



Minutes from the shopping, restaurants and bustling heart of Canary Wharf, many of Vetro's collection of elegantly designed one and two-bedroom

apartments enjoy astonishing uninterrupted views towards the River Thames, the City of London and beyond. Sitting just yards from Westferry station, connectivity with all of the Capital is simple: perfect for work, for study or merely for pleasure.

Vetro is a rare limited edition of beautifully crafted and considered homes.

Elegant living, astonishing iews.

> Panoramas of the River Thames, the City and beyond.



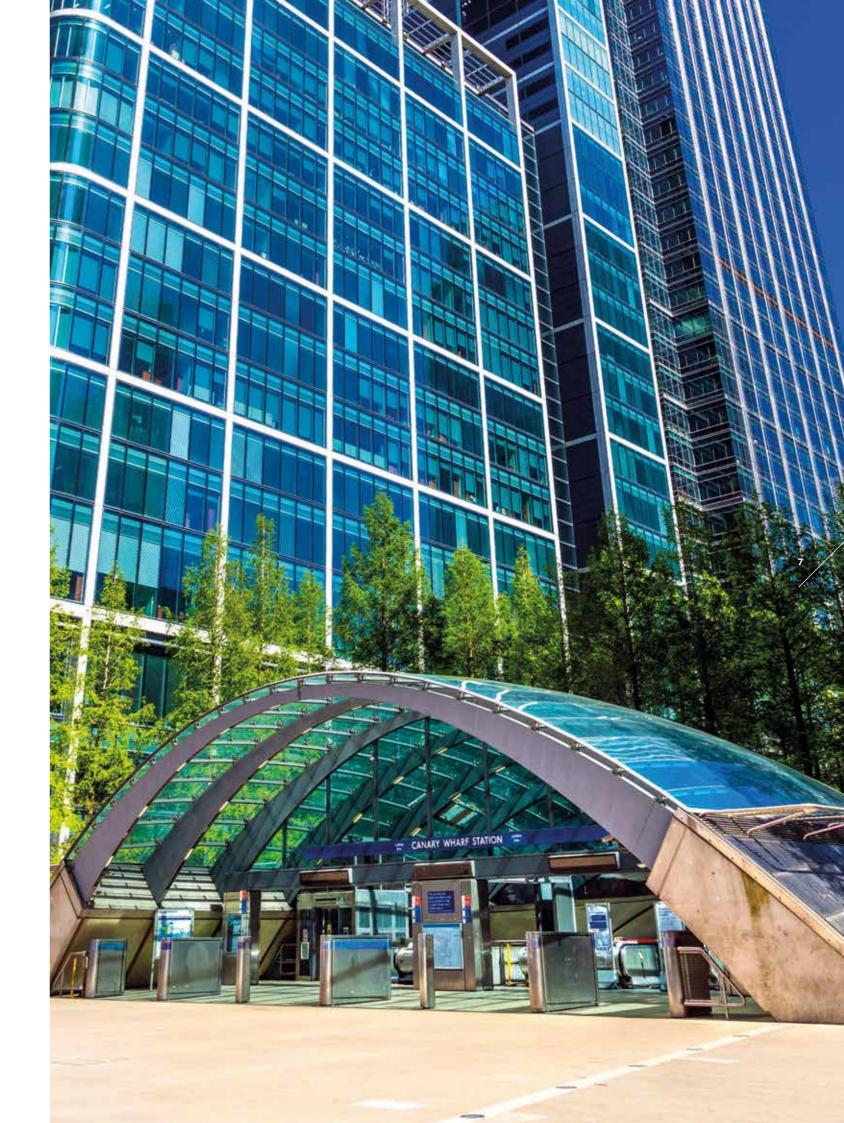


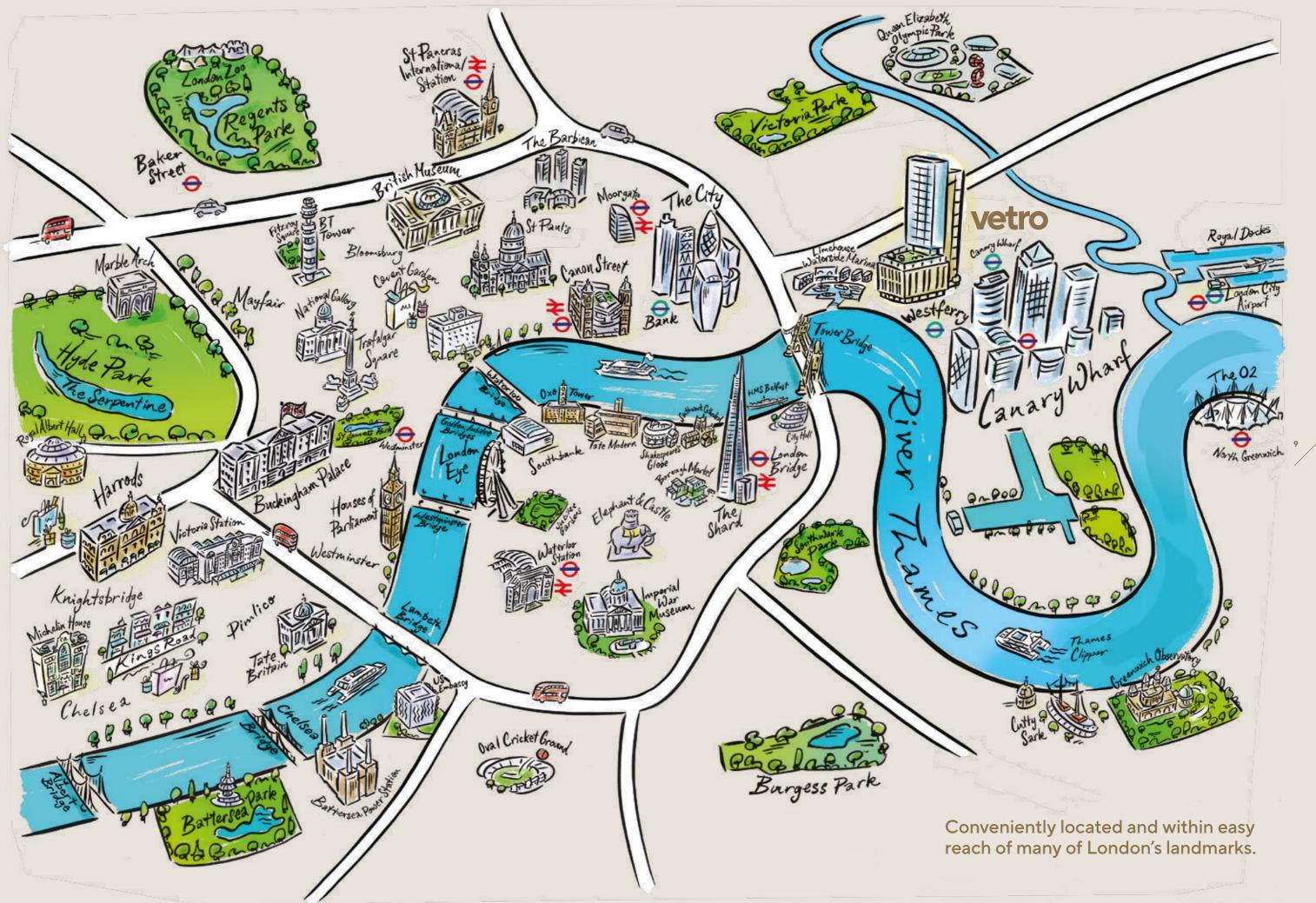
CANARY WHARF UNDERGROUND STATION The Jubilee Line connects to Westminster in 11 minutes and Bond Street in 15 minutes.

Vetro enjoys a wealth of travel options, with multiple train lines, cycle routes and the riverboat service.

