



**Blackwall
Reach**

LONDON E14

Welcome to Blackwall Reach

*A collection of contemporary apartments,
in the heart of Blackwall, an area steeped in history
with an exciting future.*

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INTRODUCTION
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The Blackwall Reach Regeneration Programme will transform the local area by providing 1,575 new homes, beautiful open spaces, new shops and community facilities delivered over five phases.

2

REGENERATION
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Formerly a pioneering urban estate of the 1960s, this area will be completely transformed into a collection of new contemporary apartments many of which offer stunning river or city views.

3

LOCATION
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From quirky bars to Michelin-starred restaurants, live entertainment to the brand new West End releases; Blackwall Reach is a stone's throw away from everything London has to offer.

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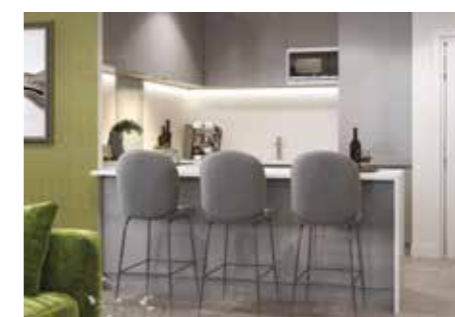
CONNECTIONS
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Ideally located adjacent to Blackwall DLR Station means that the West End, Canary Wharf, Stratford and The City are just minutes away.

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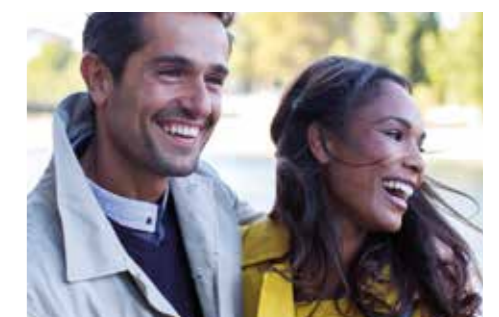
SPECIFICATION
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Expect nothing but excellence from the eco-friendly specification at Blackwall Reach. Discover a new, easy way of living with open living spaces and flexible winter gardens.

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ABOUT NU LIVING
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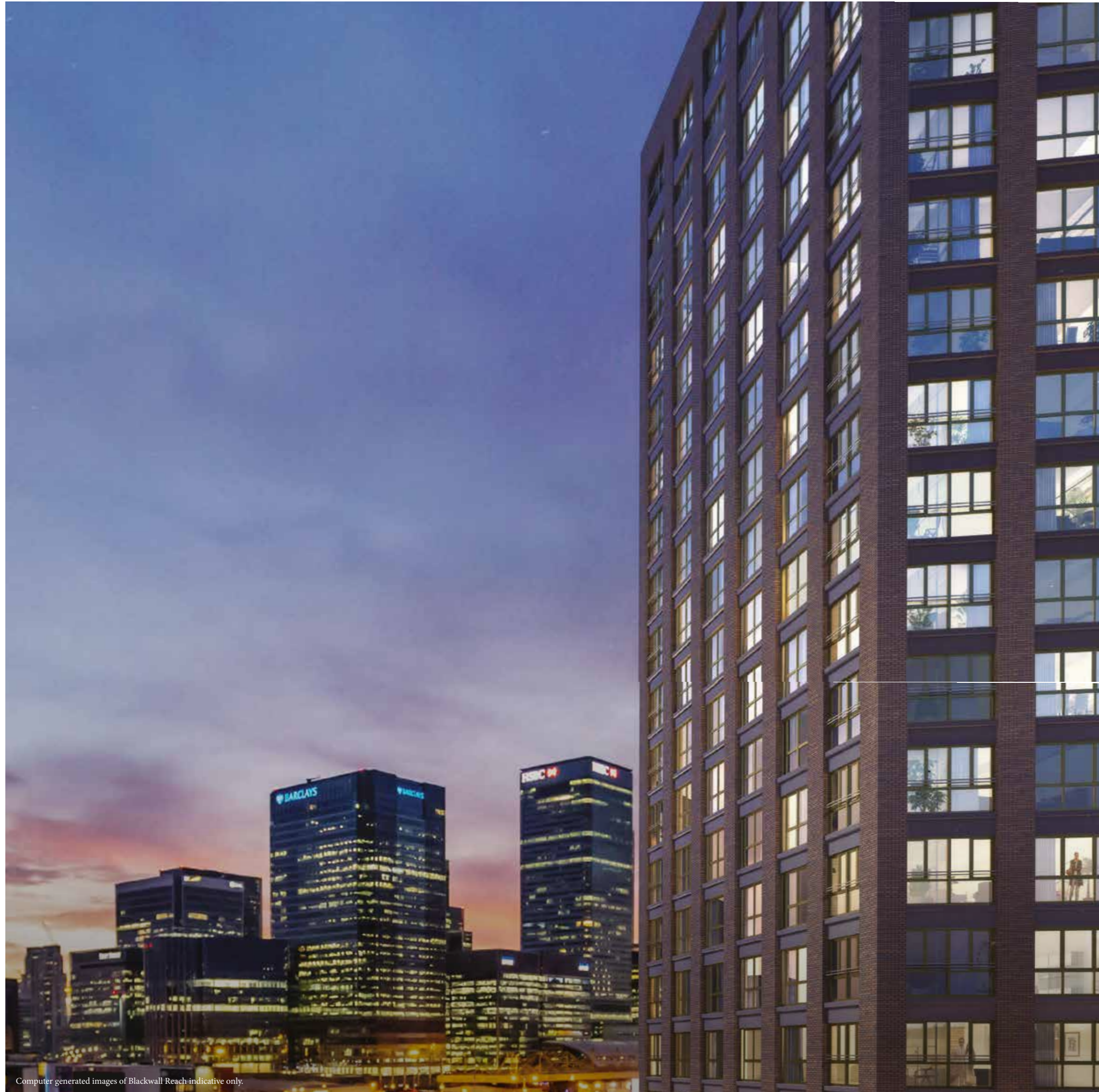
NU Living is a design-led, innovative developer with an ethical stance, committed to putting customers first. All NU Living profits are reinvested to fund the regeneration of exemplary, affordable new homes.

