

LYLE BUILDING

Riverside

SHARED OWNERSHIP

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.

The Lyle Building at Riverside, the latest collection at Royal Albert Wharf offers 1, 2 & 3 bedroom homes with easy access to river frontage, available to buy through Shared Ownership.

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. Places to eat, drink and exercise with open space to breathe. High quality design combined with a convenient Zone 3 location giving you more for your money.

A development that helps set the agenda for the future of the area. A place that caters for the growing number of Londoners wanting space, style, quality and convenience in contemporary surroundings.

Moving made simple

Typical steps to buying with Shared Ownership

Find

1 START YOUR JOURNEY

Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

2 ARE YOU ELIGIBLE?

Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.

3 CHECK OUT THE DEVELOPMENT

Book your Riverside viewing with our Sales Team.

Apply

4 SELECT YOUR PREFERRED HOME

Have you seen something you like? Tell us which apartment is your preferred one.

5 WE OFFER YOU A HOME

We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Riverside or at another of our developments.

6 PURCHASING INTERVIEW

You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A sales consultant will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

Buy

7 INSTRUCT YOUR SOLICITOR

When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

8 EXCHANGE OF CONTRACTS

You're nearly there, exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

9 HOME DEMONSTRATION

When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, the heating and security systems.

10 LEGAL COMPLETION

Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Riverside!

What is Shared Ownership?

Shared Ownership is a government funded part-buy part-rent scheme designed to help people to buy a home of their own. You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing'). Shares available to buy at Riverside may vary.

Who is eligible?

Please speak to a member of the Sales Team for the latest eligibility criteria.



Digital illustration of the Lyle Building is indicative only



Take a look inside

What you can expect in your new Riverside home:

KITCHEN

- Manhattan kitchen units with gloss white finish
- Zanussi range of A rated appliances including:
 - Stainless steel integrated single oven and grill
 - Four zone ceramic hob and stainless steel feature cooker hood
 - Integrated dishwasher and fridge/freezer
 - Washer dryer (housed in hallway cupboard)
- White gloss splashback to hob and oven area
- Laminate grey stone effect laminate worktops with upstand
- Franke single stainless steel sink with Grohe chrome mixer tap
- Under cupboard LED lighting and low energy chrome downlighters
- Oak effect laminate flooring
- Integrated recycling bin
- Brushed stainless steel sockets

GENERAL

- SMART meters to each apartment
- Communal gas fired heating system serving white radiators with individual thermostat controls
- Fibre broadband enabled
- Smooth finished ceilings emulsioned in white to complement the emulsioned finish of the interior walls
- Flush internal doors painted white with chrome ironmongery
- Oak effect laminate flooring to hallway, living area & kitchen

BEDROOMS

- 80% wool carpet in neutral tone
- Fitted wardrobe to specified bedroom

BATHROOMS | ENSUITES

- Ideal Standard sanitaryware
- Main bathroom has bath with bath/shower mixer tap and glazed shower screen
- Ensuite bathroom has individual shower with fully tiled shower enclosure
- Large format ceramic wall tiling in natural tone; full height around bath and shower areas, half height to walls where sanitaryware is located
- Ideal Standard white gloss vanity unit with full width mirror
- Chrome downlights throughout and chrome shaver socket
- Heated chrome towel rail

ELECTRICAL

- Freeview TV points to all bedrooms and Freeview and SKY enabled TV points to bedroom 1 and living area (requires subscription at additional cost)
- Data points for telephone and wireless broadband to living area and bedroom 1
- Low energy LED chrome downlights throughout
- Mains operated smoke and heat detector with battery back up
- Video entry phone system



Riverside has all of the facilities you'll need for everyday life including a concierge, 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

