

HAMME BUILDING

Riverside

ROYAL
ALBERT
WHARF

THE ROYAL DOCKS



Riverside living at its best

Royal Albert Wharf is an award-winning and unique waterfront district that is being brought to life by Notting Hill Genesis.

Riverside, the latest collection at Royal Albert Wharf offers 1,2 and 3 bedroom homes, most with views of the Thames.

The riverside location, wide open spaces and energetic atmosphere give this district a real sense of identity, setting it apart from other areas of London.

There's always something happening here at Royal Albert Wharf. There are plenty of places to eat and drink, a buzzing social scene and creative studios with classes ranging from yoga and mindfulness, to art and film.

High quality design combined with a convenient Zone 3 location gives you more for your money. It's easy to see why so many people are already enjoying this new community.

Take a
look
inside



Digital illustration is indicative only



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Every home at Riverside comes with high quality interiors, with features such as touch point video entry phones, FIBRE broadband, Bosch kitchen appliances and underfloor heating. Notting Hill Genesis have combined modern tech and design with an open plan, bright and airy layout.

What you can expect in your new Riverside home:

KITCHEN|DINING|LIVING ROOMS

- Manhattan kitchen with high gloss white finish
- Bosch appliances including integrated oven, four-zone ceramic hob and hood
- Integrated dishwasher from Bosch
- Washer dryer included
- White splashback
- Quartz/composite worktops
- Undermounted Ibis sink with Ideal Standard mixer tap
- Wood-effect flooring by Amtico
- Low energy downlights
- Recycling bins included

BEDROOMS

- Manx Tomkinson carpet in neutral tones (80% wool)
- Low energy LED downlights
- Satellite multi room to master bedroom
- Built-in wardrobe to master bedroom

BATHROOMS|ENSUITES

- Ideal Standard sanitaryware
- Ideal Standard bath with mixer taps and glass shower screen
- Ideal Standard Rainshower over bath
- Ceramic wall tiling
- Full width tiled vanity unit with mirrored storage
- Chrome downlights
- Chrome shaver socket
- Heated towel rail

GENERAL

- SMART meters to each apartment
- Underfloor heating
- Built to Sustainable Homes Code Level 4
- FIBRE broadband enabled

ELECTRICAL

- TV points to all bedrooms
- Stainless steel light switches and electrical sockets throughout
- One USB charging socket in every room, two to master bedroom
- Low profile/slimline mains operated smoke and heat detector with battery backup
- Video entry phone system with touch sensitive display



RICS Awards
2018
Winner



Riverside has all of the facilities you'll need for everyday life and what's more, most of them are just a few steps from your front door.

- 1

Proposed Restaurant*
- 2

Lockside Kitchen
- 3

Co-operative store
- 4

Concierge
- 5

Sales Gallery
- 6

Management Office
- 7

RAW Labs
- 8

Proposed Gym*
- 9

Proposed Nursery*
- 10

Retail
- 11

Bow Arts

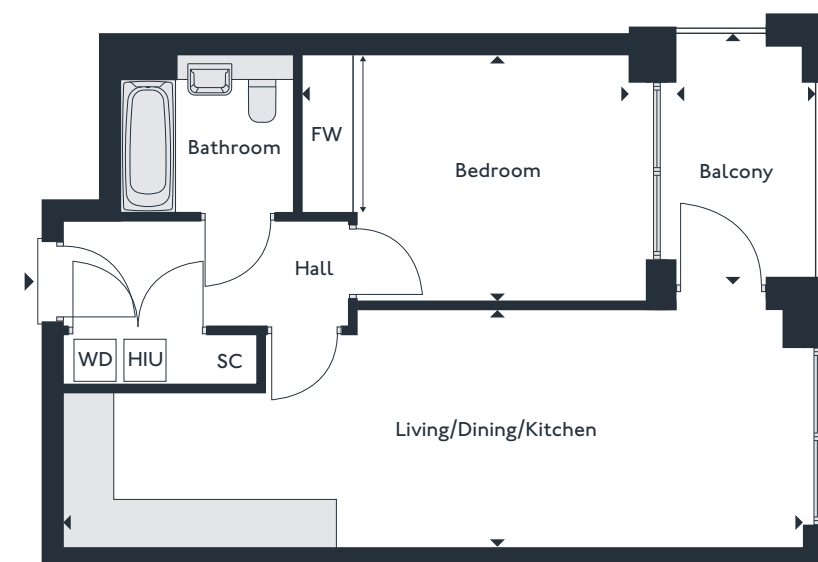


*Proposed use subject to lease agreements.