*Welcome to the next big thing
in East London urban living.*

*Blackwall Reach is building upon its
existing legacy, with new, enhanced
landscaped spaces making it the ideal
place to relax, socialise and network.*

*A collection of 1, 2 and 3 bedroom
apartments and penthouses, including
a stunning 24-storey tower, in the
heart of one of London's most dynamic
regeneration schemes.*

AN ICON RE BORN



Computer generated images of Blackwall Reach indicative only.

BLACKWALL REGENERATED



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.

NU Living and the London Borough of Tower Hamlets have worked together to deliver a scheme which will provide high quality new homes across a range of tenures on a unique and distinctive development. The aim was to define and create a series of landscaped open spaces that cater for both existing and new residents.

A HERITAGE BUILT ON INDUSTRY AND INNOVATION

As a thriving port, a centre for shipbuilding, and more recently, the location for an example of socially significant architecture, Blackwall has always been associated with visionaries and pioneers.



Blackwall has always had a proud and rich maritime tradition. Some of the most significant ocean-going voyages set sail from the historic Blackwall port.

Between 1892 and 1894, in tonnage terms British shipyards produced more than four-fifths of the world's commercial steamships, many of which were built at the Thames Ironworks and Shipbuilding Company Ltd in Blackwall.

Blackwall Reach has been developed on the site of the former Robin Hood Gardens, designed in 1968 by eminent architects Alison and Peter Smithson. This pioneering housing estate featured homes spread across 'streets in the sky' in long concrete blocks overlooking public landscaped spaces. This innovative design was adopted to exploit the site's location in order to create a tranquil green space in the middle of a heavily urban context.



Robin Hood Gardens was driven by a combination of urgency, practicality and idealism.



For over four hundred years, until 1987, Blackwall was a centre of seafaring, shipbuilding and repairing. Today this legacy includes the West India Docks and East India Docks opened in the early 1800s.



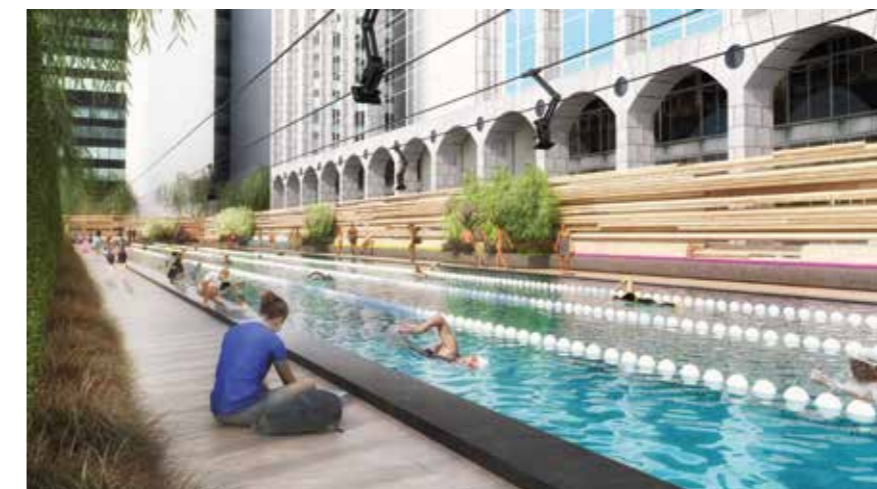
BLACKWALL DISCOVERING A CREATIVE SIDE

Creativity, connectivity and flexibility is the ethos behind 'Republic', a dynamic collaborative campus at nearby East India Dock, less than half a mile from Blackwall Reach, that will eventually provide a 650,000 sq ft affordable, high-quality work and leisure environment.

