

Parkside

ROYAL
ALBERT
WHARF

THE ROYAL DOCKS



Where living comes naturally

Welcome to Parkside, the next exciting phase of new homes within the transformation of Royal Albert Wharf. The vision is about creating a destination, a place to make friendships and build foundations. Discover and become part of a new district to call home.

This award winning regeneration in East London will offer home owners a unique lifestyle with a perfect balance of access to outdoor space with diverse landscapes.

Parkside comprises of two landmark buildings, Guthrum Court and George Court and boasts a wide range of 1, 2 and 3 bedroom apartments and duplexes overlooking a stunning new park, Northern Square. Not only does living at Parkside offer ease of access to open green space, you're only minutes away from the waterfront and transport connections to central London and the City via the DLR too.



Introducing Parkside

at Royal Albert Wharf



Computer generated image of Guthrum Court, George Court and Northern Square at Parkside is indicative only.



A unique park side location, with views over open space and a high level of interior specification awaits.

Parkside's two landmark apartment buildings have been designed with comfort and space in mind, so living here will immediately feel like a natural fit.

Large windows maximise light, whilst the spacious private balconies and terraces mean you can claim your own personal outdoor oasis.

Parkside apartments feature open plan living with a modern design and clean finish, so you can truly push your space to fit all of your needs, whether that's to work, relax, socialise or grow.

Homes at Parkside come with high quality interiors, with features such as honey oak wood effect flooring throughout, fibre optic broadband enabled and a comprehensive range of Bosch kitchen appliances.

New homes from Notting Hill Genesis combine contemporary design and technology with open plan, bright and airy layouts.

- | | | |
|-------------------------------|-----------------------------------|----------------------------|
| 1 Proposed Restaurant* | 5 Sales Gallery | 9 Proposed Nursery* |
| 2 Proposed café* | 6 Management Office | 10 Retail |
| 3 Co-operative store | 7 RAW Labs and coffee shop | 11 Bow Arts |
| 4 Concierge | 8 Proposed Gym* | |

*Proposed use subject to Lease agreements.

- Existing development at Royal Albert Wharf
- Parkside



East London's newest neighbourhood

Parkside



Royal Albert Wharf has attracted a variety of home owners from across London and beyond due to its carefully crafted range of homes.

This is a unique place to live with everything you need on your doorstep, places to eat and drink and convenient transport connections.

There's a great mix of people already living and working here, enjoying the open spaces and riverside walks. Royal Albert Wharf is a place that's shaping futures and creating a lasting legacy and now is your time to take your place at Parkside.





A place to wander and wonder

Royal Albert Wharf attracts buyers from all over the capital who are collectively joined together by their love of the location and the uniqueness of the place. There aren't many places in London that offer that sought-after feeling of open air and space.

Right on your doorstep, there's the serene park at Northern Square, where you're free to practice your yoga or chill out with a book. If you fancy a stroll, just around the corner you can meander along to the riverside. For a unique view of Royal Albert Wharf, take to the Royal Docks on a paddleboard, and explore from the water. With Beckton Park, Royal Victoria Gardens and the Thames Barrier Park close by for outside space too, you really are well and truly spoilt for choice living here.



Computer generated image of Royal Albert Wharf is indicative only.



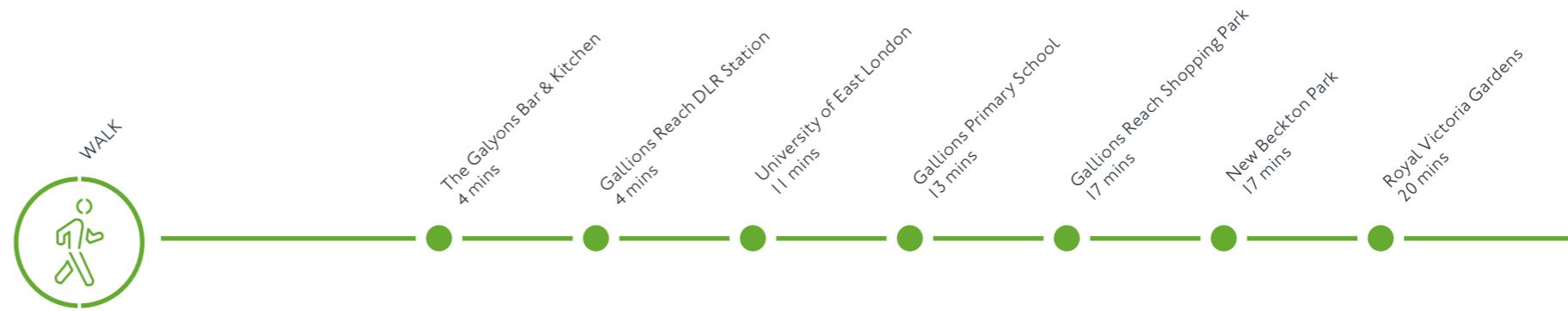


The city and beyond

Everyday life is easier when you're connected. Royal Albert Wharf has excellent transport links so you can travel to work and meet up with friends and family in no time.

Gallions Reach DLR in zone 3 is on your doorstep, connecting you to the heart of London. There are also plenty of other ways to get around including cycle ways and footpaths along the river - there's no better way to start your day.

You can reach all of London's hotspots easily from Royal Albert Wharf, no matter how you like to get around. If cycling is your thing, you can pedal to Canary Wharf in just over 30 minutes - the nearby CS3 means a leisurely, traffic-free ride to work, places to eat and shop and you can start from just around the corner.