One bedroom apartments

APARTMENT

1	9	17	25	33	41
4	12	20	28	36	44
5	13	21	29	37	45
8	16	24	32	40	48



Living/Dining/Kitchen	9.4m x 3.0m	30'10" x 9'11"
Bedroom	4.2m x 3.1m	13'8" x 10'3"
Balcony	1.8m x 3.1m	5'10" x 10'3"

Gross internal area 50.6 m² 544.7 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe JB - Juliet Balcony
* Full height opening glazing WD - Washer Dryer HIU - Heat Interface Unit

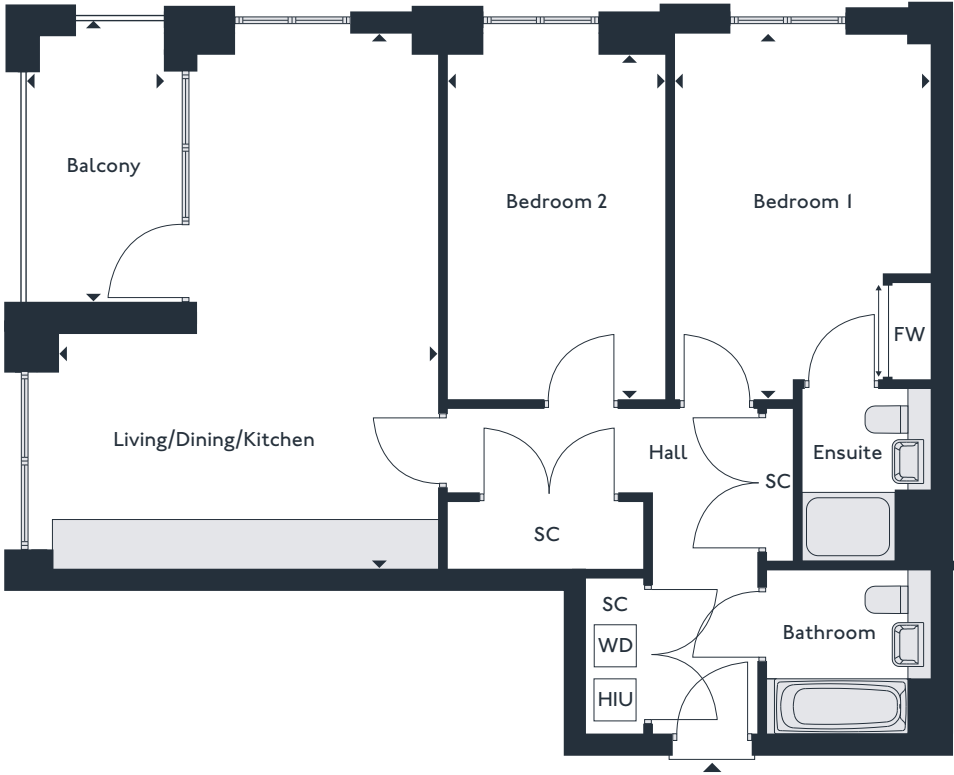
Apartments as shown plan - 6, 16, 24, 32, 40, 48
Apartments handed to floor plan shown above - 5, 13, 21, 29, 37, 45
Mirrored vertically to the plan shown above - 1, 9, 17, 25, 33, 41
Mirrored vertically and handed to the plan shown above - 4, 12, 20, 28, 36, 44

Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary. Please speak to a Sales Advisor for exact details.

