



**The Penthouse Collection**

**Royal Captain Court**

**Blackwall  
Reach**

LONDON E14



# CONTENTS

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## **Blackwall Reach**

A Place Called Home .....	4 - 5
The Location .....	6 - 7
A Captivating Panorama .....	8 - 9
Connected .....	10 - 11
Crossrail .....	12 - 13
Canary Wharf .....	14 - 15
The City of London .....	16 - 17
Oxford Street .....	18 - 19

## **Things to do**

Shopping & Leisure .....	20 - 21
Parks & Greenspace .....	22 - 23
Wine & Dine .....	24 - 25
Arts & Film .....	26 - 27
Education .....	28 - 29

## **Map**

Within Reach .....	30 - 31
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## **Opportunities**

Discover Your True Potential .....	32 - 33
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## **Floor Plans**

The Masthead .....	34
The Symphony .....	35
The Liberty .....	36
The Navigator .....	37

## **Property Details**

A Five Star Concierge .....	38 - 39
Visuals .....	40 - 47
Specification .....	48 - 49

A woman with long dark hair, wearing a black dress and a diamond earring, is shown in profile from the chest up. She is holding a champagne flute filled with bubbly liquid. The background is a soft-focus bokeh of warm, golden lights, suggesting an evening view from a high-rise building. The overall mood is elegant and sophisticated.

# OPULENCE UNLIKE ANYWHERE ELSE

Imagine a place where every view is spectacular. Imagine a place where designer luxury comes as standard. Imagine a place with personal assistance just a phone call away. Imagine a place where one of the most glamorous cities in the world is on your doorstep, ready to cater for your most extravagant whim. Now, stop imagining...

Welcome to Royal Captain Court at Blackwall Reach.

# A PLACE CALLED HOME



Blackwall Reach will be fresh, fashionable and above all different - offering stylish apartments, beautiful open spaces, new shops and community facilities.

Formerly a pioneering 1960s urban estate, Blackwall Reach has been designed to engender the same sense of community as its historic predecessor. Designed to create a strong sense of arrival at Blackwall DLR Station, Blackwall Reach will establish a benchmark of quality in the area.

Building upon its existing legacy, the new enhanced landscaped areas at Blackwall Reach make it the ideal place to relax, socialise and network. The stunning penthouse apartments form part of a collection of impressive homes in an incredible 24-storey tower, in the heart of one of London's most dynamic regeneration schemes.



Computer generated image is indicative only.

# THE LOCATION

Royal Captain Court is situated at the heart of one of central London's newest quarters, just a stone's throw from some of the city's most famous destinations. Whether it's top flight business or sophisticated pleasure, this stunning collection of apartments is the ideal base from which to work, play, shop and socialise.

Thriving neighbour to Parkside East and Parkside West, Royal Captain Court will contribute to the 242 apartments found within Station Square, a phase which is due for completion in late 2019.





# A CAPTIVATING PANORAMA

With mesmerising views of one of the world's most iconic cities sprawling over the horizon, the penthouse apartments at Royal Captain Court are in a prime location with the City at your feet.

# CONNECTED

Blackwall DLR Station is a short walk from your front door, providing a gateway to the glamour of Central London, the style of the East End, the commerce of the City and everything beyond.