* Use of London Underground will also be required. Train times taken from Transport for London and Google Maps.

At home with local landmarks



ROYAL ALBERT WHARF

THE ROYAL DOCKS

Indulge in your surroundings



Royal Albert Wharf is within easy reach of the best that East London can offer. So whether you want a quick bite to eat after work or Friday night cocktails with friends, you are perfectly positioned.

Fine dining and cosmopolitan café culture are all close to hand. From Tom's Kitchen and Iberica at Canary Wharf to the diverse range of East-End gastro-pubs and restaurants locally, you'll find an eclectic menu of tastes from all corners of the globe.

Whether you fancy elegant cocktails in a sophisticated bar or a big night out with friends, there is an excellent choice of venues within 30 minutes of Royal Albert Wharf. And if you're simply looking for a relaxed pint at a friendly local pub, Galyon's Bar & Kitchen is just a few minutes' walk, whilst nearby Canning Town also has a range of options, including restaurants and bars.



Experience entertainment the East London way

Close to the City, Wilton's Music Hall is perfect for live music and world-class productions. What's more, The Royal Docks plays host to some great events, like 'Join the Docks', its annual autumn celebration of culture and creativity.

Within 25 minutes on the DLR, The Troxy is a grade II listed art deco building in Limehouse, reborn into a fantastic live events venue attracting many leading names in the music industry.



Canary Wharf has more than 120 stores across five malls, including cinema, places to eat, drink and shop.



From markets to high street retail, the ultimate shopping experience in East London, is just a short distance away.

There's a convenience store on your doorstep with the Co-operative located within Royal Albert Wharf and you'll find lots of supermarkets and popular high street stores in the Gallions Reach Shopping Park. You're also less than a 15 minute bus ride from Beckton and Gateway retail parks.

East London is well known for its iconic markets, like Queen's Market, a hub of international delicacies, and Brick Lane, famous for its authentic cuisine from around the world and its funky Sunday street market. What's more, Columbia Road flower market, with its fresh cut flowers, unusual plants and herbs is well worth a visit.

Stylish boutiques and luxury lifestyle brands are never far away either, with Westfield Stratford nearby and Canary Wharf with its host of stores selling everything from fashion and beauty products to stylish homeware essentials.



Find your inner creativity

Bow Arts, London's leading arts and creative learning provider is making big waves at Royal Albert Wharf, developing creative studios for artists and local entrepreneurs. Their exciting programme for the RAW Labs offers a packed events calendar throughout the year for residents and visitors to enjoy.

"Our vision at Royal Albert Wharf is to develop a creative hub that can be used by everyone and to create these brilliant affordable spaces that give back to the community," says Joss Taylor, Bow Arts' Project Manager. "Artists hire out the spaces here and the license fees contribute towards community-led projects and the local education programme, which includes a

series of workshops we're running with Gallions Reach Primary School. It's a real commitment to developing the community here."

The waterfront studio spaces are attracting people from a wide spectrum of creative industries including artists, designers, painters and photographers: "The area is permeable - the studio spaces are all public-facing and

glass-fronted so residents walking by can see the creatives using the space and will feel an active part of the community. With an inspirational waterside setting, the studios have been designed with artists in mind.



“ We have an ever-changing calendar - from mindfulness sessions and vintage clothing sales to the weekly yoga class and film club, there's always something to do.

Joss Taylor,
Bow Arts' Project Manager

In addition Bow Arts in partnership with Notting Hill Genesis has developed RAW Labs, a multi-use community space that includes an event space and a coffee shop for everyone to enjoy: “The cafe is a central hub for residents to come together. There are also plenty of activities to get involved with in the upstairs event space; our events bring the community together and connect people.”

RAW Labs is host to changing artist residencies at Royal Albert Wharf, offering professional artists the chance to work in an inspiring environment while engaging with local schools and the community by running regular educational workshops for everyone to enjoy. "Artists come from all over the world and during their residency they will run workshops for families living here and they'll create a legacy piece - art that they will leave behind for everyone to admire. This all links with our overarching ethos of giving back to the area and creating this ecosystem where residents can learn and grow together in an inspiring environment. Promoting a sense of togetherness is really important."



The finer details

Life and living is all about the finer details and here is what you can expect in your new home at Parkside.



KITCHEN|DINING|LIVING ROOMS

- George Court - Manhattan kitchen with high gloss white finish
- Guthrum Court - Manhattan kitchen with high gloss dove grey finish
- White quartz/composite worktops
- Bosch appliances including integrated oven, four-zone ceramic hob and hood
- Integrated fridge-freezer
- Bosch washer dryer in utility cupboard
- White Manhattan glazed splashback
- Undermounted Ibis sink with Ideal Standard mixer tap
- Honey Oak wood effect flooring by Amtico
- Low energy downlights
- Recycling bins included

BEDROOMS

- 80% wool carpet in neutral tones
- Multiroom point low energy LED downlights
- Satellite multi room to master bedroom
- Built-in wardrobe with mirrored sliding doors to master bedroom (where shown on plans)

BATHROOMS|ENSUITES

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

Show home images are for illustrative purposes only.