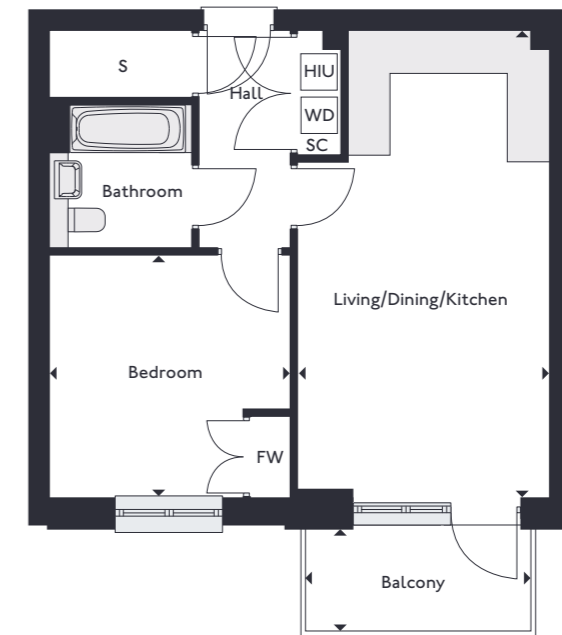


*Proposed use subject to lease agreements.

One bedroom apartments

APARTMENT

5*	11*	17*	23*	29*
6	12	18	24	30



▲ Living/Dining/Kitchen	3.7m x 6.9m	12'1" x 22'6"
Bedroom	3.6m x 3.6m	11'9" x 11'9"
Balcony	3.5m x 1.5m	11'5" x 4'11"
Gross internal area	50.2 m²	540 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe
 WD - Washer Dryer HIU - Heat Interface Unit
 *Handed to layout shown

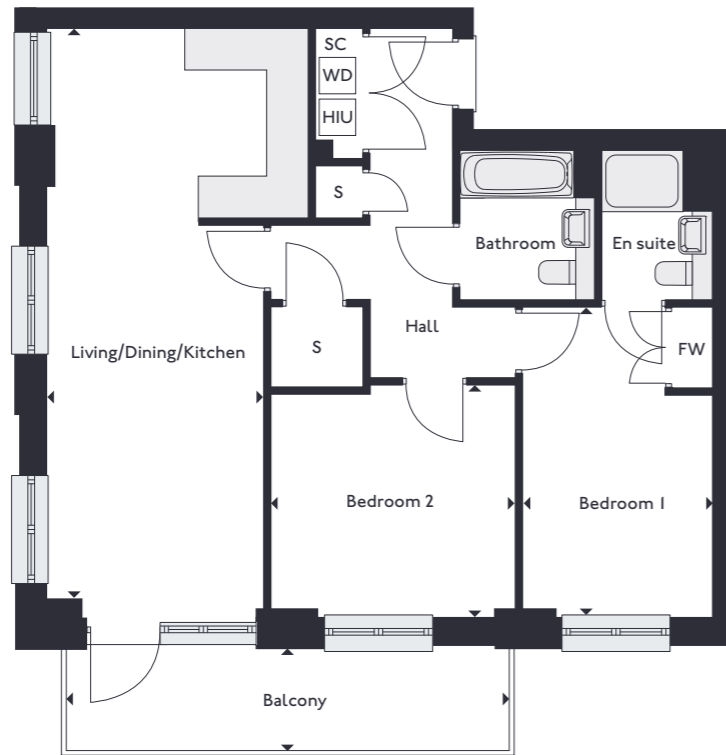
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Two bedroom apartments

APARTMENT

4*	10*	16*	22*	28*
7	13	19	25	31



Living/Dining/Kitchen	3.7m x 8.4m	12'3" x 27'6"
Bedroom 1	2.8m x 4.6m	9'2" x 15'0"
Bedroom 2	3.6m x 3.4m	11'10" x 11'3"
Balcony	6.5m x 1.6m	21'5" x 5'2"
Gross internal area	77.4 m²	833.1 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe
WD - Washer Dryer HIU - Heat Interface Unit