10

11



## BLACKWALL REACH

Canary Wharf

Tower Gateway

Bank

Oxford Circus

Bond Street

Leicester Square

4 minutes

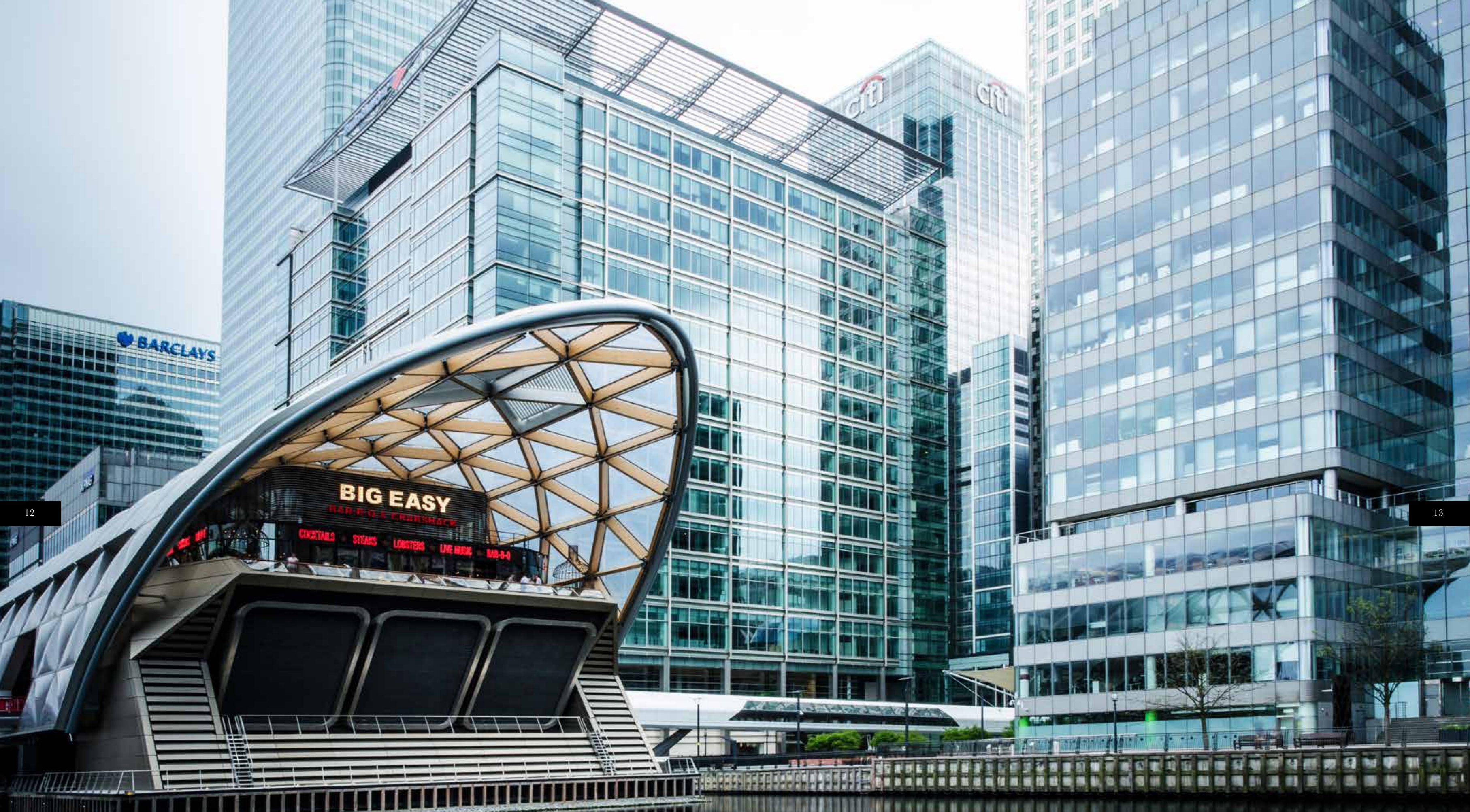
10 minutes

12 minutes

24 minutes

26 minutes

30 minutes



# CROSSRAIL

The flagship crossrail station at Canary Wharf is the newest and quickest way to travel across London and is located just nine minutes from Royal Captain Court, offering exceptional connections for hassle-free city living.

Anticipated journey times from Canary Wharf Crossrail Station via [crossrail.co.uk](http://crossrail.co.uk).





4 MINUTES

# CANARY WHARF

“

CANARY WHARF HAS BEGUN TO BECOME A NEW PART OF LONDON, WITH EXCITING DESIGNS THAT WILL HAVE A PROFOUND EFFECT ON HOW OUR GREAT CITY LOOKS.

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Sadiq Khan  
*Mayor of London*

17 MINUTES

THE  
CITY  
OF  
LONDON

“

LONDON GOES BEYOND ANY BOUNDARY OR CONVENTION. IT CONTAINS EVERY WISH OR WORD EVER SPOKEN, EVERY ACTION OR GESTURE EVER MADE, EVERY HARSH OR NOBLE STATEMENT EVER EXPRESSED. IT IS ILLIMITABLE. IT IS INFINITE LONDON.

Peter Ackroyd  
*London: The Biography*



London's historical and financial centre, The Square Mile, is home to world-class business, world-class hospitality and world-class fashion, and it's all only minutes away.



24 MINUTES

# OXFORD ST



Possibly London's most famous road, Oxford Street is lined with retail's best known names and despite offering a diverse range of different products, they all have one thing in common: style.

# SHOPPING & LEISURE



## Canary Wharf - 4 minutes

Not only is the iconic Canary Wharf famous for being London's fiscal hub, it is also a mecca for discerning shoppers from around the world. With several different malls offering a huge range of designer shopping and exquisite dining, even the most demanding tastes are catered for.



## Bond Street - 26 minutes

There is little more exclusive than Bond Street's selection of designer outlets. This Mayfair street is lined with the likes of Gucci, Tiffany and Louis Vuitton, to name a few. However, it's not all fashion and fine jewellery, you can also find art, antiques, interiors and much more.



## Spitalfields - 20 minutes

Spitalfields is most famous for its exceptional market which offers an abundance of artisan goods. Although, don't forget the huge selection of independent boutiques, spectacularly tasty food and regular cultural events that give this place such a unique atmosphere.