GENERAL

- Smart meters to each apartment
- White radiators with thermostat control
- 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



George Court

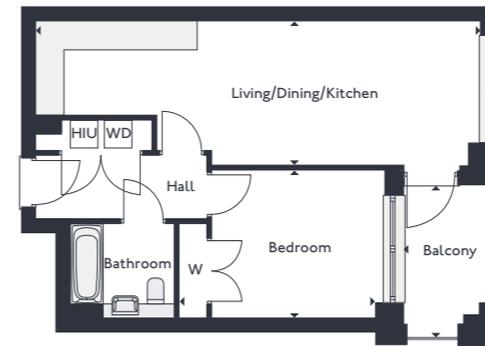


One bedroom apartments

GEORGE COURT



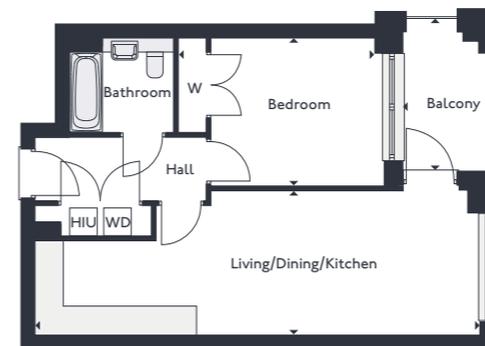
1 9 17 25 33 41
4' 12' 20' 28' 36' 44'



Living/Dining/Kitchen	9.4m x 3m	30'10" x 9'11"
Bedroom	4.2m x 3.1m	13'8" x 10'3"
Balcony	1.9m x 3.2m	6'4" x 10'6"
Gross internal area	50.9 m²	548 sqft

W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

5' 13' 21' 29' 37' 45'
8 16 24 32 40 48



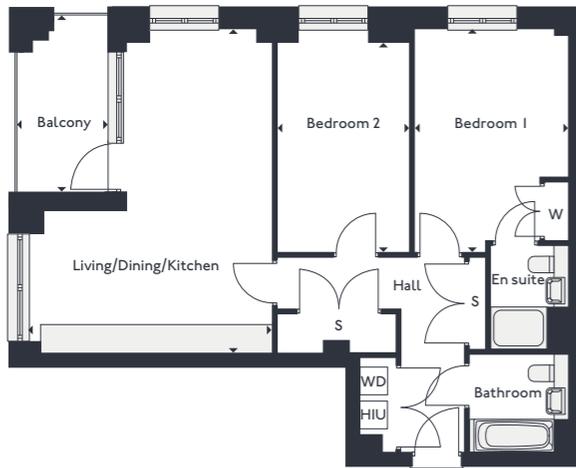
Living/Dining/Kitchen	9.4m x 3m	30'10" x 9'11"
Bedroom	4.2m x 3.1m	13'8" x 10'3"
Balcony	1.9m x 3.2m	6'4" x 10'6"
Gross internal area	50.9 m²	548 sqft

W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

Two bedroom apartments

GEORGE COURT

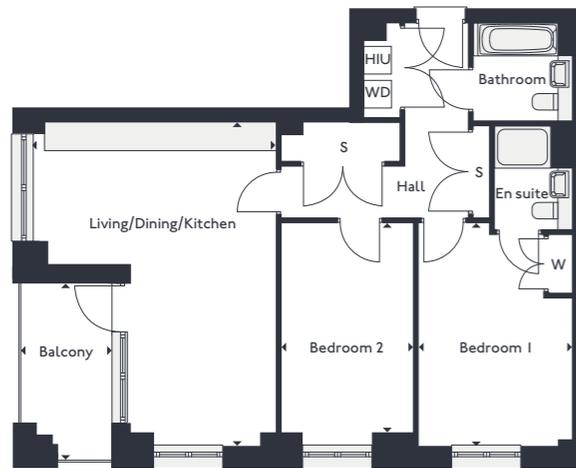
6 | 14 | 22 | 30 | 38 | 46



Living/Dining/Kitchen	4.9m x 6.8m	16'1" x 22'4"
Bedroom 1	3.3m x 4.7m	10'8" x 15'5"
Bedroom 2	2.8m x 4.4m	9'2" x 14'6"
Balcony	1.9m x 3.7m	6'4" x 12'3"
Gross internal area	78.4 m²	844 sqft

S - Storage
 W - Wardrobe
 WD - Washer Dryer
 HIU - Heat Interface Unit

2' | 10' | 18' | 26' | 34' | 42'
 3 | 11 | 19 | 27 | 35 | 43



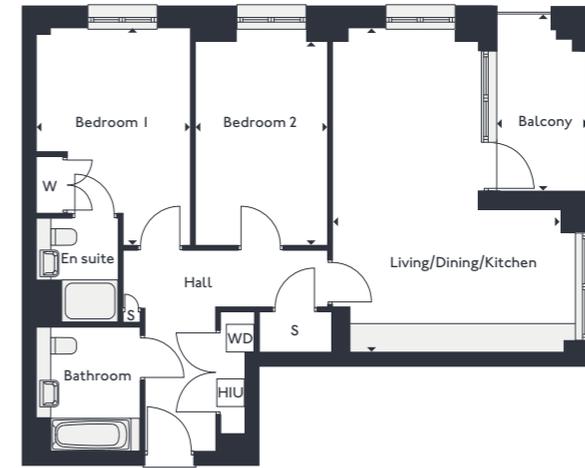
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Bedroom 1	3.3m x 4.7m	10'8" x 15'5"
Bedroom 2	2.8m x 4.4m	9'2" x 14'6"
Balcony	1.9m x 3.7m	6'4" x 12'3"
Gross internal area	78.4 m²	844 sqft