Two bedroom apartments

APARTMENT

2	10	18	26	34	42
3	11	19	27	35	43
6	14	22	30	38	46



Living/Dining/Kitchen	4.8m x 6.8m	15'10" x 22'4"
Bedroom 1	3.3m x 4.7m	10'9" x 15'4"
Bedroom 2	2.8m x 4.4m	9'2" x 14'5"
Balcony	1.8m x 3.5m	5'11" x 11'8"
Gross internal area	77.9 m²	838.5 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe JB - Juliet Balcony
* Full height opening glazing WD - Washer Dryer HIU - Heat Interface Unit

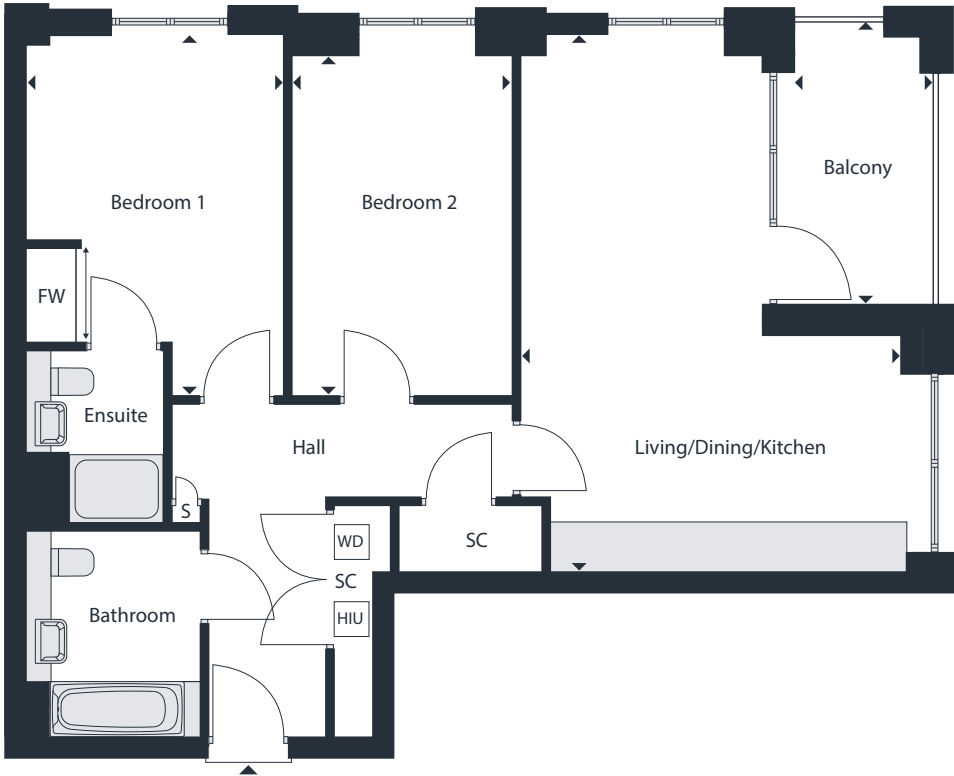
Apartments as shown plan - 6, 14, 22, 30, 38, 46
Apartments handed to floor plan shown above - 7, 15, 23, 31, 39, 47
Mirrored vertically to the plan shown above - 3, 11, 19, 27, 35, 43
Mirrored vertically and handed to the plan shown above - 2, 10, 18, 26, 34, 42