With the whole concept being centred around well-being at work, 'Republic' benefits from increased daylight, better levels of ventilation, a large gym and direct connections with nature via the biodiverse central garden, extensive planted roof terraces, and a canal side location.

The first work and event spaces are anticipated to open in October 2017.

Information and CGIs have been supplied by 'Republic', and are indicative only.



A PLACE CALLED HOME



*More than just a new development,
Blackwall Reach is a new destination consisting
of over 1500 brand new apartments.*



Computer generated image indicative only.



East London's reputation isn't just based on its creativity and innovation but also on its individuality and quirky spirit.

THE EAST LONDON VIBE

There are so many fine bars, cafés, diners and restaurants within easy reach of Blackwall Reach that it's almost impossible to know where to begin. On your doorstep there's the innovative Quilombero at Republic, East India Dock, a pop-up restaurant or as it calls itself, a Genovese Argentinian Canteen.



Eateries at Canary Wharf include the award-winning ROKA and its contemporary Japanese Robatayaki cuisine. Another firm favourite is Gaucho, with its unusual Argentine menu while the new Crossrail Place promises a variety of delights including Big Easy and Sticks'n'Sushi.

For that very special occasion, there's a wide selection of Michelin-starred legends in The City. Galvin La Chapelle has won multiple awards for its modern French cuisine, while St. John takes a fresh and distinctly imaginative approach to traditional British food. As you'd expect from the name, Angler is all about the best in seafood – but it's also distinctly popular for its sophisticated rooftop bar.

Shoreditch provides a thrilling alternative to the stately grandeur of City dining, with a mix of red hot gastropubs, bistros, ultra-inventive eateries and high-octane nightspots. Try The Dispensary or The Gun for the best in East London gastropubs, or Hawksmoor and the Princess of Shoreditch for quirky and innovative restaurant fare.

And of course, Westfield Stratford City is home to over 30 different and sometimes quirky bars, cafés and restaurants offering anything from street food to an elegant champagne bar.

SHOPPING

Give in to temptation

For your day-to-day needs you'll find a selection of local shops conveniently close and branches of Marks & Spencer and Waitrose at both Canary Wharf and Westfield Stratford City. For fresh produce, funky clothes and a multitude of bargains, East London is blessed with a host of bustling markets including close-by Billingsgate and Roman Road and slightly further afield, in Greenwich, Spitalfields in Shoreditch and Broadway Market in Hackney.

For more indulgent shopping, Canary Wharf offers over 200 stores, with a mix of top high street brands and a dazzling selection of luxury independent shops and designer boutiques. One of the biggest and best shopping venues in Europe, Westfield Stratford City is home to over 300 stores including all the top names in designer fashion, from Armani to Zara.

SHOPPING



CANARY WHARF

8 MINS



WESTFIELD

10 MINS



SPITALFIELDS

20 MINS



BOND STREET

21 MINS

Journey times from Blackwall Reach development via London Underground and DLR services. Taken from Google Maps and Transport for London.



WORK



PLAY

A CITY OF LEISURE



Fastest road or rail times are shown from Blackwall Reach. Source: Google Maps and Transport for London.



LIVE SHOWS



CINEMAS



URBAN SPORTS



NIGHT LIFE

Whatever you feel like doing tonight, do it in style.

The O2, just 11 minutes away, offers world-class rock and pop acts throughout the year. Movie fans will find themselves quite literally surrounded by multi-screen cinemas from The O2 to Westfield to West India Quay. For lovers of classic and world cinema, Canary Wharf's boutique movie theatre Everyman in new Crossrail Place, offers a distinctly different film programme and a statement bar.

Theatre buffs can enjoy shows at the Barbican, or West End runs and South Bank events, which are all less than 30 minutes away, or enjoy one of the hundreds of arts events hosted by Canary Wharf across the year. Add to that a seasonal ice rink at Canary Wharf along with a choice of world class gyms and health clubs, bowling and casino action at Westfield Stratford City and indoor 'virtual golf' facilities where you can play the finest courses in the world, and you'll find so much to do right on your doorstep.

From the coolest bands to the hottest young artists, living in Blackwall Reach it's easy to immerse yourself in the area's multi-faceted cultural offerings.

