	室外面积	58.1		5.4	
		FT	英尺	MM	毫米
LIVING		14'3"	X 12'1"	4354	X 3491
KITCHEN/DINING AREA		12'9"	X 10'9"	3903	X 3296
BEDROOM		9'4"	X 13'11"	2846	X 4259
DRESSING AREA		5'3"	X 7'2"	1605	X 2196
BALCONY		4'9"	X 10'9"	1452	X 3825

C4 15 03 [THREE-BEDROOM APARTMENT 三居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	1171.1		108.8	
INTERNAL AREA	室内面积	1113		103.4	
EXTERNAL AREA	室外面积	58.1		5.4	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		14'6" X 27'1"		4427 X 8257	
BEDROOM		9'11" X 13'2"		3039 X 3401	
BEDROOM 2		11'6" X 10'1"		3506 X 3096	
BEDROOM 3		14'11" x 13'7"		4553 X 4145	
BALCONY		4'9" X 12'5"		1452 X 3800	

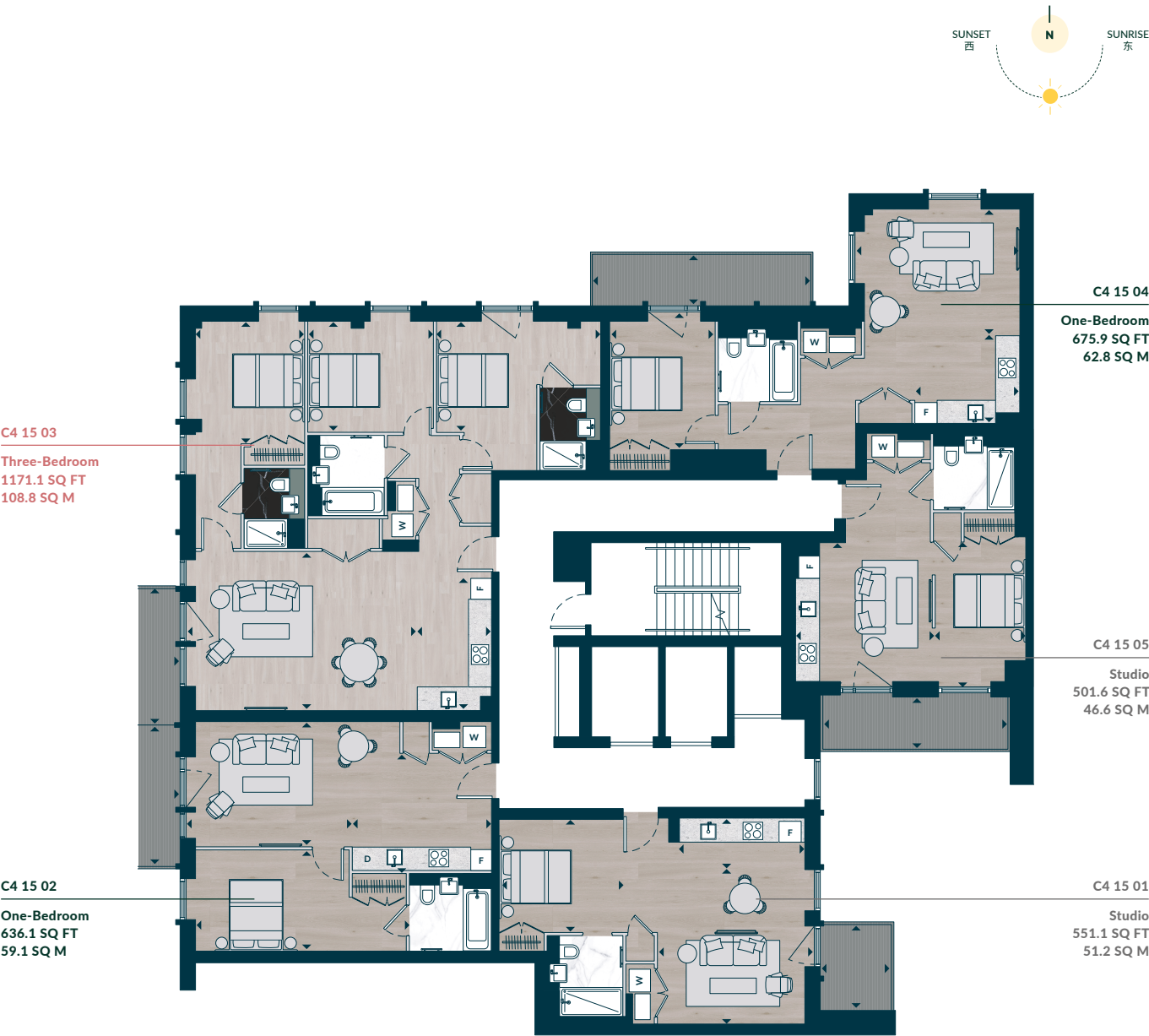
C4 15 04 [ONE-BEDROOM APARTMENT 一居室公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	675.9		62.8	
INTERNAL AREA	室内面积	581.3		54.0	
EXTERNAL AREA	室外面积	94.7		8.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		14'0" X 19'7"		4272 X 5990	
BEDROOM		9'8" X 11'7"		2970 X 3545	
BALCONY		4'9" X 20'0"		1452 X 6100	