## Westfield - 11 minutes

If choice is what you need, Westfield is the place you will find it. With over 1.9 million square feet of retail space, this is one of the largest shopping centres in Europe and offers everything from food to fine art, you'll definitely not be stuck for choice.

# PARKS & GREENSPACE



## Victoria Park

Affectionately known as ‘The People’s Park’, this open swathe of green in the middle of Tower Hamlets has played a significant part in London’s social history. With Green Flag status plus a number of awards to its name, Victoria Park remains as popular as ever.



## Greenwich Park

Greenwich Park comprises 183 acres of 17th century landscape that is home to some of the most spectacular views, iconic landmarks, stunning gardens and ancient trees in all of London. Follow in the footsteps of kings and queens on a walk through this famous space.



## Queen Elizabeth Park

Built for the London 2012 Olympics, Queen Elizabeth Park’s roots are in thrilling excitement and although the torch has long gone, the excitement lives on. You can try a new sport in one of the iconic venues, take a boat ride on the canal and even ride the world’s tallest tunnel slide.



## Blackwall Waterways

There is a certain serenity that can only be achieved by being close to the water and Blackwall Waterways offers the ideal opportunity to do so. Stroll along the moorings, listening to the calming sound of water lapping against the marina and escape from life’s trappings.

# WINE & DINE



## One Canada Square

Located at the foot of one of London's most iconic buildings, Canada Square, this stunning restaurant offers modern European food and a range of cocktails that are as remarkable as its art-deco interior. Whether it's for breakfast, brunch, lunch, dinner or drinks at the sumptuous bar, you'll be catered to your tastes.



## Gaucha Grill

Gaucha Grill has a well-earned reputation for serving some of the finest Argentinian cuisine and its Canary Wharf restaurant is certainly no exception. In fact, when you combine the mouth-watering food with delicious cocktails while watching a spectacular city sunset, you may just have the perfect mix.



## Big Easy

Big Easy is renowned for its friendly welcome, easy-going atmosphere, live music and most of all, its hearty home-style food. Only the freshest lobster and very finest cuts of the most succulent meat are lovingly prepared using its trademark home-smoked barbecue and chargrill.

## Roka

This award-winning Japanese restaurant serves exquisite contemporary robata-yaki cuisine and sushi within stunning surroundings. Set around an open robata grill, you don't just dine out at Roka, you immerse yourself in the sights, sounds and smells of authentic Japan.



## Markets

Some of the most interesting markets you'll ever visit can be found dotted around London and at Royal Captain Court, you have two of the best just around the corner. At Billingsgate Market you'll find only the freshest seafood and at Greenwich Market you can find pretty much everything else.

# ARTS & FILM



## Art Galleries

London is littered with some of the finest and most popular art galleries in the world, however, sometimes the greatest treasures are the ones that you discover for yourself. There are a number of galleries within easy reach of Royal Captain Court where you can explore the city's freshest talent.



## London Film School

When life gets too stressful there is no better escapism than film, so for those that are interested in trying their hand at script writing, directing, producing or any other aspect of filmmaking, the London Film School offers a wide variety of workshops throughout the year.

## The O2 Arena

The O2 Arena attracts the world's greatest performers, providing endless entertainment from comedy to dancing and music to sport. There is always something going on at London's biggest venue that is guaranteed to excite, enthrall and impress in equal measure.



## English National Ballet

There is little more magical than a performance from the English National Ballet. Enjoy the majesty and grace of some of the world's best performers recreating some of the world's greatest stories, interpreted by some of the world's most talented directors. The perfect way to unwind.

# EDUCATION

## University College London

University College London is extremely popular with international students which makes its attendance just as varied as its wide range of courses. UCL is ranked among the top universities in the world, and with a prime central location it is easy to see what makes it so desirable.



## King's College London

King's College is a founding member of the University of London and also one of its largest. Specifically renowned for its studies of humanities, law and the sciences, this research-led university is home to six Medical Research Council centres and the world's first nursing school.



## Queen Mary University of London

Queen Mary University of London values diversity above all else, and this can be seen in its wide spectrum of courses that cover everything from dentistry to comparative literature. This popular university enjoys a vibrant location in the buzz of the fashionable East End.



## London School of Economics

Since it was founded in 1895, London School of Economics has established itself as one of the world's leading universities. The LSE specialises in social sciences including anthropology, sociology, politics, accounting and law, as well as being perfectly placed in the heart of the city.





# WINNIN REACH



# DISCOVER YOUR TRUE POTENTIAL

32

Take a short walk east to Clove Crescent and you'll discover Republic, an ambitious and innovative mixed-use community encouraging creativity and productivity.

This exciting new hub is playing a key role in transforming a forgotten area of East London. The six-acre site aims to combine business and pleasure, providing affordable workspaces together with a diverse range of amenities and an attractive public space.