ARTS, FILM & LIVE MUSIC

ENGLISH NATIONAL BALLET

The renowned English National Ballet and English National Ballet School will move from their current West London location to a new home at London City Island, E14 under a quarter of a mile from Blackwall Reach, in Autumn 2018. The new building will combine state-of-the-art training facilities, teaching and rehearsal studios alongside a unique production space that will be unrivalled in the capital.

LONDON FILM SCHOOL

The longest established film school in the UK is also set to move to London City Island, E14 by the end of 2017. Their new purpose-built space will include two cinemas, studios and office space and will accommodate 220 students from over 60 countries studying filmmaking, screenwriting and film business.

GALLERIES

Blackwall Reach is a great starting point to visit over 150 galleries in East London which offer a fascinating window into the area's vibrant contemporary art and design scenes. These include the Whitechapel Gallery, The White Cube, Rivington Place, Carl Freedman in Hoxton, Hales Gallery and the Barbican Art Gallery.

LIVE MUSIC

It's difficult to know what's hipper in East London; the up-and-coming new bands and singers – or the actual venues themselves. Here are some of the best: Birthdays & The Waiting Room (Dalston), Hysteria (Hackney), XOYO (Shoreditch), Oval Space (Bethnal Green) and Village Underground (Shoreditch) and Rough Trade East (Brick Lane).



THE CALM IN THE CITY

Whether you're running, cycling or just want to enjoy a quiet meditative walk, East London is an area where the choice of outdoor pursuits is not only extensive but also benefits from a variety of attractive scenery. From established parks like Greenwich through to new parks like the Queen Elizabeth Olympic Park with its canalside setting, has become an attractive summer hot-spot. And all a short jog from Blackwall Reach.



1. Greenwich Park

One of the largest green spaces in the south east of London covering over 180 acres – this park is part of the Greenwich World Heritage Site and features views over the River Thames, Isle of Dogs and The City of London.

1



2. Victoria Park

Voted Britain's favourite park and winner of numerous prestigious Green Flag quality awards, it offers over 200 acres of lush greenery and mature trees, fountains, boating lakes, irresistible cafés and even a pagoda. In summer it's home to a number of local, high profile festivals and special events.

2

3. Blackwall Basin

An idyllic waterfront setting and central mooring station in London, this marina is the perfect base for cruising the Thames or linking you further afield to access the coastline.



3



4. Queen Elizabeth Olympic Park

London's newest park, The Queen Elizabeth Olympic Park offers the opportunity to enjoy Olympic-standard sporting facilities including the London Aquatics Centre and the VeloPark. If that all sounds too exhausting, arts events are also staged throughout the year.

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*London is still the capital for global business.
At Blackwall Reach you're well placed to
access The City and beyond.*