C4 15 05 [STUDIO APARTMENT 单间公寓]					
		SQ FT	平方英尺	SQ M	平方米
TOTAL AREA	总面积	501.6		46.6	
INTERNAL AREA	室内面积	417.6		38.8	
EXTERNAL AREA	室外面积	83.9		7.8	
		FT	英尺	MM	毫米
LIVING/KITCHEN/DINING AREA		12'8" X 12'7"		3870 X 3853	
BEDROOM		8'1" X 12'7"		2479 X 3853	
BALCONY		4'9" X 17'6"		1453 X 5358	

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户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。

Floorplates 楼层图

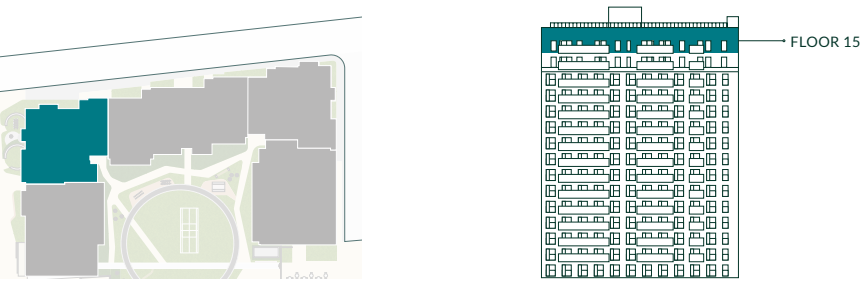


Legend 图例 Site plan 总平面图 Elevation 立面图

- STUDIO APARTMENT
单间公寓

ONE-BEDROOM APARTMENT
一居室公寓

THREE-BEDROOM APARTMENT
两居室公寓



With you every step of the way

我们始终与您相伴

Awards

屡获殊荣

We exist to create outstanding places where people can thrive.

These places have been awarded with some of London's rarest accolades.

伦敦开发商蒙特安维以建造优质住宅和社区、构思杰出设计、坚守恒久品质和提供细心客户关怀享誉全球。我们的开发项目屡获殊荣，且人们乐于居住、工作和拥有。



What is the NHBC Buildmark warranty?

NHBC is the UK's leading warranty and insurance provider for new homes. Cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date. For more information visit: nhbc.co.uk

英国国家房屋建筑委员会十年保险是英国领先的新建筑担保和保险。保险有效期自交换合同开始，最长期限为合法完工之日后十年。更多信息请访问：nhbc.co.uk。



Discover your future home in one of our studio, one, two and three-bedroom apartments. Part of creating thoughtful, design-led homes that discerning people fall in love with is making settling into life here as straightforward as possible. That's why a Mount Anvil Customer Experience Manager will be with you from the moment you exchange contracts – helping you step through the process and keeping you informed of how the building work is going.

