



**Captain Court** | **Royal** | **Blackwall**  
**Reach**  
LONDON E14

# AN ICON RE BORN













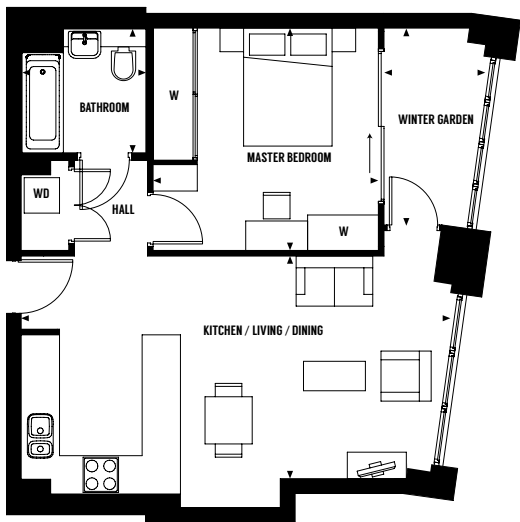
# DEVELOPMENT LAYOUT





# THE MARCONI

ONE BEDROOM APARTMENT  
58.2 SQM | 627 SQFT



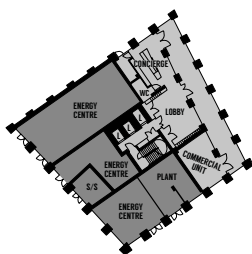
**PLOT No.**  
2\*, 5, 8\*, 11, 14\*, 17, 20\*, 23, 26\*, 29, 32\*, 35, 38\*,  
41, 44\*, 47, 50\*, 53, 56\*, 59, 62\*, 65, 68\*, 71, 74\*,  
77, 80\*, 83, 86\*, 89, 92\*, 95, 98\*, 101, 104\*, 107,  
110\*, 113, 116\*, 119, 122\* and 125

### Dimensions

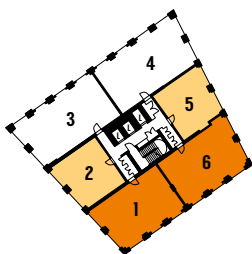
Kitchen / Living / Dining	7.2 m x 3.8 m	23'8" x 12'5"
Winter Garden	3.3 m x 1.7 m	10'11" x 5'5"
Bedroom	3.8 m x 3.8 m	12'4" x 12'4"
Bathroom	2.1 m x 2.1 m	6'11" x 6'11"