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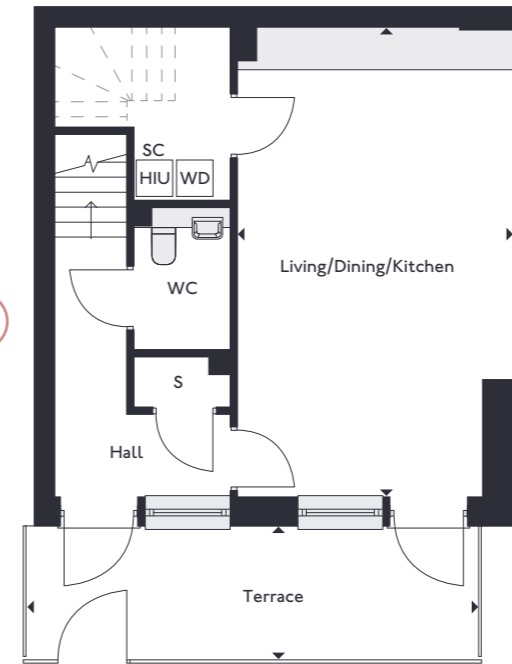


Two bedroom duplex homes

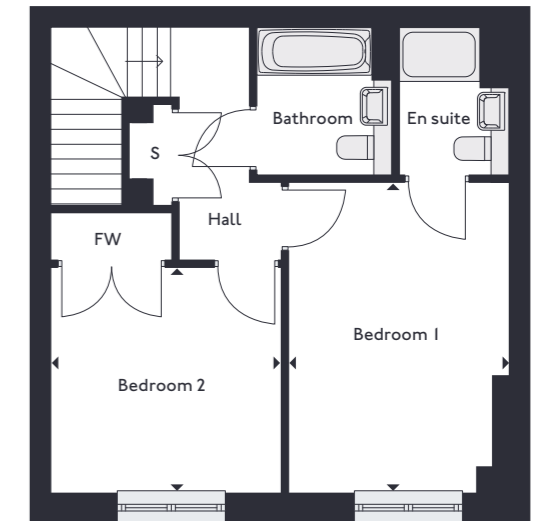
SHACKLETON WAY

17	21*
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GROUND FLOOR - ENTRANCE LEVEL



FIRST FLOOR - UPPER LEVEL



Living/Dining/Kitchen	4.0m x 6.9m	13'3" x 22'6"
Bedroom 1	3.2m x 4.6m	10'8" x 15'0"
Bedroom 2	3.4m x 3.3m	11'2" x 10'11"
Terrace	6.7m x 2.0m	21'10" x 6'7"
Gross internal area	91.3 m²	982.7 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe
WD - Washer Dryer HIU - Heat Interface Unit