Once you're all moved in, you're looked after by a two-year fixtures and fittings warranty (part of the 10-year NHBC Buildmark warranty). That means that if anything needs a touch of TLC or you or a tenant have an issue with say, an appliance, we're on hand to sort it hassle-free.

All visuals in this brochure are artistic interpretations of Royal Eden Docks for indicative purposes only.

单间公寓、一居室、两居室和三居室公寓，探索您未来的家。蒙特安维客户体验管理员将在您交换合同之时起，时刻伴您左右——帮助您处理各项手续，确保您了解工作的进展情况。

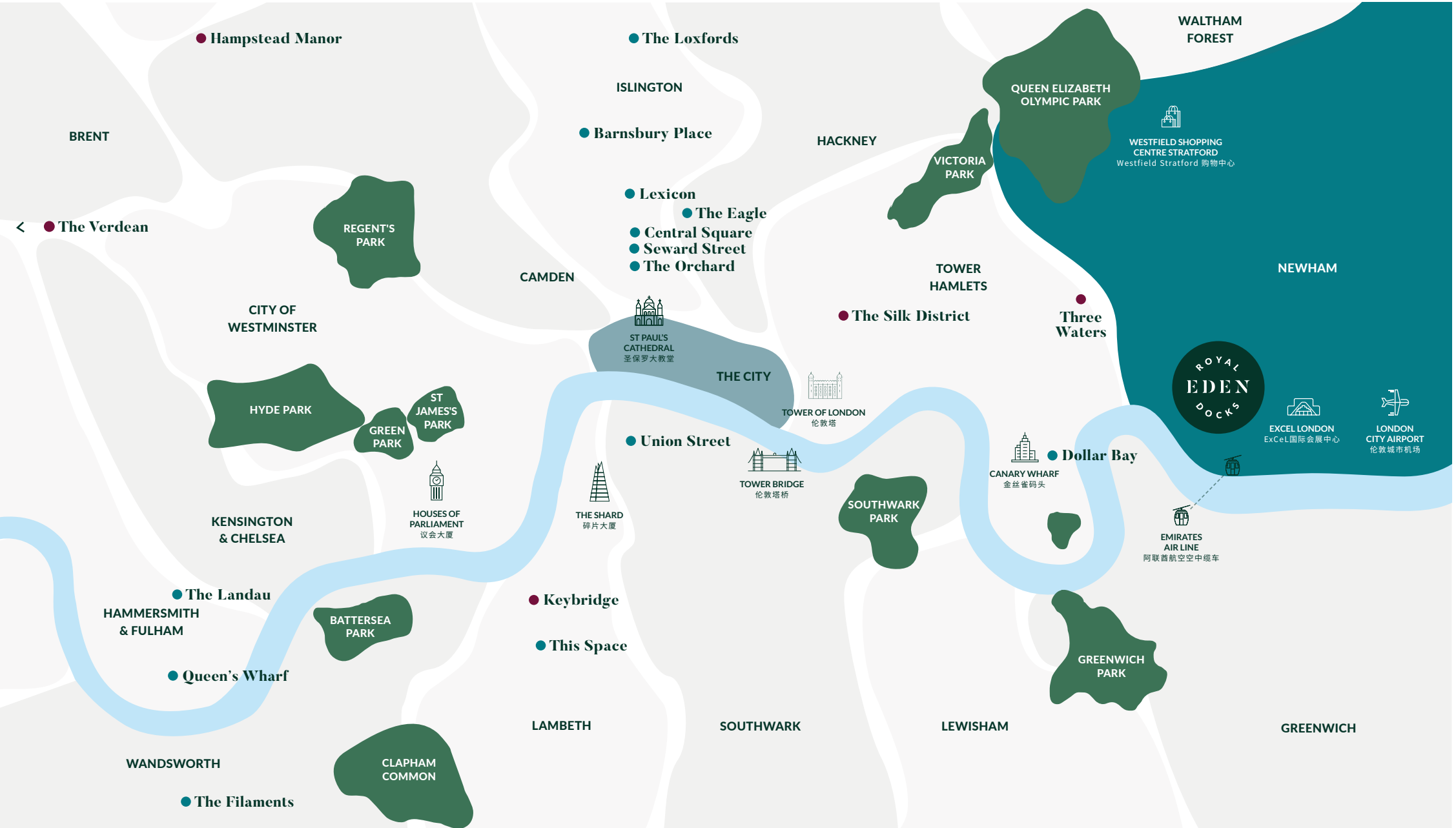
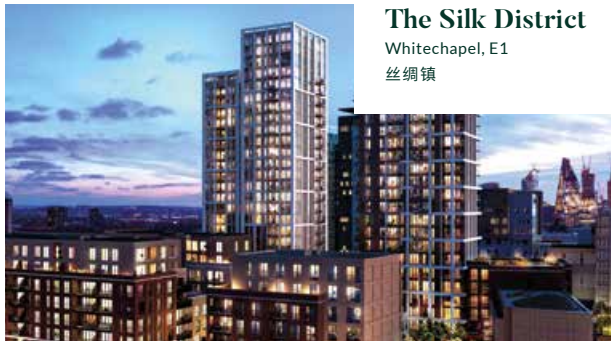
一旦入住，您将享受新建住宅的固定附物和配件两年保险（英国国家房屋建筑委员会（NHBC）10年保险的内容之一）。如果您或租客入住后对房屋配备的家电有任何问题，欢迎联系我们。