Phase I of Republic is now complete with the launch of the Import building, a contemporary architectural marvel offering nine floors of creative work and leisure space. Tenants include The Gentleman Baristas, an artisan coffee shop, Puregym, a 24/7 state-of-the-art gym spread across two floors, and Simply Fresh, a unique convenience store specialising in fresh and organic local produce.



33

Each of Republic's inhabitants benefit from the stunning backdrop of the timber-lined atrium that serves as the building's focal point. The various balcony areas are ideal for informal meetings, whilst two outdoor terraces to the seventh and ninth floors provide perfect spots for soaking up the capital's ambience. To the ground floor are communal facilities that include a library, boardroom and auditorium,

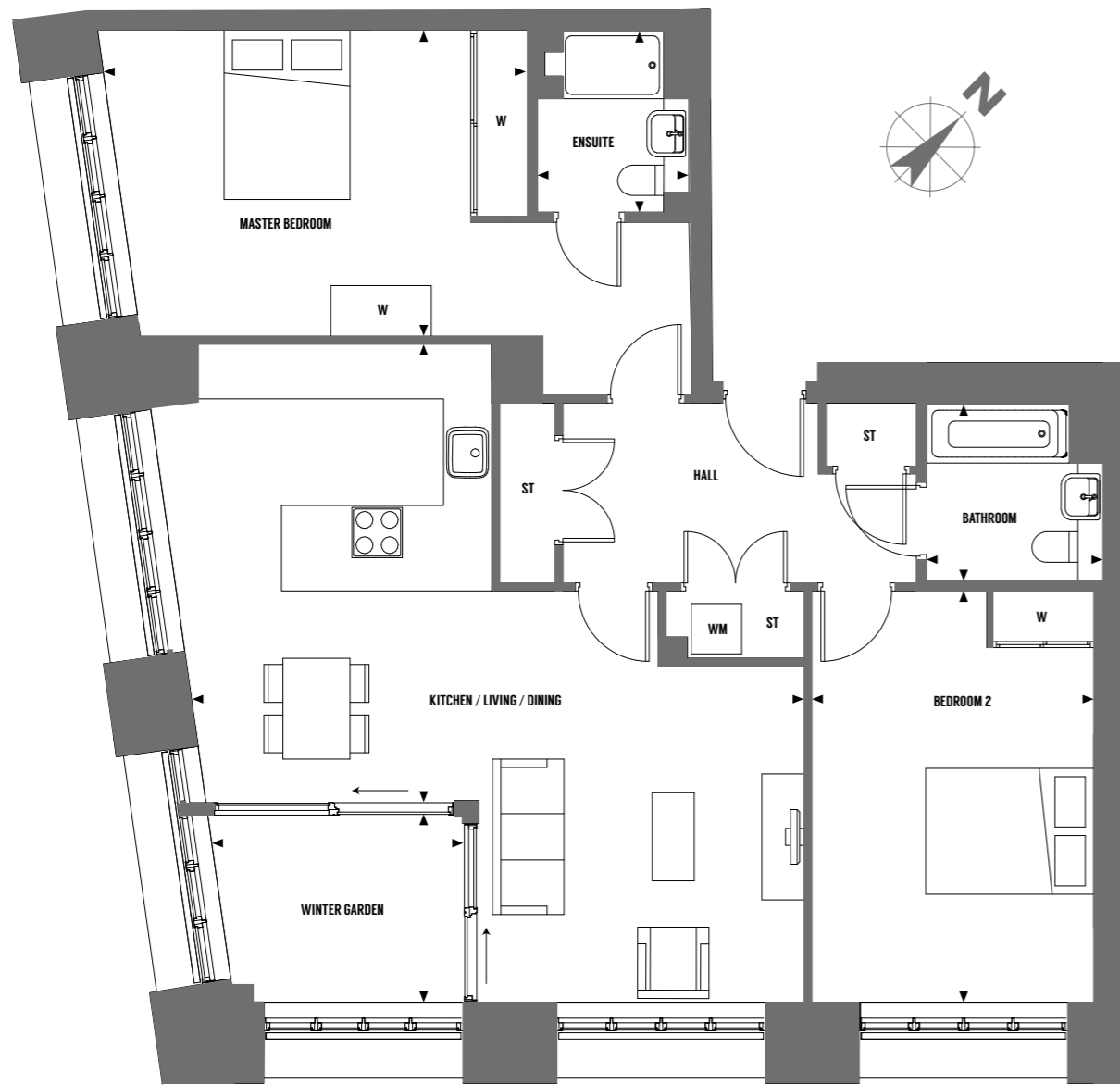
with the spectacular outdoor public realm inspiring connectivity and relaxation.

Phase II of Republic is currently underway, which is what will eventually be known as the Export building. Penned for completion in late 2019, this second phase will enhance an already strong office and retail offering, providing further space for a number of forward thinking businesses to call home.