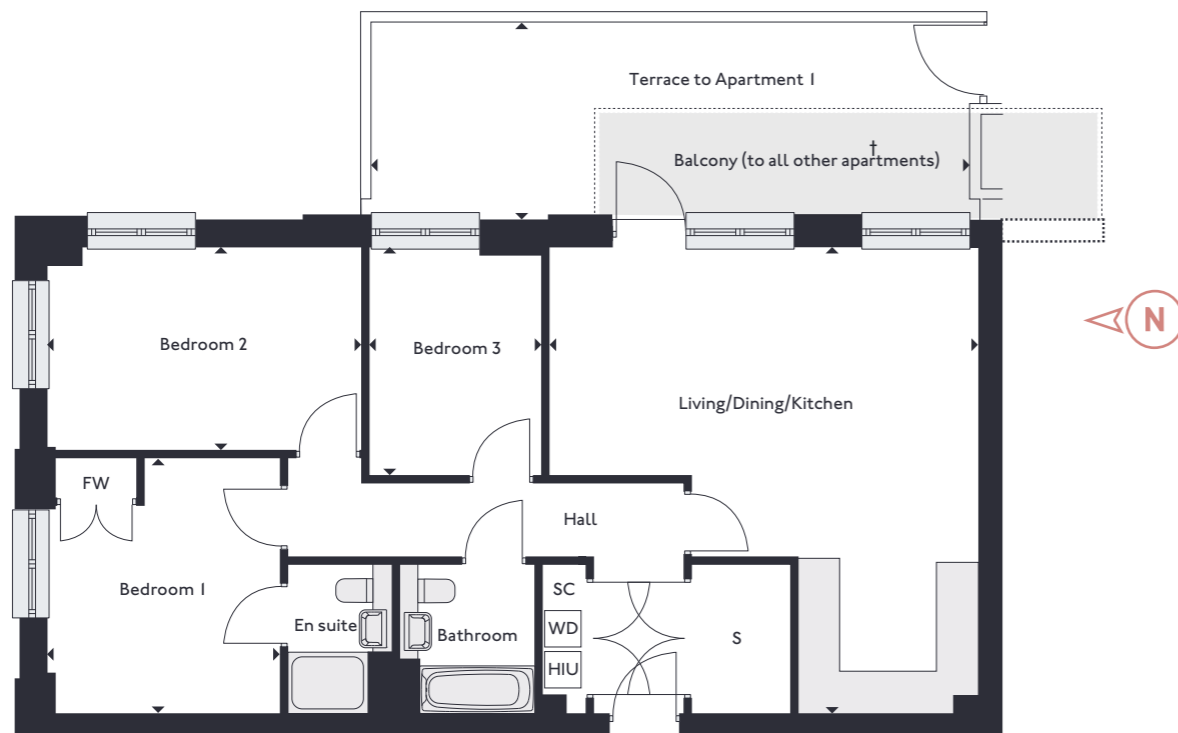
*Handed to layout shown



Three bedroom apartments

APARTMENT

1	14	26
8	20	32



Living/Dining/Kitchen	6.3m x 6.9m	20'9" x 22'6"
Bedroom 1	3.4m x 3.8m	11'3" x 12'4"
Bedroom 2	4.6m x 3.0m	15'2" x 9'10"
Bedroom 3	2.6m x 3.2m	8'4" x 10'8"
Terrace (Plot 1)	8.8m x 2.9m	28'10" x 8'8"
Balcony (All other apartments)	7.3m x 1.5m	24'0" x 4'11"
Gross internal area	93.9 m²	1010.7 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe WD - Washer Dryer
HIU - Heat Interface Unit

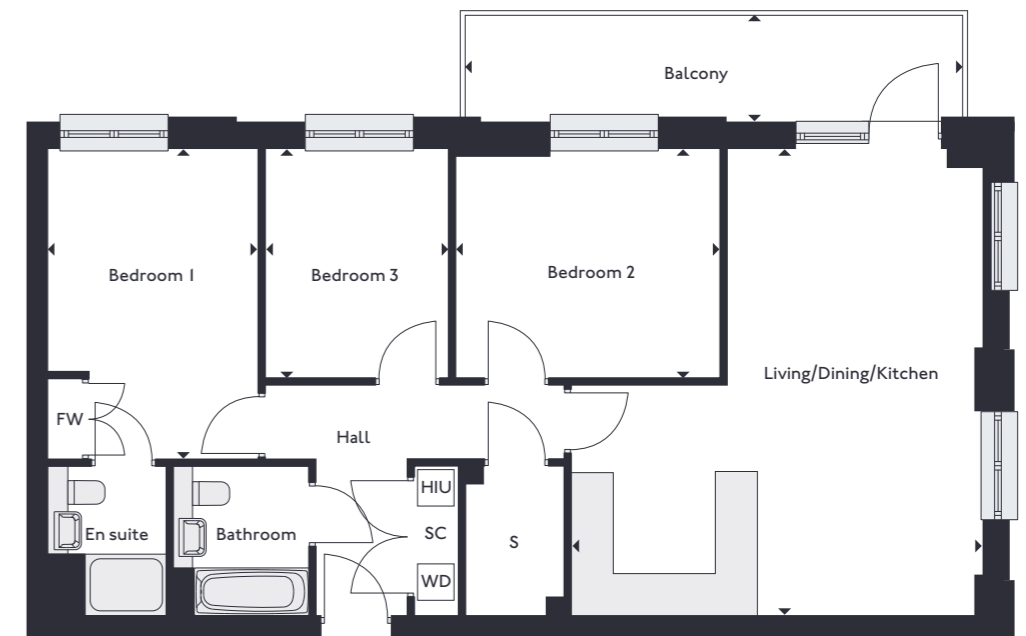
† Balcony shown as alternative to the terrace, which is for apartment 1 only.