S - Storage
 W - Wardrobe
 WD - Washer Dryer
 HIU - Heat Interface Unit

Two bedroom apartments

GEORGE COURT

7 | 15 | 23 | 31 | 39 | 47



Living/Dining/Kitchen	4.8m x 6.8m	15'10" x 22'4"
Bedroom 1	3.3m x 4.6m	10'9" x 15'0"
Bedroom 2	2.8m x 4.3m	9'2" x 14'1"
Balcony	1.9m x 3.7m	6'4" x 12'3"
Gross internal area	77.9 m²	839 sqft

S - Storage
 W - Wardrobe
 WD - Washer Dryer
 HIU - Heat Interface Unit
 - Wheelchair accessible apartment

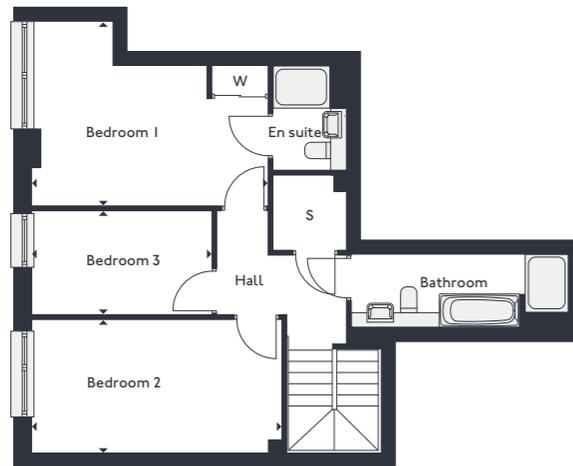
Three bedroom duplex apartments

GEORGE COURT

49' | 54



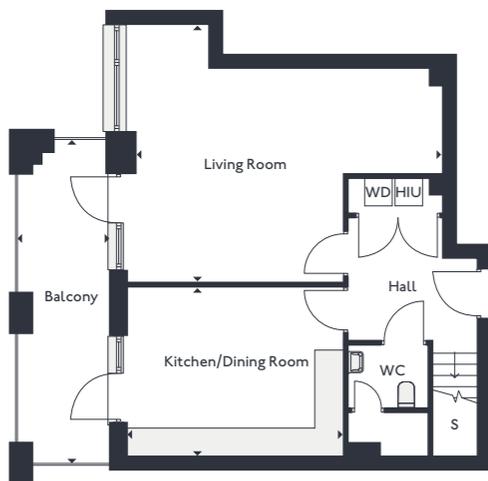
UPPER LEVEL



Eighth floor

Bedroom 1	5m x 3.9m	16'5" x 12'9"
Bedroom 2	5.3m x 2.8m	17'5" x 9'2"
Bedroom 3	3.8m x 2.2m	12'6" x 7'3"
Gross internal area	123.3 m²	1327 sqft

ENTRANCE LEVEL



Seventh floor

Living Room	6.5m x 5.4m	21'2" x 17'9"
Kitchen/Dining Room	4.6m x 3.6m	15'0" x 11'8"
Balcony	1.9m x 6.8m	6'4" x 22'3"

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

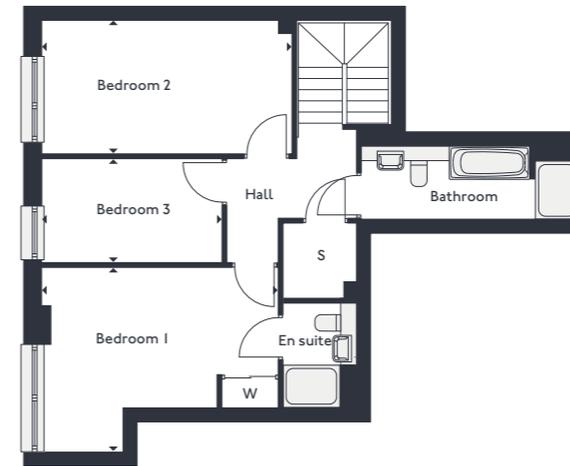
Three bedroom duplex apartments

GEORGE COURT

50' | 53



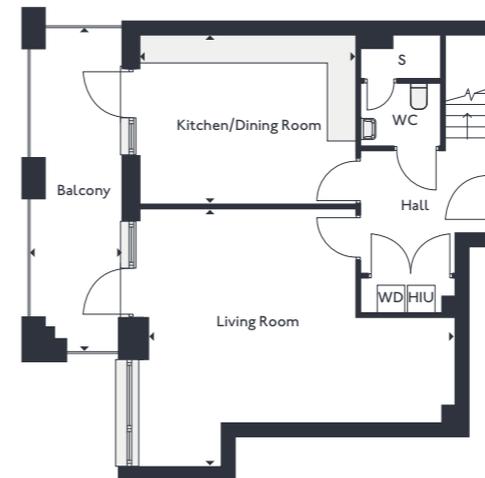
UPPER LEVEL



Eighth floor

Bedroom 1	5m x 3.9m	16'5" x 12'9"
Bedroom 2	5.3m x 2.8m	17'5" x 9'2"
Bedroom 3	3.8m x 2.2m	12'6" x 7'3"
Gross internal area	123.3 m²	1327 sqft

ENTRANCE LEVEL



Seventh floor

Living Room	6.5m x 5.4m	21'2" x 17'9"
Kitchen/Dining Room	4.6m x 3.6m	15'0" x 11'8"
Balcony	1.9m x 6.8m	6'4" x 22'3"