\*Handed Plots      W – Wardrobe    WD – Washer Dryer

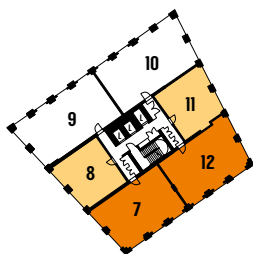
## PLOT FINDER



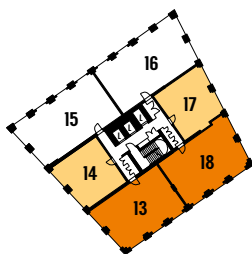
GROUND FLOOR



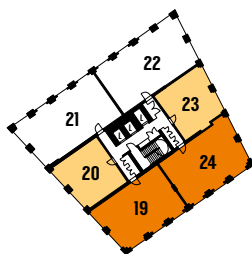
1ST FLOOR



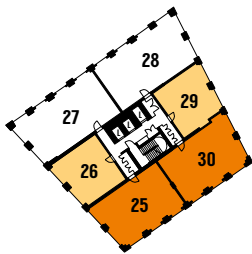
2ND FLOOR



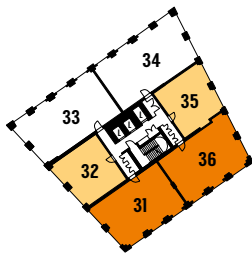
3RD FLOOR



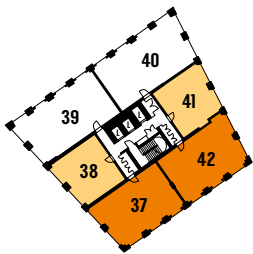
4TH FLOOR



5TH FLOOR



6TH FLOOR



7TH FLOOR



8TH FLOOR

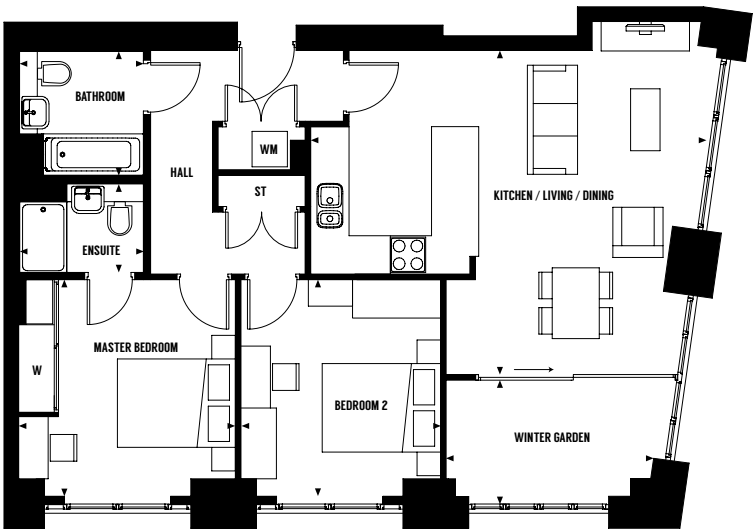


9TH FLOOR



# THE PENDANT

TWO BEDROOM APARTMENT  
85.9 SQM | 924 SQFT

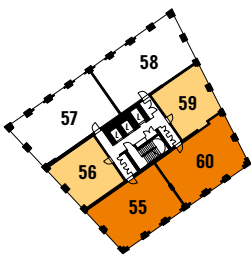


**PLOT No.**  
1\*, 6, 7\*, 12, 13\*, 18, 19\*, 24, 25\*, 30, 31\*, 36, 37\*,  
42, 43\*, 48, 49\*, 54, 55\*, 60, 61\*, 66, 67\*, 72, 73\*,  
78, 79\*, 84, 85\*, 90, 91\*, 96, 97\*, 102, 103\*, 108,  
109\*, 114, 115\*, 120, 121\* and 126

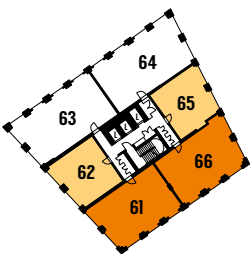
### Dimensions

Kitchen / Living / Dining	6.7 m x 5.5 m	21'10" x 17'11"
Winter Garden	3.7 m x 2.0 m	12'1" x 6'5"
Master Bedroom	3.7 m x 3.7 m	12'1" x 12'1"
Ensuite	2.1 m x 1.5 m	6'11" x 4'11"
Bedroom 2	3.7 m x 3.4 m	12'1" x 11'1"
Bathroom	2.1 m x 2.1 m	6'11" x 6'11"

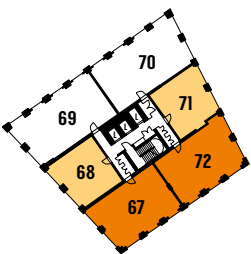
\*Handed Plots      ST – Store   W – Wardrobe   WD – Washer Dryer



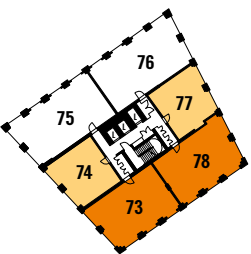
10TH FLOOR



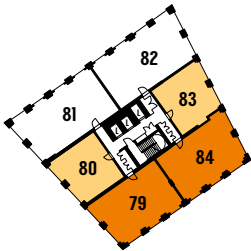
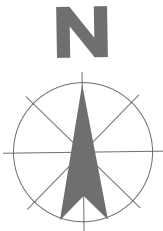
11TH FLOOR