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Three bedroom apartments

APARTMENT

15	21	27
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Living/Dining/Kitchen	6.0m x 6.9m	19'10" x 22'6"
Bedroom 1	3.1m x 4.6m	10'2" x 15'0"
Bedroom 2	3.9m x 3.4m	12'10" x 11'1"
Bedroom 3	2.7m x 3.4m	8'10" x 11'1"
Balcony	7.3m x 1.5m	24'1" x 5'11"
Gross internal area	94.8 m²	1020.4 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe
WD - Washer Dryer HIU - Heat Interface Unit

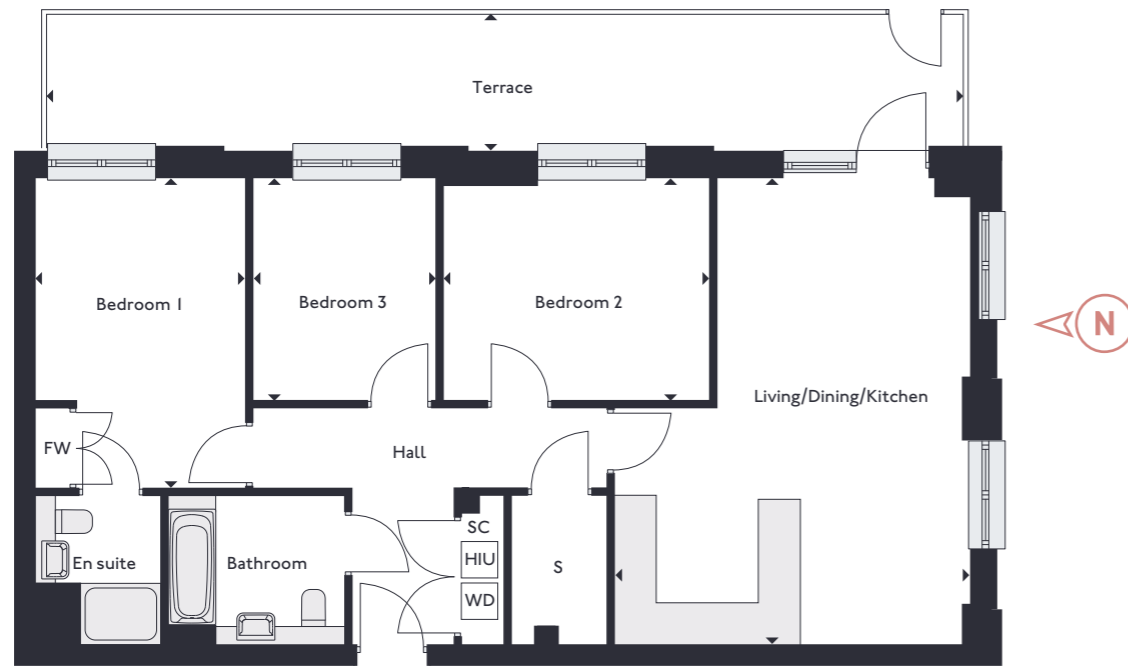
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Three bedroom apartment

APARTMENT

2



Living/Dining/Kitchen	5.2m x 6.9m	17'2" x 22'6"
Bedroom 1	3.1m x 4.6m	10'3" x 15'0"
Bedroom 2	3.9m x 3.1m	12'10" x 10'4"
Bedroom 3	2.7m x 3.1m	8'10" x 10'4"
Terrace	13.5m x 2.0m	44'5" x 6'7"
Gross internal area	94.8 m²	1020.4 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe
WD - Washer Dryer HIU - Heat Interface Unit