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

Three bedroom duplex apartments

GEORGE COURT

51 | 52'



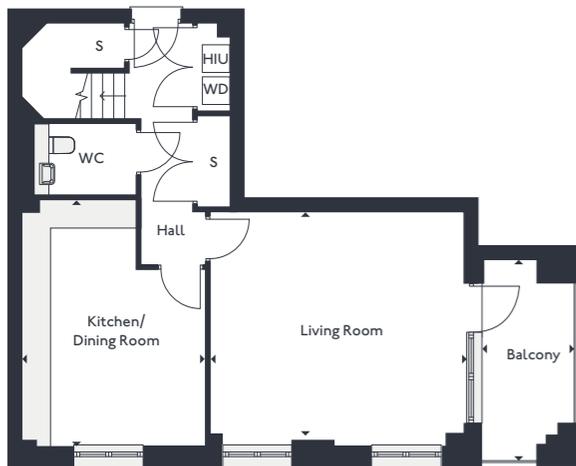
UPPER LEVEL



Eighth floor

Bedroom 1	3.9m x 3.7m	12'9" x 12'2"
Bedroom 2	2.8m x 4.9m	9'2" x 16'2"
Bedroom 3	2.5m x 3.6m	8'1" x 11'9"
Gross internal area	126.5m²	1362 sqft

ENTRANCE LEVEL



Seventh floor

Living Room	5.4m x 4.9m	17'7" x 16'2"
Kitchen/Dining Room	3.9m x 5.2m	12'9" x 17'1"
Balcony	1.9m x 4.2m	6'4" x 13'10"

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

Three bedroom duplex apartments

GEORGE COURT

55' | 56'



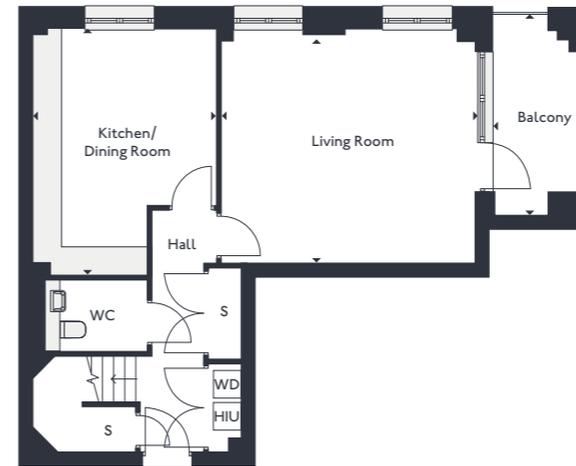
UPPER LEVEL



Eighth floor

Bedroom 1	3.9m x 3.7m	12'9" x 12'2"
Bedroom 2	2.8m x 4.9m	9'2" x 16'2"
Bedroom 3	2.5m x 3.6m	8'1" x 11'9"
Gross internal area	126.5m²	1362 sqft

ENTRANCE LEVEL



Seventh floor

Living Room	5.4m x 4.9m	17'7" x 16'2"
Kitchen/Dining Room	3.9m x 5.2m	12'9" x 17'1"
Balcony	1.9m x 4.2m	6'4" x 13'10"

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

Guthrum Court

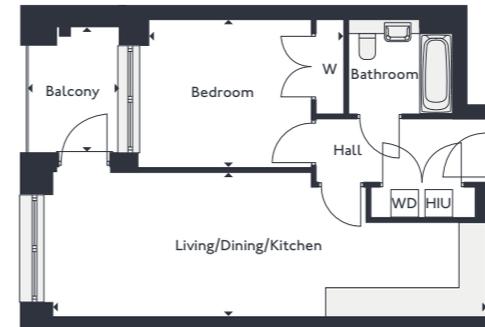


One bedroom apartments

GUTHRUM COURT



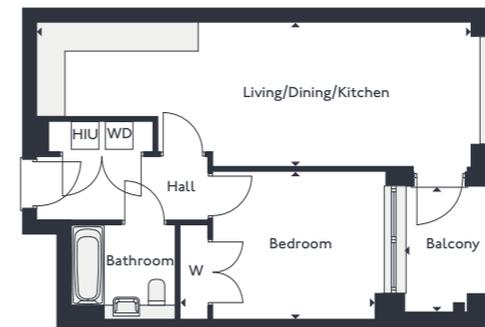
7'	15'	28'	39'	52'
12	20	31	44	55
	23'	36	47'	



Living/Dining/Kitchen	9.4m x 3m	30'2" x 9'11"
Bedroom	4.1m x 3.1m	13'7" x 10'3"
Balcony	1.9m x 2.6m	6'4" x 8'8"
Gross internal area	50.4 m²	543 sqft

W - Wardrobe
 WD - Washer Dryer
 HIU - Heat Interface Unit

1	16	27'	40	51'
8	19'	32	43'	
11'	24	35'	48	



Living/Dining/Kitchen	9.2m x 3m	30'2" x 9'11"
Bedroom	4.1m x 3.1m	13'7" x 10'3"
Balcony	1.9m x 2.6m	6'4" x 8'8"
Gross internal area	50.4 m²	543 sqft

W - Wardrobe
 WD - Washer Dryer
 HIU - Heat Interface Unit

Two bedroom apartment

GUTHRUM COURT

4



Second floor

Living/Dining/Kitchen	9.2m x 3.3m	30'2" x 11'0"
Bedroom 1	4.2m x 3.1m	13'8" x 10'3"
Bedroom 2	5.7m x 3m	18'7" x 9'11"
Terrace	9.3m x 8.6m	30'7" x 28'1"