# THE MASTHEAD

Two Bedroom Penthouse Apartment | Plots 127 & 131

100.9 sqm - 1086 sqft



## DIMENSIONS

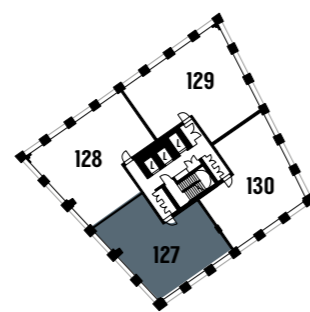
Kitchen / Living / Dining	7.30m x 5.40m	24'0" x 17'9"
Winter Garden	3.00m x 2.30m	9'11" x 7'5"
Master Bedroom	5.00m x 3.60m	16'5" x 11'10"
En-Suite	2.20m x 1.80m	7'1" x 5'11"
Bedroom 2	4.90m x 3.40m	16'0" x 11'2"
Bathroom	2.10m x 2.10m	6'11" x 6'11"

▶◀ Denotes where the measurements have been taken from.

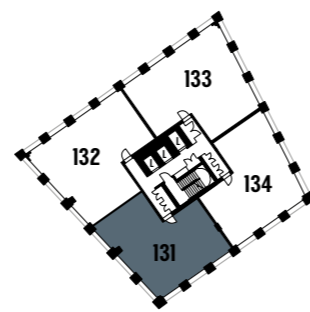
ST - Store W - Wardrobe WM - Washing Machine

We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. External finishes, landscaping and configuration may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated.