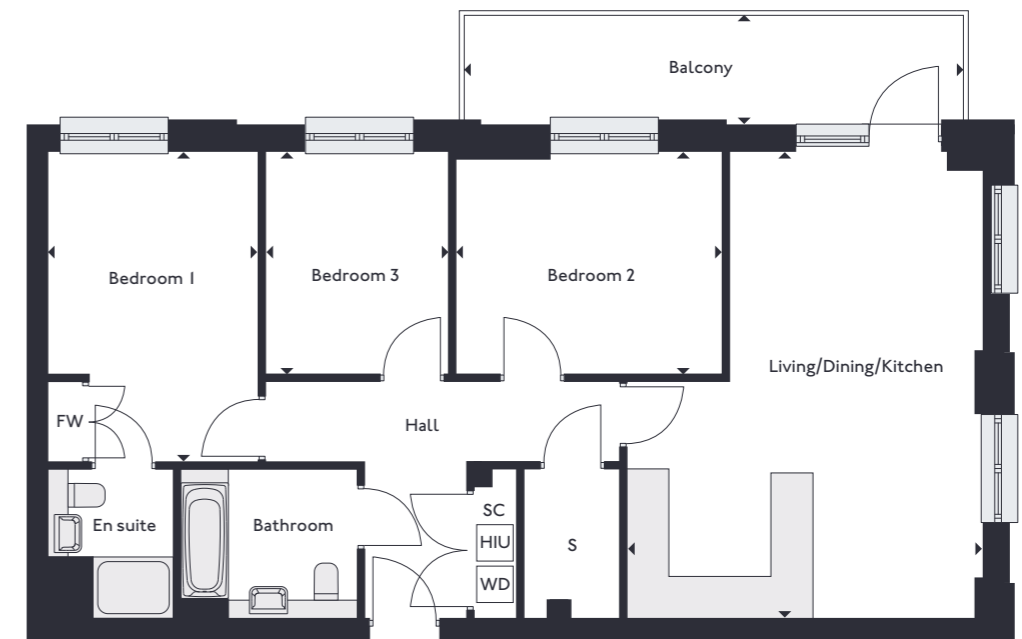
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Three bedroom apartments

APARTMENT

3

9



Living/Dining/Kitchen	5.2m x 6.9m	17'2" x 22'6"
Bedroom 1	3.1m x 4.6m	10'3" x 15'0"
Bedroom 2	3.9m x 3.1m	12'10" x 10'4"
Bedroom 3	2.7m x 3.1m	8'10" x 10'4"
Balcony	7.3m x 1.6m	23'11" x 5'1"
Gross internal area	94.8 m²	1020.4 sqft

SC - Services Cupboard S - Storage FW - Fitted Wardrobe
WD - Washer Dryer HIU - Heat Interface Unit

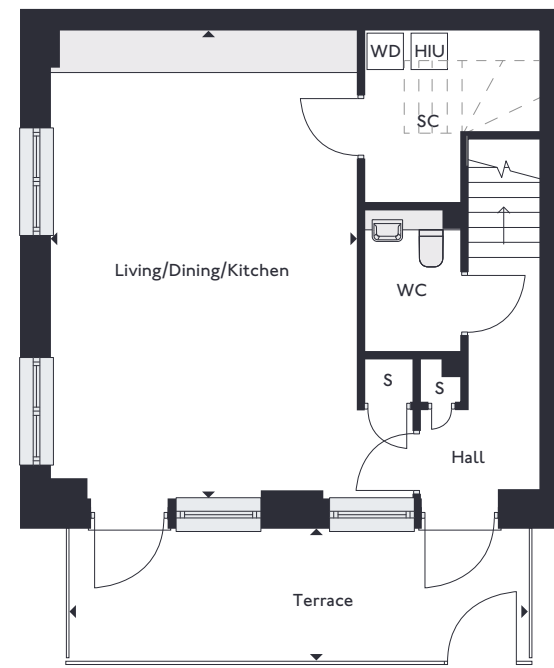
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Three bedroom duplex homes