With its own virtually dedicated DLR station just yards from its door, Vetro is only two minutes away from Canary Wharf by train or a three-minute cycle. Canary Wharf provides access to the new Elizabeth Line with its rapid connections across London to Heathrow, alongside the Canary Wharf Underground station and the Jubilee Line.

The Thames Clipper pier is also a short walk away and links via the Thames to Bankside, the Tower of London, Westminster and Battersea Power Station amongst others.







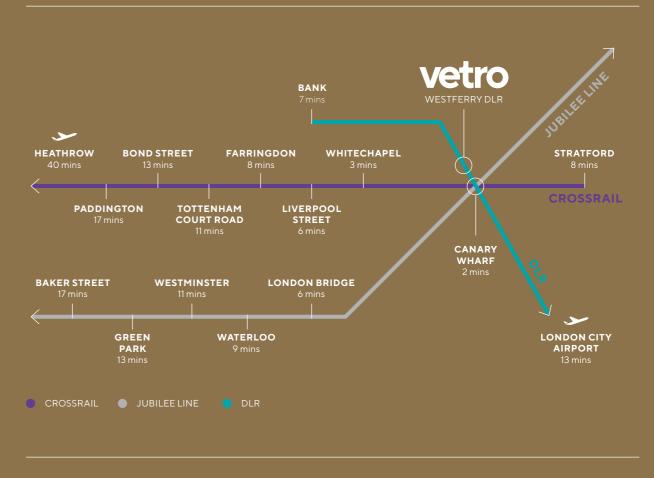
Vetro is mere minutes from London's iconic hub of trade and finance, along with its extensive shopping, cafés and restaurants.

Within just a ten-minute walk or just three minutes by bike, you will be among the splendour, events, parks and excitements of this extraordinary neighbourhood. Affording a quick transition from enjoying the views over the impressive Canary Wharf skyline to being a part of the vibrant bustle of what's happening on the ground, Vetro is perfectly positioned to deliver all the rich and diverse experiences of truly rewarding urban-living.





2 minutes to Canary Wharf and 7 minutes to The City with Westferry DLR station on your doorstep.





CANARY WHARF STATION

CROSSRAIL PLACE



BANK DLR STATION

QUICK CONNECTIONS

Canary Wharf underground and Bank stations are easily reachable on the Docklands Light Railway line.

All travel times starting from Westferry DLR station Source: Transport for London

Some of the world's finest universities and colleges within easy reach. London University and Imperial College to CENTRAL Central Saint Martins and Goldsmiths. SAINT MARTINS RADA UNIVERSITY COLLEGE LONDON 25 mins QUEEN MARY UNIVERSITY 11 mins LONDON SCHOOL OF UNIVERSITY OF EAST LONDON **ECONOMICS & POLITICS** UNIVERSITY OF RAVENSBOURNE UNIVERSITY GREENWICH LONDON GOLDSMITHS KING'S SOUTH BANK UNIVERSITY COLLEGE UNIVERSITY OF LONDON IMPERIAL COLLEGE All travel times starting from Westferry DLR station Source: Google maps.



QUEEN MARY UNIVERSITY 11 mins

A leading researchintensive university with a uniquely diverse student body.

Medicine Dentistry Engineering Linguistics

KING'S COLLEGE 21 mins

A prestigious university based in the heart of The City.

Humanities Law Sciences Economics & Business

UNIVERSITY COLLEGE LONDON 25 mins

London's top ranked university for academic excellence.

Education Architecture Medicine & Pharmacy Art & Humanities

CENTRAL SAINT MARTINS - UNIVERSITY OF THE ARTS LONDON 30 mins

The world's most famous art college.