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Two bedroom apartments

APARTMENT

7	15	23	31	39	47
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Living/Dining/Kitchen	4.8m x 6.8m	15'10" x 22'4"
Bedroom 1	3.3m x 4.7m	10'9" x 15'4"
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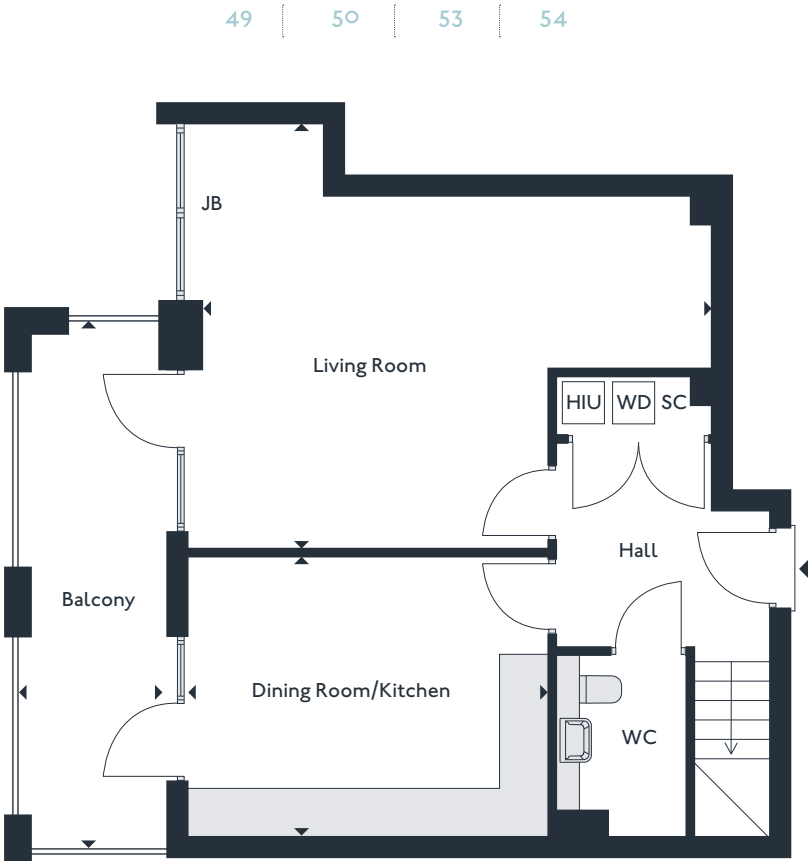
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All apartments are as shown above

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Three bedroom Duplex apartments

SEVENTH FLOOR APARTMENT • ENTRANCE LEVEL



Living Room	6.5m x 5.4m	21'2" x 17'9"
Dining Room/Kitchen	3.6m x 4.6m	11'9" x 15'0"
Balcony	1.8m x 6.7m	5'11" x 21'12"
Gross internal area	123.4 m²	1328.3 sqft

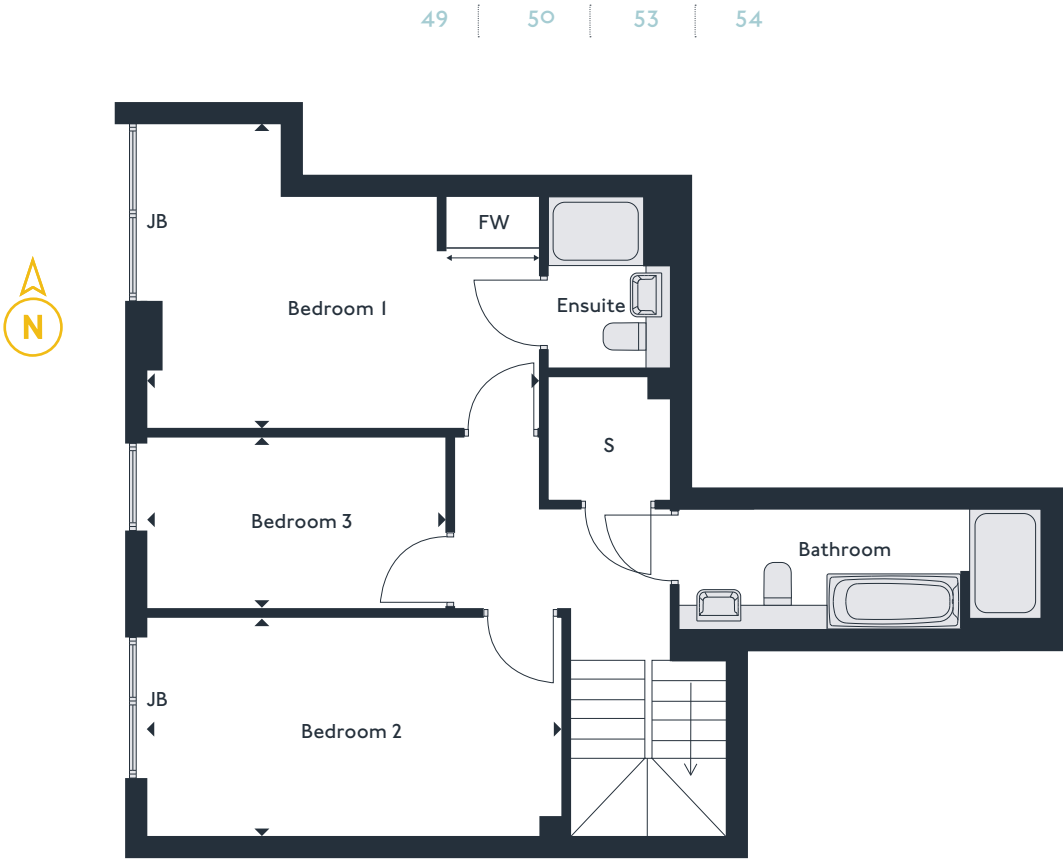
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Apartments as shown plan - 53
Apartments handed to floor plan shown above - 50
Mirrored vertically to the plan shown above - 55
Mirrored vertically and handed to the plan shown above - 49