SHACKLETON WAY

15
23*

GROUND FLOOR - ENTRANCE LEVEL



Living/Dining/Kitchen	4.5m x 6.9m	14'9" x 22'6"
Terrace	6.8m x 2.0m	22'2" x 6'6"

SC - Services Cupboard S - Storage FW - Fitted Wardrobe
WD - Washer Dryer HIU - Heat Interface Unit
*Handed to layout shown

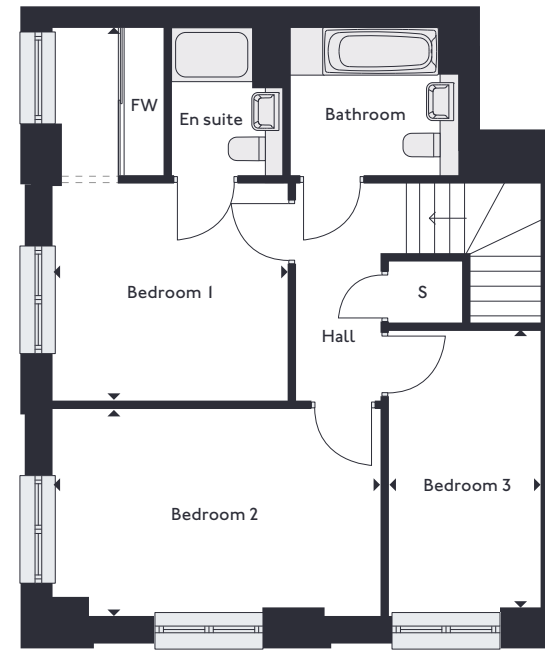
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Three bedroom duplex homes

SHACKLETON WAY

15
23*

FIRST FLOOR - UPPER LEVEL



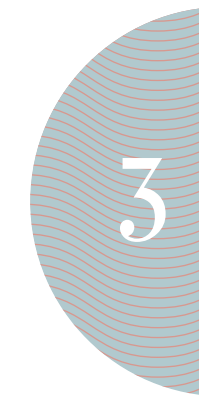
Bedroom 1	3.5m x 5.5m	11'4" x 18'1"
Bedroom 2	4.8m x 3.1m	15'10" x 10'
Bedroom 3	2.2m x 4.1m	7'4" x 13'4"

Gross internal area **108.3 m²** **1165.7 sqft**

S - Storage FW - Fitted Wardrobe
*Handed to layout shown

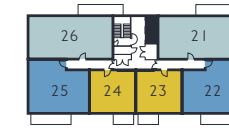
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LYLE BUILDING



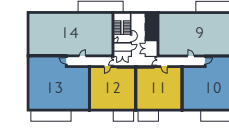
5

FIFTH FLOOR



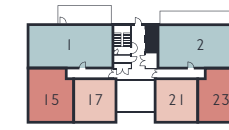
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THIRD FLOOR

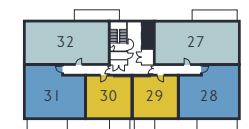


1

FIRST FLOOR

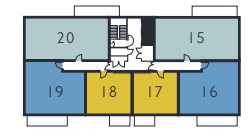


G
GROUND FLOOR



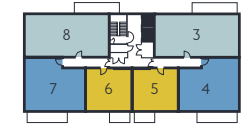
6

SIXTH FLOOR



4

FOURTH FLOOR



2

SECOND FLOOR

HOMES

- 2 BEDROOM
- 3 BEDROOM

APARTMENTS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- LIFTS

CS - CYCLE STORAGE
RS - REFUSE STORAGE



RIVERSIDE - ROYAL ALBERT WHARF

SALES GALLERY

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