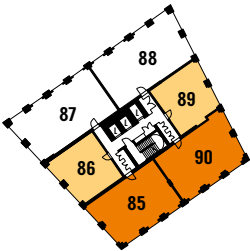
12TH FLOOR



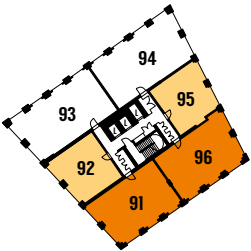
13TH FLOOR



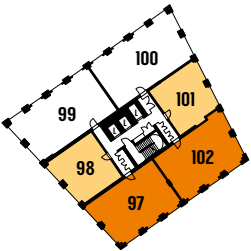
14TH FLOOR



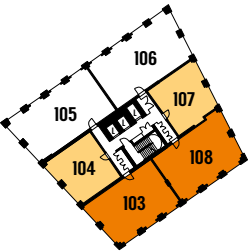
15TH FLOOR



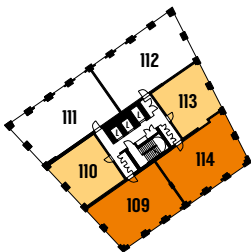
16TH FLOOR



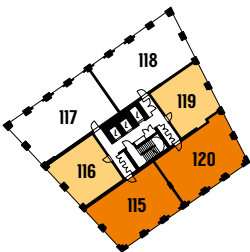
17TH FLOOR



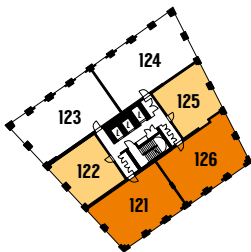
18TH FLOOR



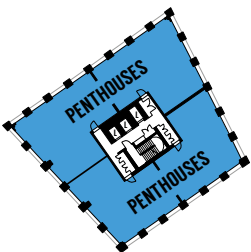
19TH FLOOR



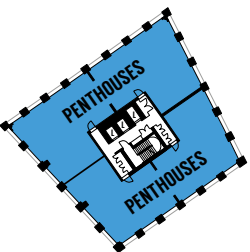
20TH FLOOR



21ST FLOOR



22ND FLOOR



23RD FLOOR

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.



# THE TILLER & TILLER FLEX

TWO BEDROOM APARTMENT  
102.2 SQM | 1100 SQFT



**TILLER PLOT No.**  
3\*, 4, 9\*, 10, 15\*, 16, 21\*, 22, 27\*, 28, 33\*, 34, 39\*,  
40, 45\*, 46, 51\*, 52, 57\*, 58, 63\*, 64, 69\* and 70

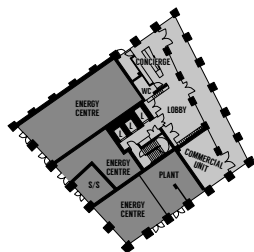
**† TILLER FLEX PLOT No.**  
75\*, 76, 81\*, 82, 87\*, 88, 93\*, 94, 99\*, 100, 105\*,  
106, 111\*, 112, 117\*, 118, 123\* and 124

### Dimensions

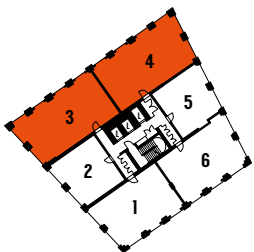
Kitchen / Living / Dining	7.7 m x 7.7 m	25'3" x 25'3"
Winter Garden	2.9 m x 2.4 m	9'8" x 8'0"
Master Bedroom	3.6 m x 3.5 m	11'9" x 11'4"
Ensuite	2.1 m x 1.5 m	6'11" x 4'11"
Bedroom 2	4.0 m x 3.6 m	13'1" x 11'9"
Bathroom	2.1 m x 2.1 m	6'11" x 6'11"