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Three bedroom Duplex apartments

EIGHTH FLOOR • UPPER LEVEL



Bedroom 1	3.9m x 5.0m	12'9" x 16'5"
Bedroom 2	5.3m x 2.8m	17'4" x 9'2"
Bedroom 3	3.8m x 2.2m	12'6" x 7'3"
Gross internal area	123.4 m²	1328.3 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe JB - Juliet Balcony
* Full height opening glazing

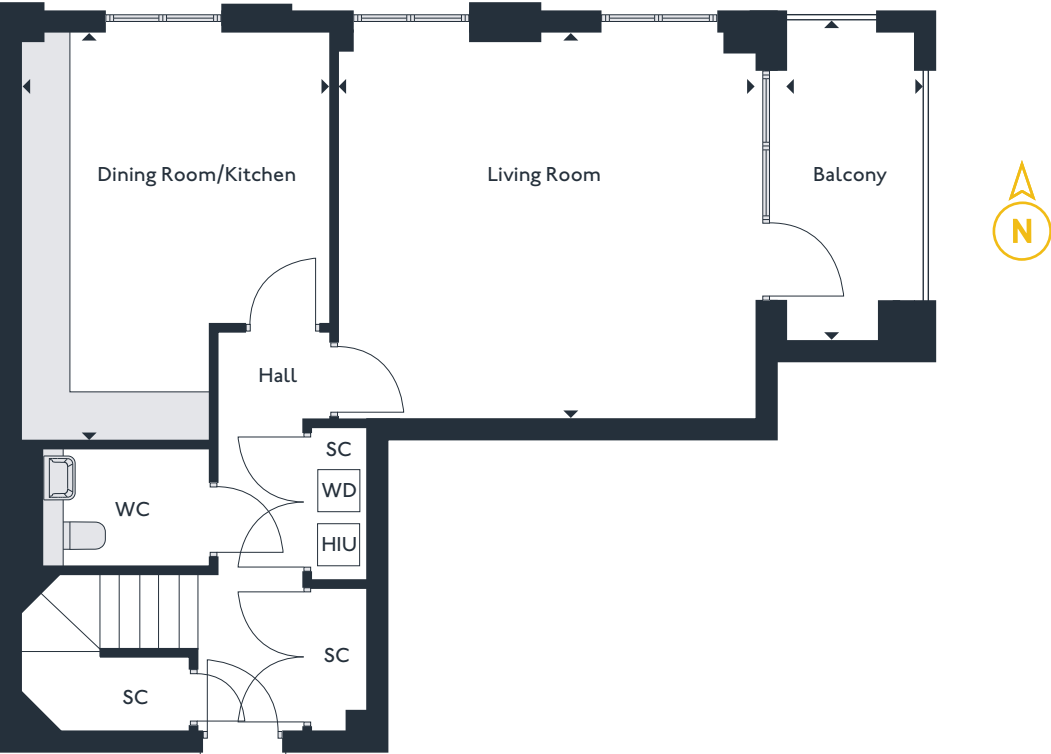
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Three bedroom Duplex apartments