Fashion Design Architecture Product & Industrial Design Graphic Communication



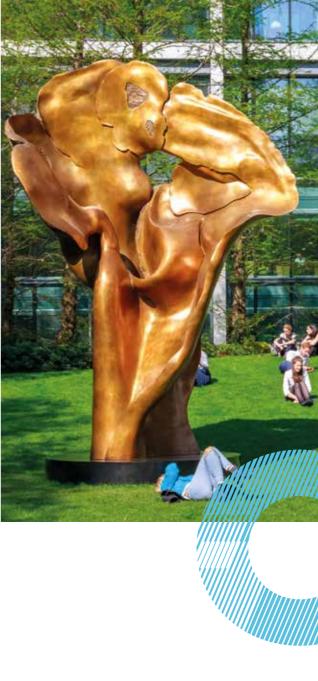


11 M W

offering access to the newly opened Elizabeth Line, which can effortlessly transport you to Bond Street in just 13 minutes. A VIBRANT AND EVER CHANGING DISTRICT







JUBILEE PARK

Brings instant serenity with a tree-filled open space with cascading water features and art installations.

21



Canary Wharf might be best known as London's business district but it is also home to one of the biggest collections of public art in the UK. Among the high-rises, foyers, parks and courtyards, there are over 70 examples of exquisite standalone pieces and integrated artist

architectural works to explore. Transforming the area with colour, light and extraordinary form, together they represent an award-winning urban exhibition of highly respected global talent. Marvel at Henry Moore's historic Draped Seated Woman and take the time to appreciate more contemporary and ambitious projects such as the bronze Fortuna in Jubilee Park. When you follow the Canary Wharf art trail, there are new and unexpected discoveries at every turn.

The art is a constant source of surprise

A stone's throw from Vetro, Canary Wharf's open spaces are filled with unexpected and intriguing artworks from all over the globe.





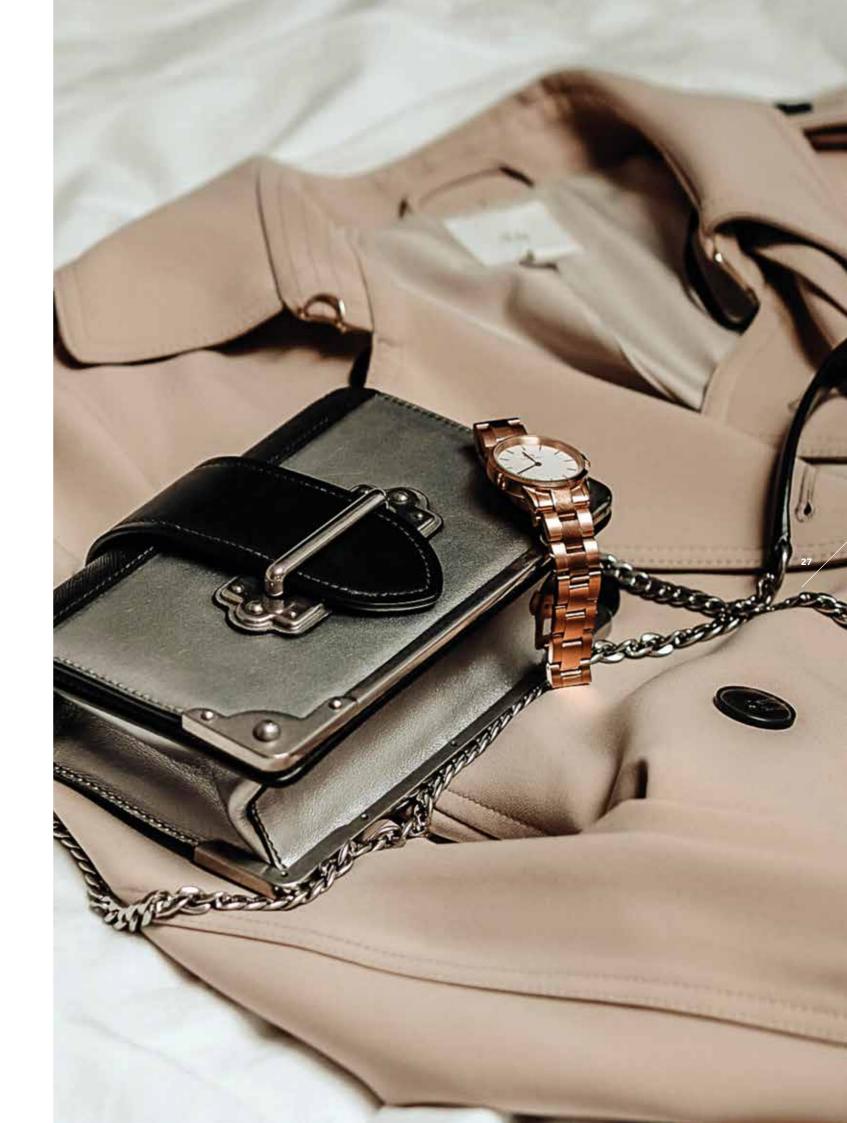
The choice of a multitude of bars and restaurants, shopping and cafés.