\*Handed Plots      ST – Store    W – Wardrobe    WD – Washer Dryer

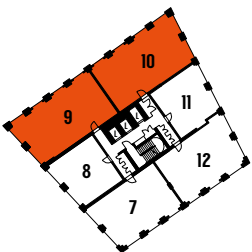
## PLOT FINDER



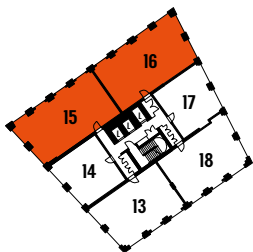
GROUND FLOOR



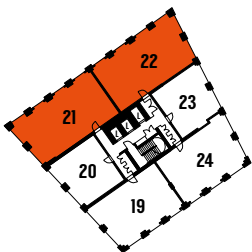
1ST FLOOR



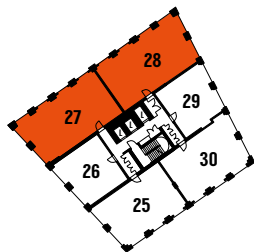
2ND FLOOR



3RD FLOOR



4TH FLOOR



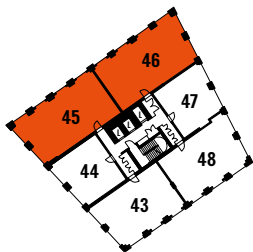
5TH FLOOR



6TH FLOOR



7TH FLOOR



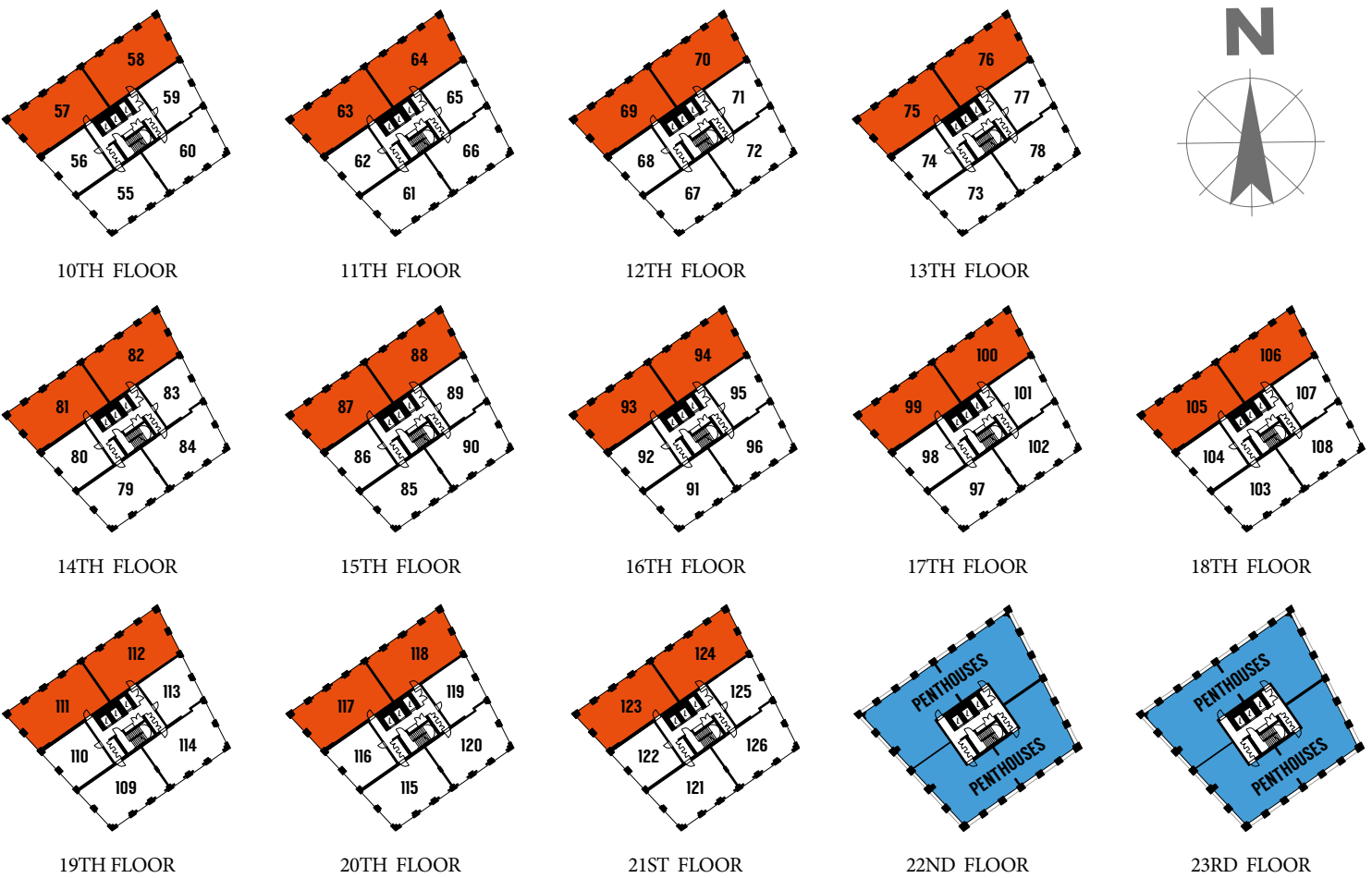
8TH FLOOR



9TH FLOOR



Computer generated image of Blackwall Reach.



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## Residents' foyer

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.

# STEP IN SIDE







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# A STYLISH AND CONTEMPORARY SPECIFICATION



## Kitchens

- Luxury handle-less matt kitchen with under unit LED lighting
- Quartz worktops with matching upstand
- Stainless steel undermounted sink with chrome mixer tap
- Induction hob with touch controls
- Telescopic cooker hood
- Glass splashback
- Multi-function electric oven
- Integrated microwave oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated waste bins

## Bathrooms

- Contemporary white sanitaryware with semi recessed basin and quartz vanity top and back to wall toilet
- Mirror cabinet with integral shaver socket
- Thermostatic bath/shower mixer
- Chrome mixer tap to basin
- Clear bath screen
- Large format porcelain wall tiling
- Tiled bath panel

## Ensuites

- Contemporary white sanitaryware with semi recessed basin and quartz vanity top and back to wall toilet
- Chrome mixer tap to basin
- Glass shower enclosure with low profile shower tray and chrome frame
- Large mirror
- Large format porcelain wall tiling

## General Finishes

- Freestanding washer/dryer to Hall cupboard
- Aluminium double glazed windows with white internal finish
- Sliding doors to access Winter Garden\*\*\*
- Flush grey painted entrance door with viewer and multipoint locking
- Smooth ceilings painted white
- Internal walls and woodwork painted white