The
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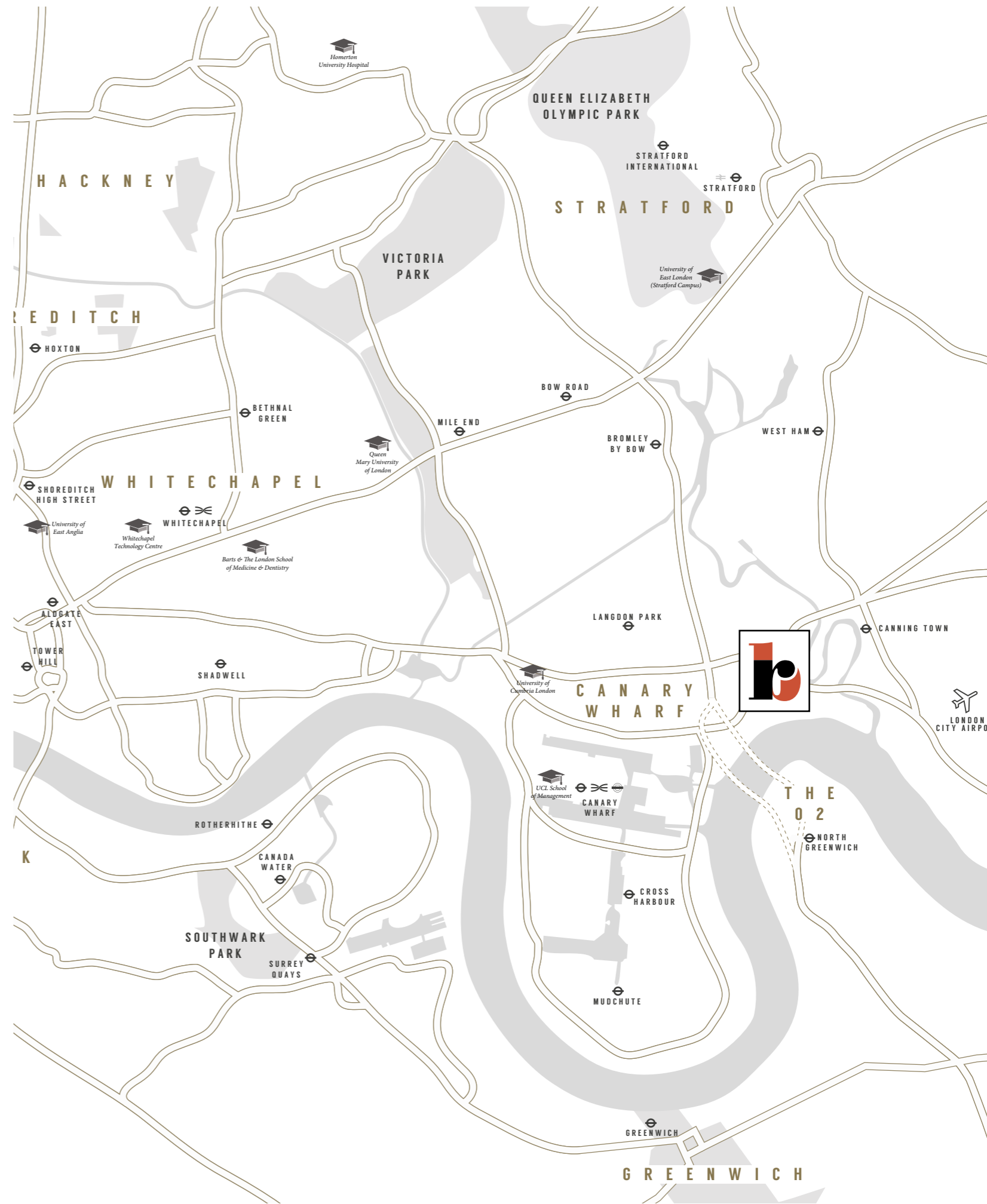
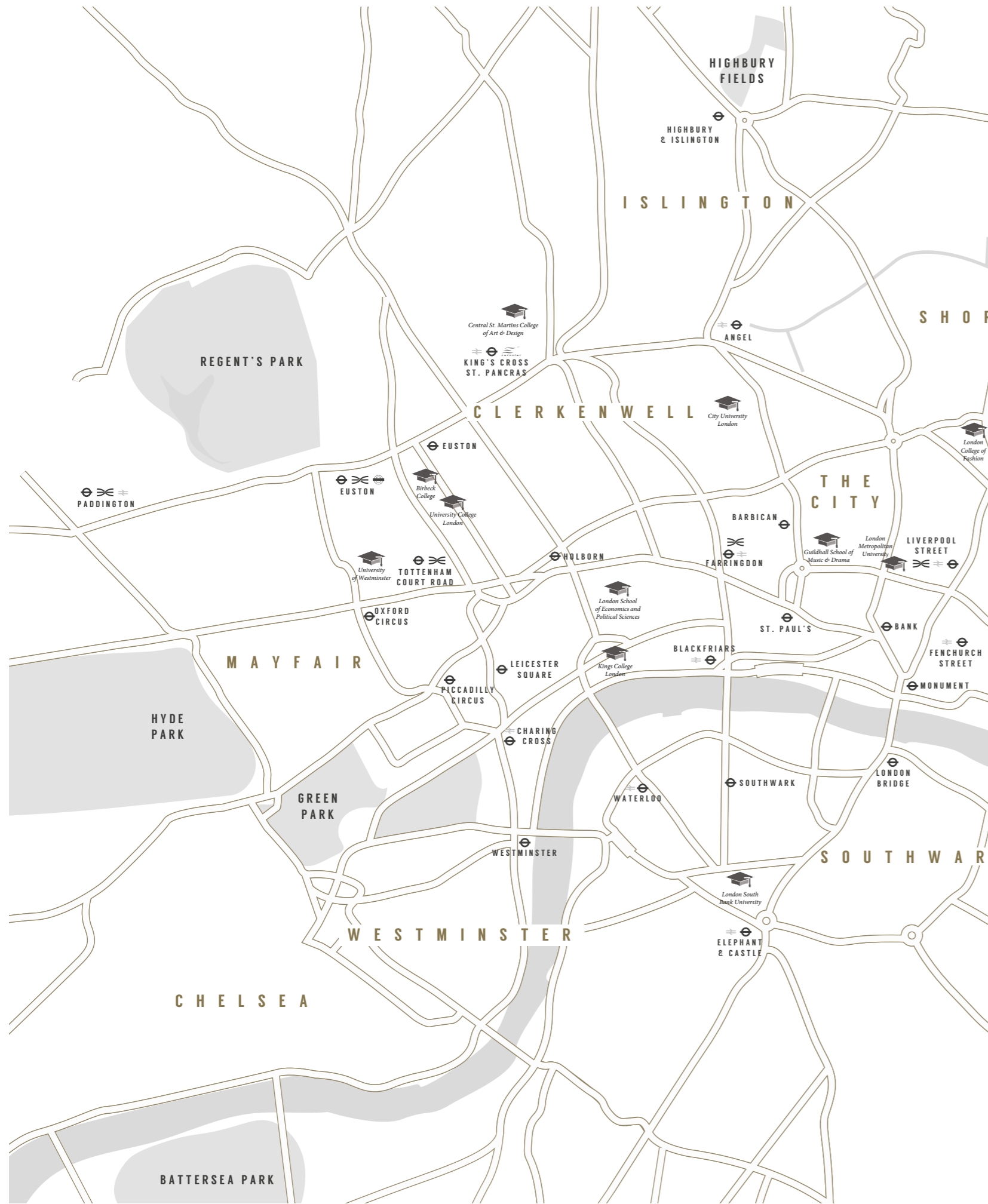
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Best known as a historic centre of commerce and home to the Bank of England, the Stock Exchange and Lloyd's of London, The City isn't just Europe's financial heart, it's also home to world-class Michelin Star dining, fashionable bars and eclectic boutiques – all easily accessible from Blackwall Reach. From Blackwall DLR Station, it's just 12 minutes to Bank Station and 17 minutes to Liverpool Street Station.