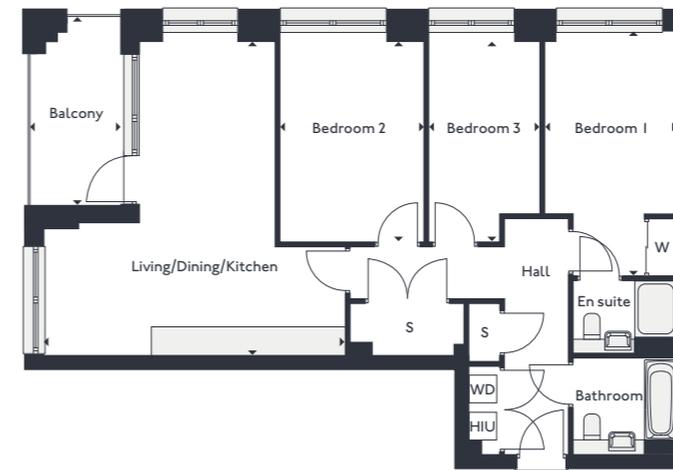
Gross internal area 80 m² 861 sqft

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

Three bedroom apartments

GUTHRUM COURT

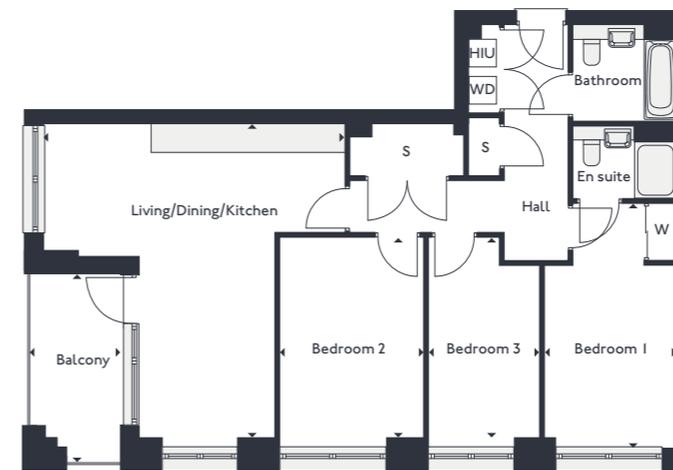
6' 13" | 14' 21" | 22' 29" | 30' 37" | 38' 45" | 46' 53" | 54'



Living/Dining/Kitchen	6.4m x 6.6m	20'11" x 21'8"
Bedroom 1	2.8m x 5.2m	9'2" x 16'11"
Bedroom 2	3.1m x 4.2m	10'0" x 13'10"
Bedroom 3	2.4m x 4.2m	7'3" x 6'8"
Balcony	1.9m x 3.6m	6'4" x 12'11"
Gross internal area	91.5 m²	985 sqft

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

2' 9" | 10' 17" | 18' 25" | 26' 33" | 34' 41" | 42' 49" | 50'



Living/Dining/Kitchen	6.4m x 6.6m	20'11" x 21'8"
Bedroom 1	2.8m x 5.2m	9'2" x 16'11"
Bedroom 2	3.1m x 4.2m	10'0" x 13'10"
Bedroom 3	2.4m x 4.2m	7'3" x 6'8"
Balcony	1.9m x 3.9m	6'4" x 12'11"
Gross internal area	91.5 m²	985 sqft

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

Three bedroom apartment

GUTHRUM COURT

5



Second floor

Living/Dining/Kitchen	6.6m x 7.2m	21'7" x 23'5"	Bedroom 3	2.4m x 4.4m	7'9" x 14'4"	S - Storage W - Wardrobe WD - Washer Dryer HIU - Heat Interface Unit
Bedroom 1	2.8m x 5.1m	9'2" x 16'8"	Terrace	9.3m x 6.7m	30'7" x 21'10"	
Bedroom 2	3.1m x 4.4m	10'0" x 14'4"	Gross internal area	93.8 m²	1010 sqft	

Three bedroom duplex apartments

GUTHRUM COURT

57 | 58'



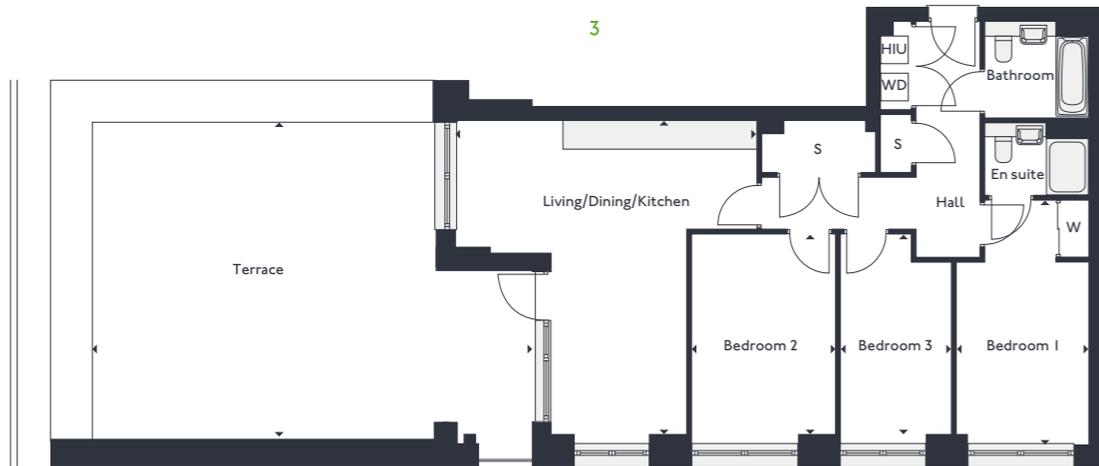
UPPER LEVEL



Tenth floor

Bedroom 1	3.7m x 3.7m	12'3" x 12'3"
Bedroom 2	2.7m x 4.8m	9'0" x 15'9"
Bedroom 3	2.2m x 3.5m	7'3" x 11'6"
Gross internal area	123 m²	1324 sqft