22nd floor



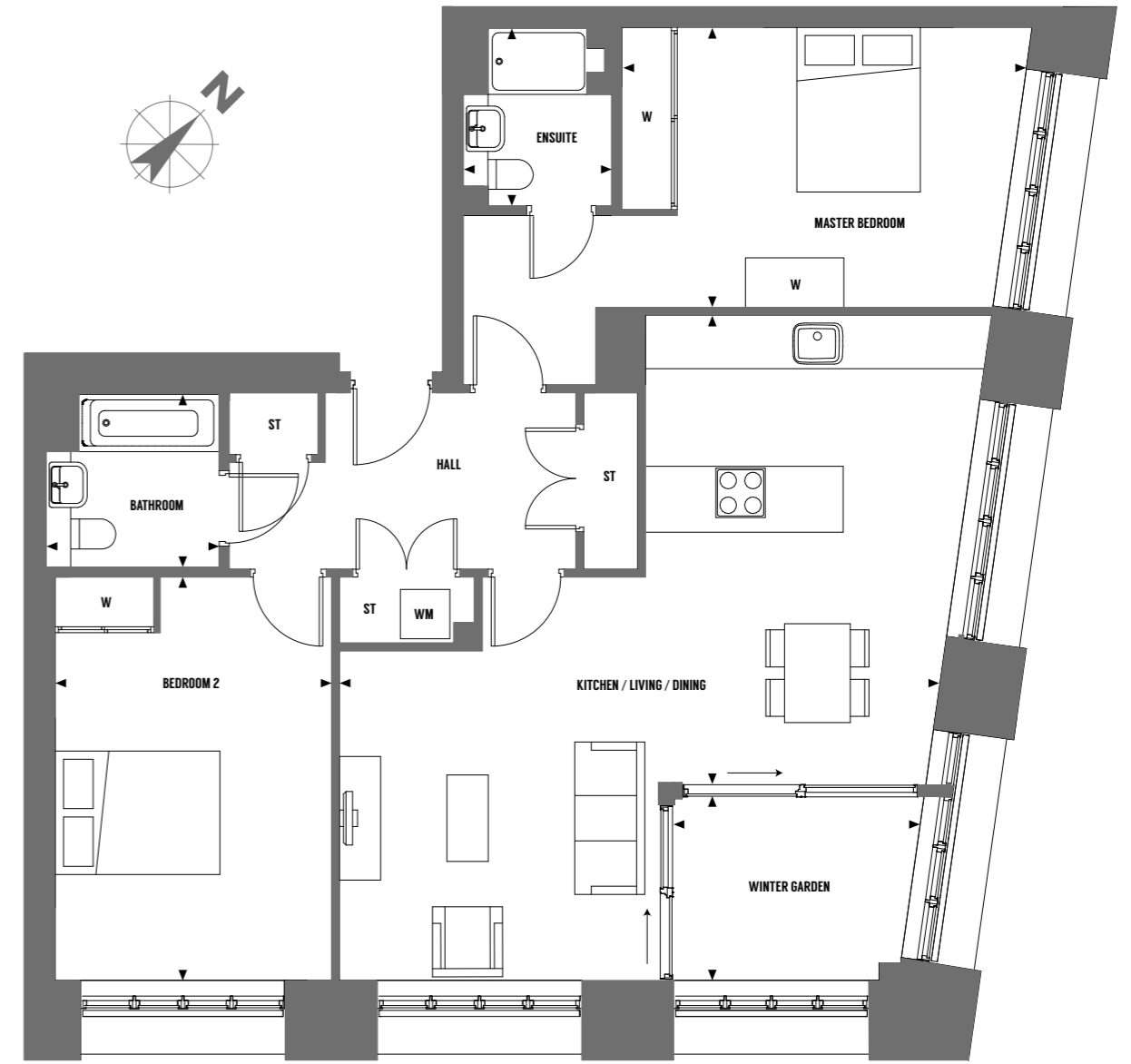
23rd floor



# THE SYMPHONY

Two Bedroom Penthouse Apartment | Plots 130 & 134

102.6 sqm - 1104 sqft



## DIMENSIONS

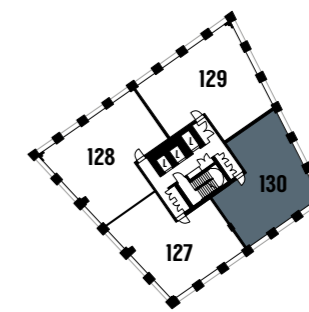
Kitchen / Living / Dining	7.30m x 5.70m	24'0" x 18'7"
Winter Garden	3.00m x 2.30m	9'11" x 7'5"
Master Bedroom	4.90m x 3.40m	16'1" x 11'2"
En-Suite	2.20m x 1.80m	7'1" x 5'11"
Bedroom 2	4.90m x 3.40m	16'0" x 11'2"
Bathroom	2.10m x 2.10m	6'11" x 6'11"

▶◀ Denotes where the measurements have been taken from.

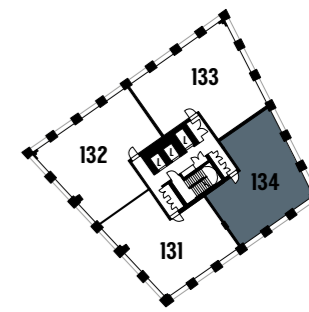
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22nd floor