T **Y**

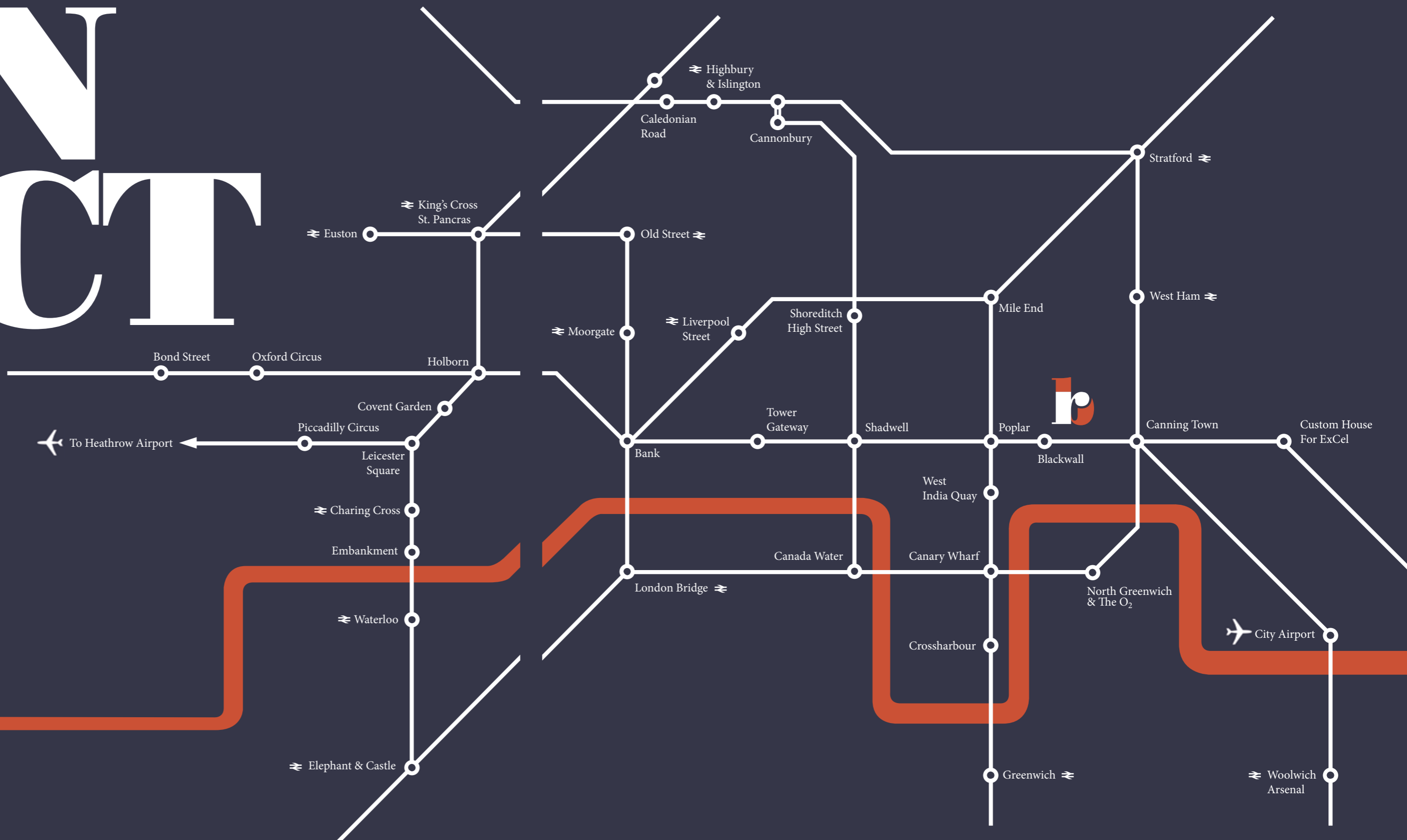
at your feet

Within Reach



Map not to scale. For indication only and correct at time of press.

CONNECTED



ACROSS THE CITY

Just a short walk from Blackwall Reach, Blackwall DLR Station offers quick and easy access not only to East London destinations but also to Central London and beyond.

RAIL

UNDERGROUND STATIONS

Canary Wharf	8 mins
Tower Gateway	11 mins
Bank	12 mins
Bond Street	21 mins
Oxford Street	23 mins
Leicester Square	27 mins

NETWORK RAIL STATIONS

Stratford	10 mins
London Bridge	15 mins
Liverpool Street	17 mins
Waterloo	17 mins
Greenwich	20 mins
King's Cross St Pancras	23 mins

BUS

Canary Wharf	7 mins
Crossharbour	10 mins
The O2	19 mins
Westfield Stratford City	22 mins
Victoria Park	25 mins
West Ham	32 mins

CYCLE

Queen Elizabeth Olympic Park	18 mins
Columbia Road	24 mins
Old Spitalfields Market	25 mins
Shoreditch	30 mins

Perfectly placed to

CROSS

the city

Crossrail, the new high-speed way to travel across the capital is set to begin operations in 2020. Canary Wharf, East London's flagship Crossrail Station is just 8 minutes from Blackwall Reach.

Whitechapel	3 minutes
Liverpool Street	6 minutes
Stratford	8 minutes
Tottenham Court Road	11 minutes
Bond Street	13 minutes
Paddington	16 minutes

Anticipated journey times from Canary Wharf Crossrail Station via crossrail.co.uk.

BIG EASY

BAR-B-Q & CRABSHACK

COCKTAILS STEAKS LOBSTERS LIVE MUSIC BBQ



STYLE & SPACE

From the stylish kitchens and bathrooms to the winter gardens, each apartment features underfloor heating, engineered timber flooring, large format porcelain tiles and built in sliding wardrobes.

All the apartments and penthouses at Blackwall Reach have been designed to provide what we call luxurious comfort.

SPACE

LIGHT

STYLE

VISION



CGI OF A TWO BEDROOM APARTMENT.

COME HOME TO STYLE

Kitchens

All the apartments at Blackwall Reach feature luxury handle-less matt-finish Kitchens with under unit LED lighting and a full range of integrated appliances including a multi-function electric oven, microwave oven, induction hob with touch controls and telescopic cooker hood, a fridge-freezer and dishwasher. A quartz worktop with matching upstand is complemented by a stylish glass splashback. In addition to all the above, the Penthouses also benefit from an integrated wine cooler, a chrome boiling water tap and a full glass upstand.

Bathrooms and Ensuites

The Bathrooms are no less luxurious and feature large format porcelain wall tiling with a tiled bath panel and a range of contemporary white sanitaryware, which includes a semi recessed basin and quartz vanity top and a back to wall toilet. The specification also includes a thermostatic bath/shower mixer, a mirror cabinet with integral shaver socket and chrome heated towel rail. Ensuites also benefit from a chrome-framed glass shower enclosure with a low profile shower tray and a large mirror.



Sustainability

Sustainability matters to NU Living and we are committed to delivering innovative homes designed for tomorrow's lifestyles and technologies. We continue to utilise modern construction methods, which combine the best construction standards along with reducing the carbon footprint of our developments.

Blackwall Reach is built to CSH Level 4 and benefits from a host of eco-friendly features including bio-diverse roofs, a centralised boiler system to supply heating and hot water, low energy appliances, low energy LED and pendant lighting and a large cycle store.

Flooring

The apartments at Blackwall Reach feature a range of quality floor finishes as standard. These include engineered wood plank flooring to the Hall, Kitchen and Living/Dining Room and carpets to all Bedrooms. Bathrooms and Ensuites feature coordinating large format porcelain floor tiles, as do the Winter Gardens. The flooring within the Penthouses comprises large format porcelain floor tiles throughout, with carpets to all Bedrooms.



CGIs are indicative only.