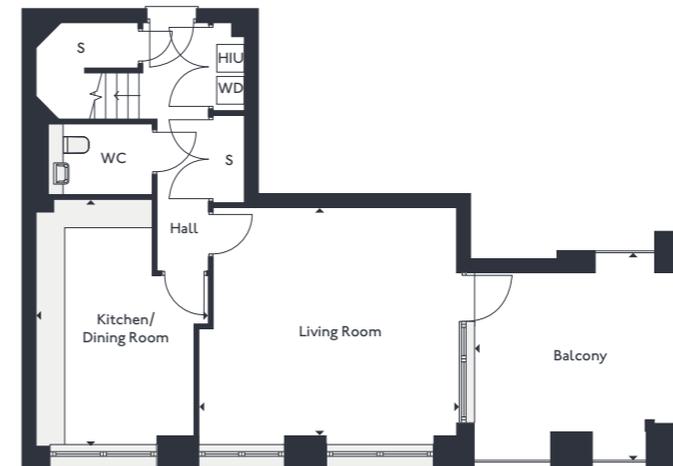
3



Second floor

Living/Dining/Kitchen	6.4m x 6.6m	20'11" x 21'8"	Bedroom 3	2.4m x 4.2m	7'9" x 13'10"	S - Storage W - Wardrobe WD - Washer Dryer HIU - Heat Interface Unit
Bedroom 1	2.8m x 5.2m	9'2" x 16'11"	Terrace	9.3m x 6.7m	30'7" x 21'10"	
Bedroom 2	3.1m x 4.2m	10'0" x 13'10"	Gross internal area	91.5 m²	985 sqft	

ENTRANCE LEVEL



Ninth floor

Living Room	5.4m x 4.8m	17'10" x 15'9"
Kitchen/Dining Room	3.7m x 5.2m	12'0" x 17'1"
Balcony	4.4m x 4.4m	14'6" x 14'5"

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

Three bedroom duplex apartments

GUTHRUM COURT

61 | 62'



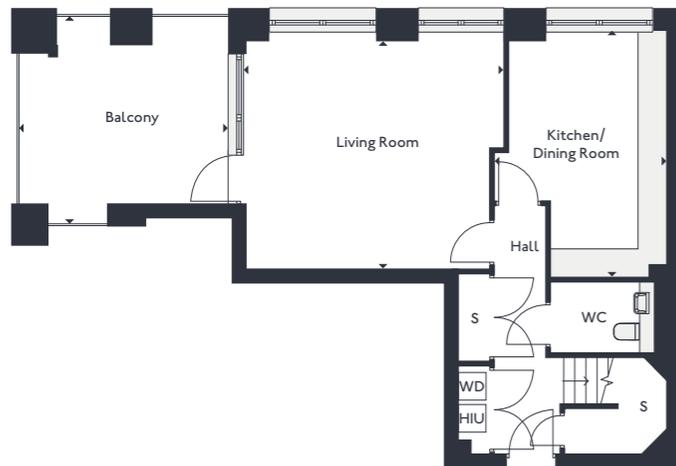
UPPER LEVEL



Tenth floor

Bedroom 1	3.7m x 3.7m	12'3" x 12'3"
Bedroom 2	2.7m x 4.8m	9'0" x 15'9"
Bedroom 3	2.2m x 3.5m	7'3" x 11'6"
Gross internal area	123 m²	1324 sqft

ENTRANCE LEVEL



Ninth floor

Living Room	5.4m x 4.8m	17'10" x 15'9"
Kitchen/Dining Room	3.7m x 5.2m	12'0" x 17'11"
Balcony	4.4m x 4.4m	14'6" x 14'5"

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

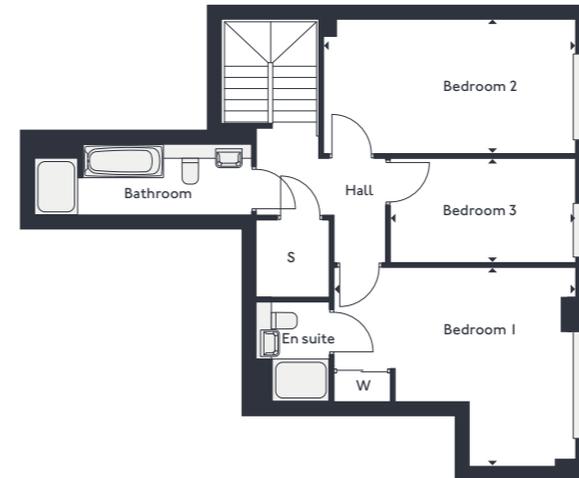
Three bedroom duplex apartments

GUTHRUM COURT

56 | 59'