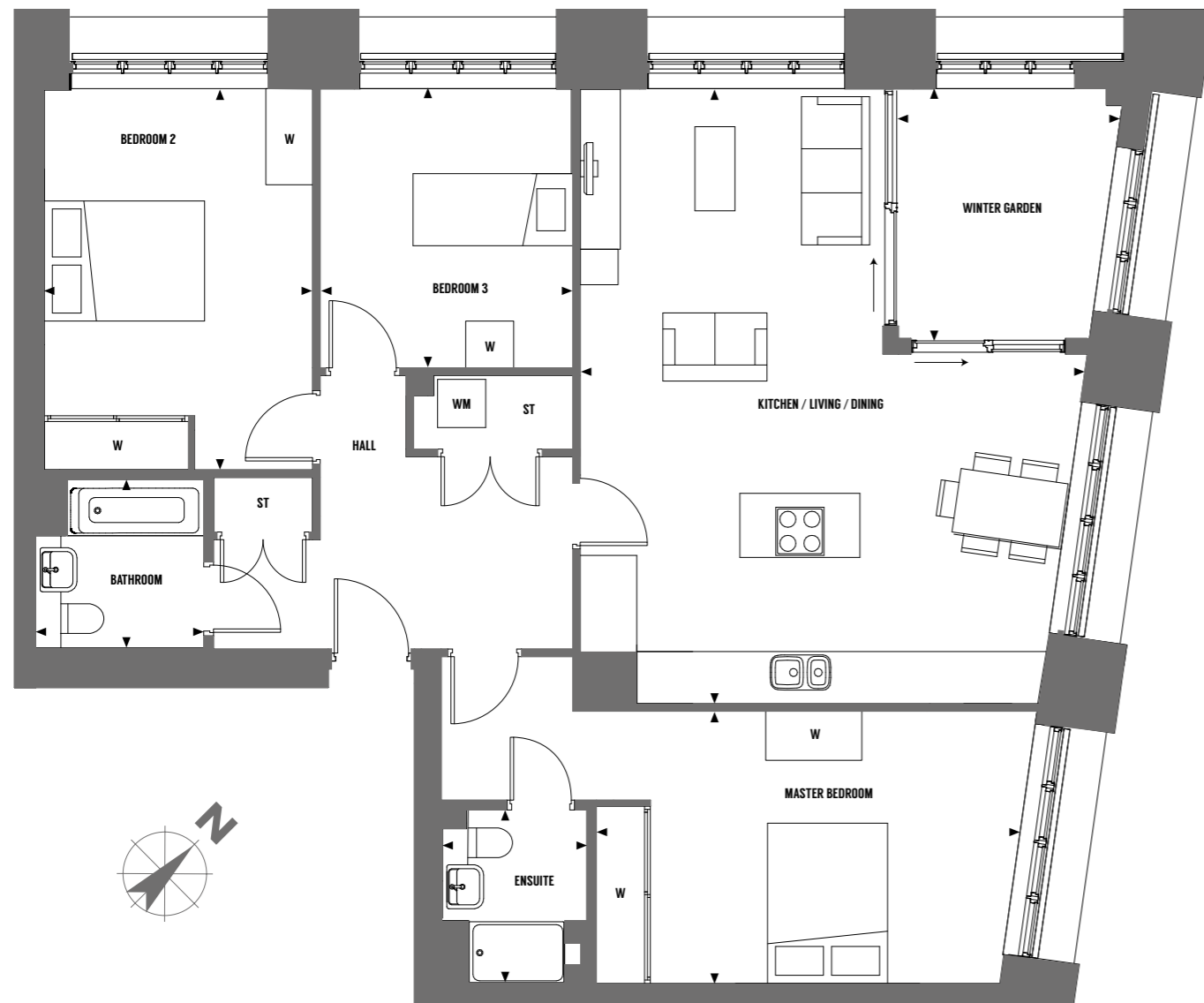
23rd floor



# THE LIBERTY

Three Bedroom Penthouse Apartment | Plots 129 & 133

111.4 sqm - 1199 sqft



## DIMENSIONS

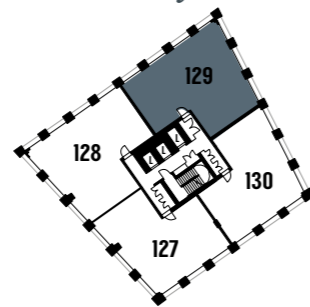
Kitchen / Living / Dining	7.70m x 6.30m	25'3" x 20'8"
Winter Garden	3.10m x 2.80m	10'2" x 9'1"
Master Bedroom	5.30m x 3.40m	17'4" x 11'2"
En-Suite	2.20m x 1.80m	7'1" x 5'11"
Bedroom 2	4.80m x 3.40m	15'8" x 11'2"
Bedroom 3	3.50m x 3.20m	11'6" x 10'6"
Bathroom	2.10m x 2.10m	6'11" x 6'11"

▶◀ Denotes where the measurements have been taken from.

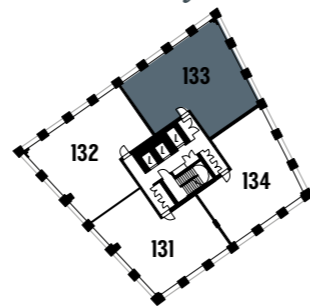
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22nd floor



23rd floor



# THE NAVIGATOR

Three Bedroom Penthouse Apartment | Plots 128 & 132

115.7 sqm - 1245 sqft



## DIMENSIONS

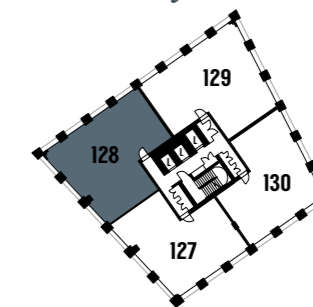
Kitchen / Living / Dining	7.70m x 6.30m	25'3" x 20'8"
Winter Garden	3.10m x 2.80m	10'2" x 9'1"
Master Bedroom	5.40m x 3.40m	17'8" x 11'2"
En-Suite	2.20m x 1.80m	7'1" x 5'11"
Bedroom 2	4.80m x 3.30m	15'8" x 10'9"
Bedroom 3	3.50m x 3.20m	11'6" x 10'6"
Bathroom	2.10m x 2.10m	6'11" x 6'11"

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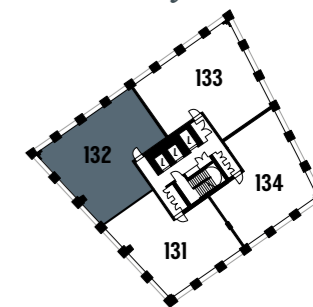
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22nd floor



23rd floor



# A FIVE STAR CONCIERGE

38

The residents at Blackwall Reach can benefit from the concierge services offered from the interior designed lobby of Royal Captain Court. Here the contrasting textures and tones of slate, timber and corian have been complemented with accents of copper from the avant-garde lighting to create an environment that is as inviting as it is exclusive.

A stylish and impressive place to meet and greet guests or just to collect your post, the concierge will offer residents a full range of essential services to help make London living stylish, comfortable and stress-free.