本楼书中所有珞茵港视觉效果图均含艺术诠释。

London's specialist residential developer

伦敦精品住宅开发商

- Current development 在售项目
- Completed development 已售项目





The Royal Eden Docks partnership

珑茵港合作伙伴关系

Royal Eden Docks is a collaboration between Mount Anvil and ExCeL London.

One of London's last pockets of rejuvenation, we're proud to be shaping the area for future generations with the delivery of high-quality new homes and outstanding customer experiences. Together, we're creating a verdant, thriving place to live that nourishes both the working lives and the overall wellbeing of its residents.

伦敦精品住宅开发商蒙特安维与ExCeL国际会展中心合力打造珑茵港项目。

我们为能够参与重塑伦敦为数不多的待再开发地区之一而深感荣幸。我们力争建造高品质新住宅，提供出色的客户服务，为住户营造一个生机盎然、活力旺盛的社区。

Mount Anvil

蒙特安维

We exist to create outstanding places where people can thrive. It starts with the way we do business, with a relentless focus on people and culture, and shows up in the legacy we're proud to create for London. We weave world-class design, lasting quality and care for people through all the outstanding places that we create. A Mount Anvil home is built to last and built for lasting value. We raise the bar each time, evidenced by the repeat customers and partners that have come back to us throughout our almost thirty years in London.

We call it Better London Living.

蒙特安维近30年来潜心专注于伦敦房地产市场，力争成为备受尊敬的开发商。从前期对产品项目的精准管控：建筑设计、选材选料和装饰风格，到后期严格执行的实际建造，亦或是公司内部管理运营，处处体现着英国人一贯的严谨、信守承诺、尊重人文与历史遗产的精神。秉承着世界领先设计理念，蒙特安维将艺术美观和高度功能实用性相结合，采选高质量的建材，遵从世界的健康、安全和环保规格，让置身其中的住户感到安心、满足和骄傲。

蒙特安维，筑造更美好的伦敦生活。

ExCeL London

ExCeL国际会展中心

ExCeL London opened in November 2000, in an area of huge regeneration in London's historic Royal Docks. Today, the venue hosts 300 events per year, welcoming four million visitors from every corner of the globe. Events hosted at ExCeL London generate £4.5bn in economic impact for London and support 37,600 jobs. Under the ownership of ADNEC, ExCeL London has seen significant investment in new facilities, including the opening of London's International Convention Centre (ICC) and on site hotel developments.

ExCeL国际会展中心坐落于发展潜力巨大的伦敦皇家码头，于2000年11月向公众开放。如今，会展中心每年举办300场展览活动，迎接全球专业观众400万人次，带来45亿经济效益并提供7600岗位。ExCeL国际会展中心隶属ADNEC集团，着力投资新设施建设工作，包括伦敦国际会展中心（ICC）和相关酒店的开发工作。

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