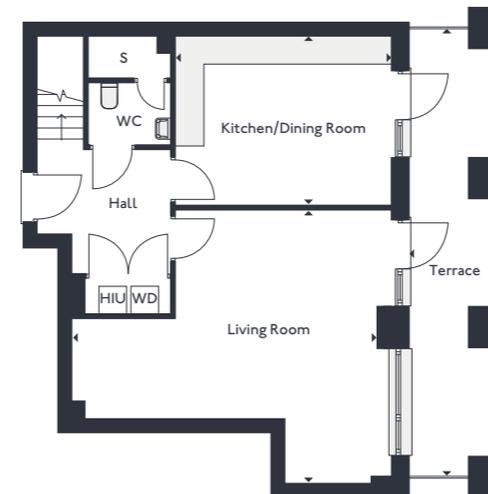
UPPER LEVEL



Tenth floor

Bedroom 1	5.1m x 4.2m	16'9" x 14'2"
Bedroom 2	5.3m x 2.8m	17'6" x 9'4"
Bedroom 3	3.9m x 2.2m	12'10" x 7'3"
Gross internal area	125.9 m²	1355 sqft

ENTRANCE LEVEL



Ninth floor

Living Room	6.4m x 5.7m	21'1" x 18'10"
Kitchen/Dining Room	4.6m x 3.6m	15'0" x 11'9"
Terrace	1.9m x 9.4m	6'1" x 30'11"

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

Three bedroom duplex apartments

GUTHRUM COURT

60 | 63



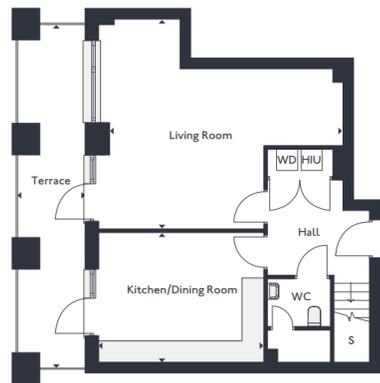
UPPER LEVEL



Tenth floor

Bedroom 1	5.1m x 4.2m	16'9" x 14'2"
Bedroom 2	5.3m x 2.8m	17'6" x 9'4"
Bedroom 3	3.9m x 2.2m	12'10" x 7'3"
Gross internal area	125.9 m²	1355 sqft

ENTRANCE LEVEL



Ninth floor

Living Room	6.4m x 5.7m	21'1" x 18'10"
Kitchen/Dining Room	4.6m x 3.6m	15'0" x 11'9"
Terrace	1.9m x 9.4m	6'1" x 30'11"

S - Storage
W - Wardrobe
WD - Washer Dryer
HIU - Heat Interface Unit

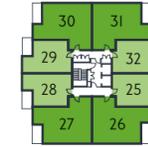


George Court

Guthrum Court

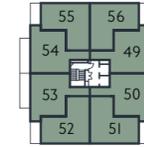
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FOURTH FLOOR



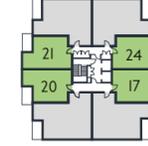
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EIGHTH FLOOR



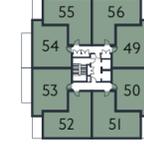
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THIRD FLOOR



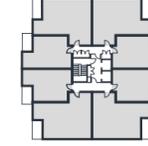
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SEVENTH FLOOR



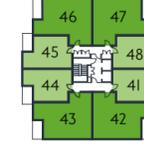
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SECOND FLOOR



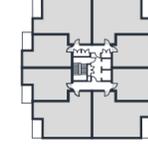
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SIXTH FLOOR



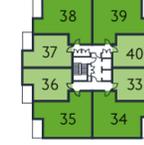
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FIRST FLOOR



5

FIFTH FLOOR



G

GROUND FLOOR



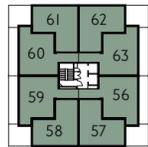
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FIFTH FLOOR



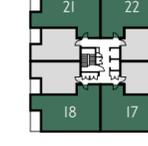
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TENTH FLOOR



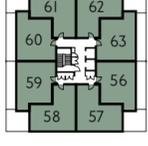
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FOURTH FLOOR



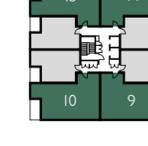
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NINTH FLOOR



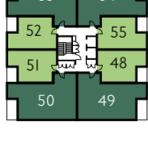
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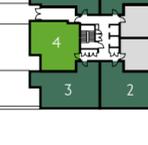
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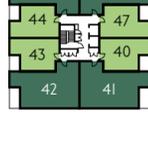
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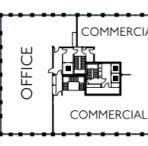
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SEVENTH FLOOR



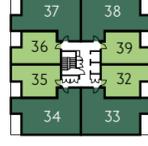
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FIRST FLOOR



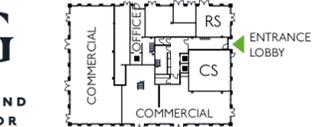
6

SIXTH FLOOR



G

GROUND FLOOR



APARTMENTS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

DUPLEX HOMES

- 3 BEDROOM
- SHARED OWNERSHIP

■ LIFTS

CS - CYCLE STORAGE
RS - REFUSE STORAGE

Commercial usages are based on planning proposals and are subject to future commercial lettings.



PARKSIDE AT ROYAL ALBERT WHARF

Sales Gallery: 8-9 Upper Dock Walk, E16 2GU

Tel: **020 3468 3107** Website: **www.royalalbertwharf.com**

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