39

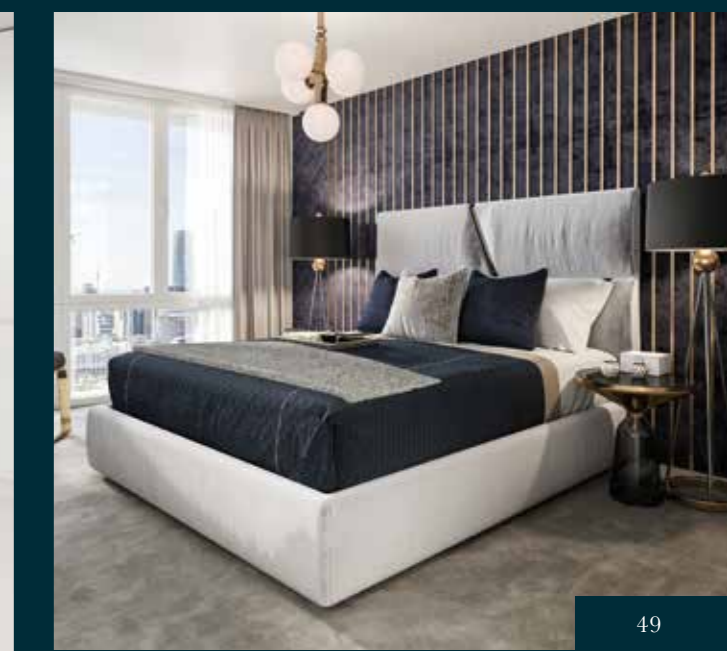












# STYLISH MODERN SOPHISTICATED

## Communal areas

- Concierge area located in the lobby of Royal Captain Court
- Residents lounge area in lobby of each building
- Communal post boxes
- Carpeting to all corridors
- Porcelain floor tiles to entrance lobby
- Interior designed corridors
- Lift access to all floors
- Landscaped courtyard
- Cycle store

## Interior finishes

- Flush white painted internal doors with brushed chrome lever
- White painted walls and ceilings
- White painted satin finish to architrave and skirtings
- Sliding door wardrobes with internal lighting to master and second bedroom
- Blinds fitted to all external windows
- Composite double glazed windows with white finish internally

## Kitchen

- Luxury dual colour matt finish handleless kitchens
- LED feature lighting to underside of kitchen wall units
- Composite stone worktop
- Full height glass upstands
- Stainless steel square under-mounted sink with feature mixer tap
- Bosch integrated double multi-function oven
- Bosch integrated microwave oven
- Bosch fully integrated dishwasher
- Bosch integrated tall fridge freezer
- Bosch 5 zone induction hob with touch controls
- Wine cooler
- Elica ceiling mounted cooker hood
- Integrated waste bins

## En-suite

- Large format porcelain wall tiles
- Glass shower enclosure with low profile shower tray
- Hansgrohe shower with hand shower set on riser
- Hansgrohe thermostatic mixer tap
- White Villeroy & Boch sanitaryware with semi recessed basin, back to wall toilet with soft close seat and dual-flush
- Hansgrohe monoblock mixer tap
- Composite stone vanity top and large mirror

## Bathrooms

- Large format porcelain wall tiles
- White Villeroy & Boch sanitaryware with semi recessed basin, back to wall toilet with soft close seat and dual-flush
- Hansgrohe thermostatic mixer tap
- Composite stone vanity top and large mirrored cabinet above
- Chrome hinged glass bath screen
- Hansgrohe thermostatic bath/shower mixer with raindance shower head

## Flooring

- Extra large format porcelain floor tiles to hall, kitchen, lounge, dining area and winter garden
- Co-ordinating large format porcelain floor tiles to bathrooms
- High quality carpets to bedrooms

## Heating & Cooling

- Heating and hot water supplied from centralised boiler system, individually metered to apartments
- Thermostatically controlled under floor heating
- Chrome heated towel rail to bathroom and en-suite
- Comfort cooling

# A NU WAY OF LIVING



NU Living is a design-led, innovative developer with an ethical stance, committed to putting customers first and providing homes that reflect 21st Century expectations and lifestyles. We put a huge amount of thought into planning, landscaping and building to ensure that our developments not only look good inside and out, but they feel like home. NU Living is making a difference to individuals, couples and families, creating homes people love, in places where they want to build their futures.

Quite simply, we build, regenerate and sustain communities from the profits that we make from the sale of our homes. Unlike other private developers, all profits from the sales of our homes are reinvested within Swan Group to fund the next project to provide quality affordable homes for hundreds of new residents. So you can feel happy and proud that the purchase of your NU Living home is also contributing to the regeneration of homes and communities for others.

Innovation and flexibility backed with experience and integrity are the cornerstones of the NU Living ethos. We are regeneration experts with experienced staff working collaboratively with our partners and suppliers towards one common goal.

Industry experts and our customers also love what NU Living do. Just take a look at our awards over the past few years. We are extremely proud of what we do and excited about our future. Come on the journey with us!





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