SEVENTH FLOOR APARTMENT • ENTRANCE LEVEL

51 | 52 | 55 | 56



Living Room	5.3m x 4.9m	17'5" x 16'2"
Dining Room/Kitchen	3.9m x 5.2m	12'11" x 17'1"
Balcony	1.7m x 4.0m	5'9" x 13'3"
Gross internal area	126.3 m²	1359.5 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe JB - Juliet Balcony
* Full height opening glazing WD - Washer Dryer HIU - Heat Interface Unit

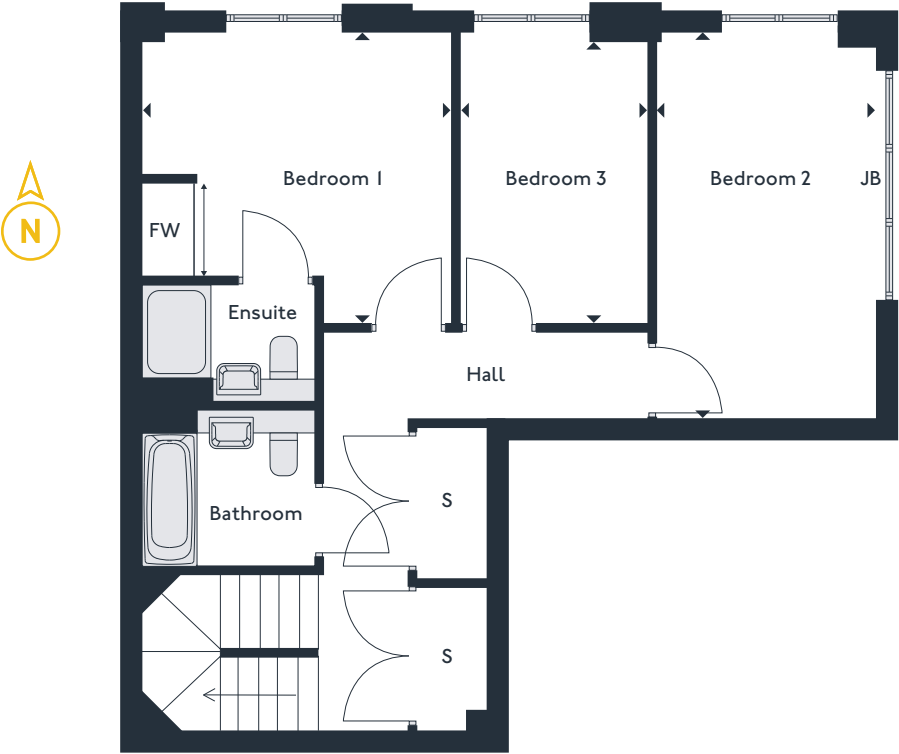
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Three bedroom Duplex apartments

EIGHTH FLOOR • UPPER LEVEL

51 | 52 | 55 | 56



Bedroom 1	3.9m x 3.7m	12'11" x 12'2"
Bedroom 2	2.8m x 4.9m	9'2" x 16'2"
Bedroom 3	2.4m x 3.7m	7'11" x 12'2"
Gross internal area	126.3 m²	1359.5 sqft