Winter Gardens

Accessed via sliding or opening doors from the Living/Dining area and/or Master Bedroom, the Winter Gardens have been designed to provide more flexibility than a balcony and offer an opportunity to bring the outside in, and with underfloor heating, create exterior space that can be enjoyed all year round.

A 5 STAR CONCIERGE SERVICE

All 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.

Computer generated image of the concierge area.

THE 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.

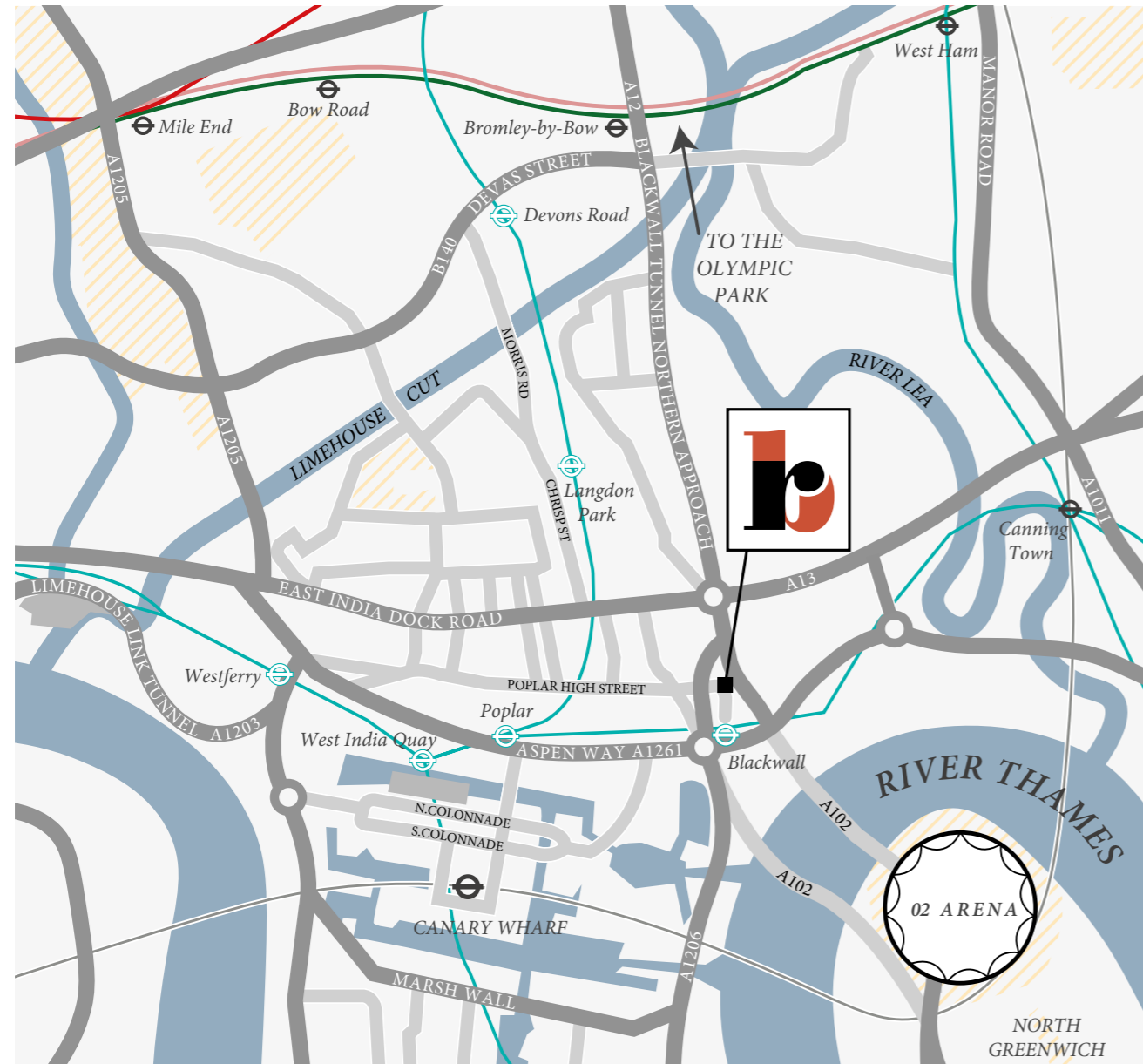
Quite simply, we build, regenerate and sustain communities from the profits that we make from the sale of our homes. Unlike other private developers, all profits from the sales of our homes are reinvested within Swan Group to fund the next project to provide quality affordable homes for hundreds of new 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!



BLACKWALL REACH PRESTAGE WAY, LONDON E14 9QE



Tramway House, 3 Tramway Avenue,
Stratford, London E13 4PN

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www.nuliving.co.uk