- White flush internal doors with brushed chrome ironmongery
- Fitted wardrobes with sliding doors to Master Bedroom

## Heating & Electrical

- Under floor heating throughout including Winter Garden
- Heating and hot water supplied from centralised boiler system
- Chrome heated towel rail to Bathroom and Ensuite
- Recessed LED downlights to Hall, Kitchen/Dining Room, Lounge, Winter Garden, Bathroom and Ensuite
- Pendant light fitting to Bedrooms
- Brushed chrome sockets and switches to Kitchen
- White sockets and chrome switches with concealed fixings to remainder of the apartment
- Satellite TV, telephone and DAB points to Lounge and Master Bedroom with Sky+\*\*
- Communal satellite dish
- Smoke detectors
- Heat detectors

## Flooring

- Engineered wood plank flooring to Hall, Kitchen and Lounge/Dining Room
- Quality carpets to all Bedrooms
- Coordinating porcelain floor tiles to Bathrooms and Ensuities
- Large format porcelain floor tiles to Winter Garden

## Communal Areas

- Interior designed concierge area located in Lobby of Royal Captain Court
- Residents' lounge area in Lobby of each building
- Lift to all floors
- Carpet to corridors
- Communal post box
- Video entry system
- Cycle Store
- CCTV to selected areas across the development\*

## Warranty

- 10 year NHBC warranty
- 2 year NU living warranty for internal apartment area
- A management company will be appointed to maintain communal areas – a service charge will be payable

\*Please see sales consultant for specific coverage

\*\*Purchaser subscription applies for Sky TV

\*\*\* Some apartments have opening doors

Whilst every effort has been made to include all specification items, there may be minor changes during the course of construction. Please ask the sales consultant if any items are different to those specified.





Computer generated images of typical specification.







CGI OF THE LOUNGE AND DINING AREA OF A TWO BEDROOM APARTMENT



**BLACKWALL REACH**  
**PRESTAGE WAY, LONDON E14 9QE**



**020 3151 7058**

***[www.nuliving.co.uk](http://www.nuliving.co.uk)***