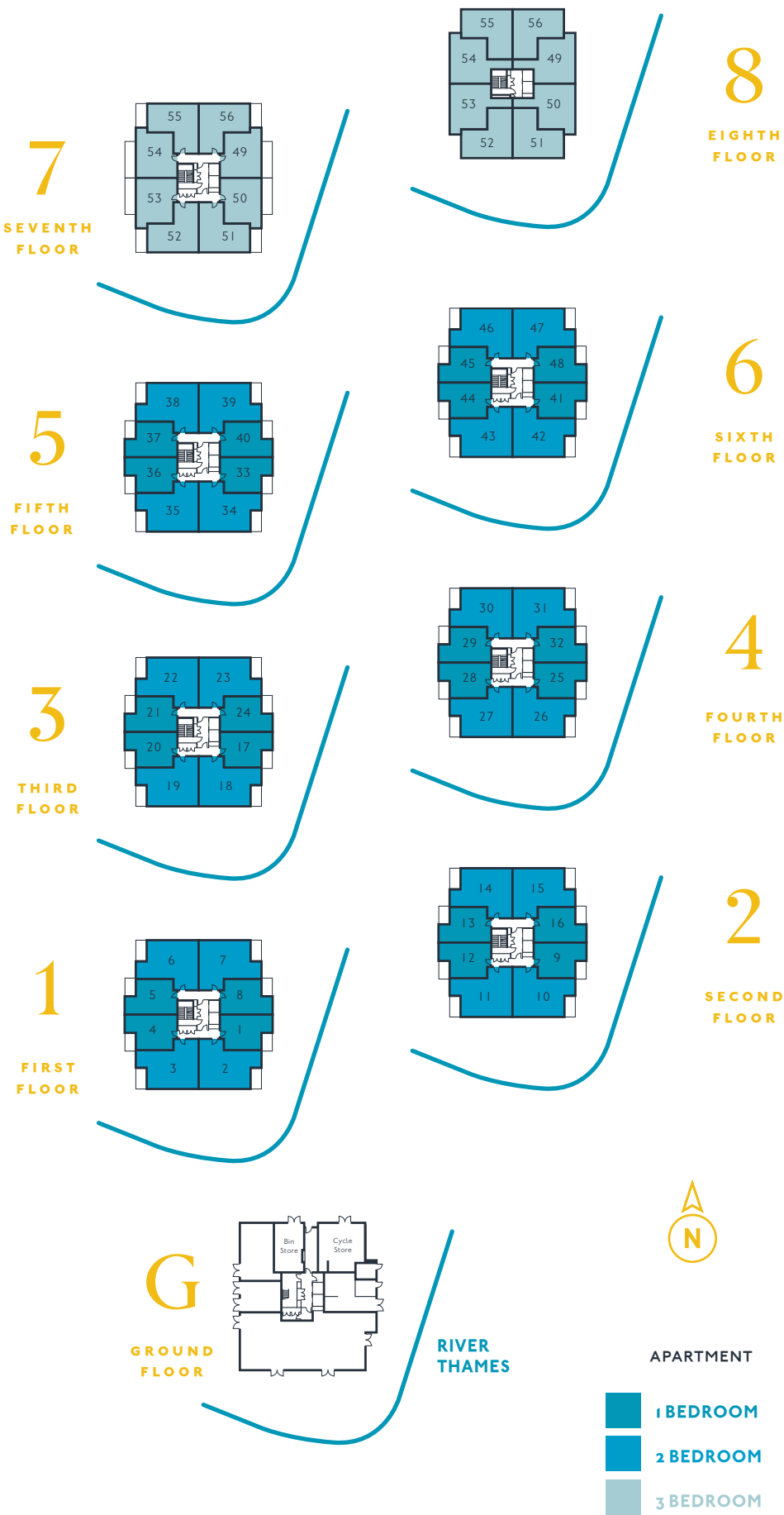
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HAME BUILDING

3



APARTMENT

1 BEDROOM

2 BEDROOM

3 BEDROOM



RIVERSIDE - ROYAL ALBERT WHARF

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Riverside at Royal Albert Wharf is a marketing name and will not necessarily form part of the approved postal address. The information in this document is indicative only and is intended to act as a guide only to the finished product. Accordingly, due to Notting Hill Genesis' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Consumer Protection Regulations 2008. Nor do they constitute a contract or warranty. For new build properties, Notting Hill Genesis abides by the NHBC's Consumer Code for Home Builders. For more information please visit www.nhbc.co.uk. Computer Generated Images (CGIs) are indicative only. Furniture shown in the CGIs is not included. Applicants are advised to contact the sales agents (Savills) to ascertain the availability of any particular property. Details are correct at the time of going to print, May 2018.