> **BAR & RESTAURANTS** Whatever your taste, there is no shortage in choice when it comes to drinking and dining at Canary Wharf.



Home to one ofLondon's largest and most exciting shopping centres.

VETRO LONDON









CROSSRAIL PLACE Rising from the North Dock, stands this beautifully designed complex, home to both Canary Wharf Station and an exquisite roof-top garden.

JUBILEE PLACE Is one of Canary Wharf's four shopping malls, with shops, cafés and restaurants.

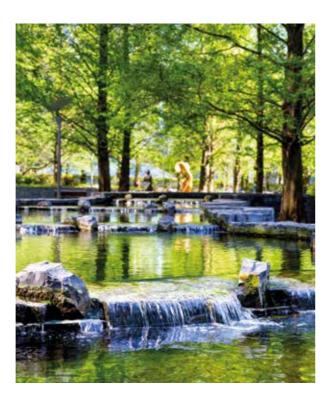
29

Discover Montblanc, Coach, Jo Malone, Paul Smith, Ralph Lauren and many more impressive brands.



Culture has truly uplifted the community at Canary Wharf, from its public art to a packed calendar of exciting events throughout the seasons.

EVENTS AT CANARY WHARF Year-round entertainment at Canary Wharf such as the London Mural Festival, Winter Lights show, ice-skating and many more ensures there is never a dull day to be had.





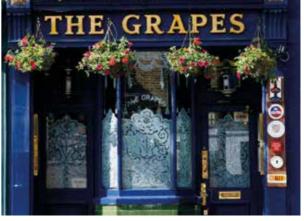


A hidden gem in the capital, Narrow Street serves up the original Thames-side experience.

RIVERSIDE WALKS

From Canary Wharf to Narrow Street, the picturesque walks along the River Thames are dotted with restaurants and pubs.







A short stroll from Vetro is a place of time-worn charm. Narrow Street is the oldest part of Limehouse and a true attraction for those looking for that authentic experience in

the capital. Dotted among the rare 18th-century brick terraces, impossibly old taverns and newer gastropubs line the edge of the Thames, jostling with the custom that this area has always enjoyed. The street's most precious occupant is The Grapes, a 1720 pub of pintsized proportions that Charles Dickens and Samuel Pepys would famously frequent. From The Prospect of Whitby, closer to St Katharine Docks, to Gordon Ramsay's The Narrow just ten-minute walk from Vetro, you can savour traditional dishes topped with river views and a helping of London's rich history.



A rich history of trade and liscovery.

A si su L

Although there are now few signs of its past, the area surrounding Vetro was London's original Chinatown. In the late 19th Century, Chinese employees of the

East India Company settled on the edge of the world's busiest docks and set up businesses to cater for their home sailors who travelled across the seas to trade silks, teas and spices. By 1910, a thriving community had formed around a collection of cafés, restaurants, laundrettes, shops and lodges creating the first Chinese quarter in the capital. Today, traces have all but disappeared but there is romance in the notion that these streets once echoed the sounds of spice traders from the ancient Orient – a secret heritage that instils great wonder and surprise.



Where spices and timbers, silks, rhubarb and teas arrived from an imperial land. SUMPTUOUS AND SOPHISTICATED HOMES



39

A delicate and reflective silhouette on the skyline.

IAN SIMPSON SimpsonHaugh

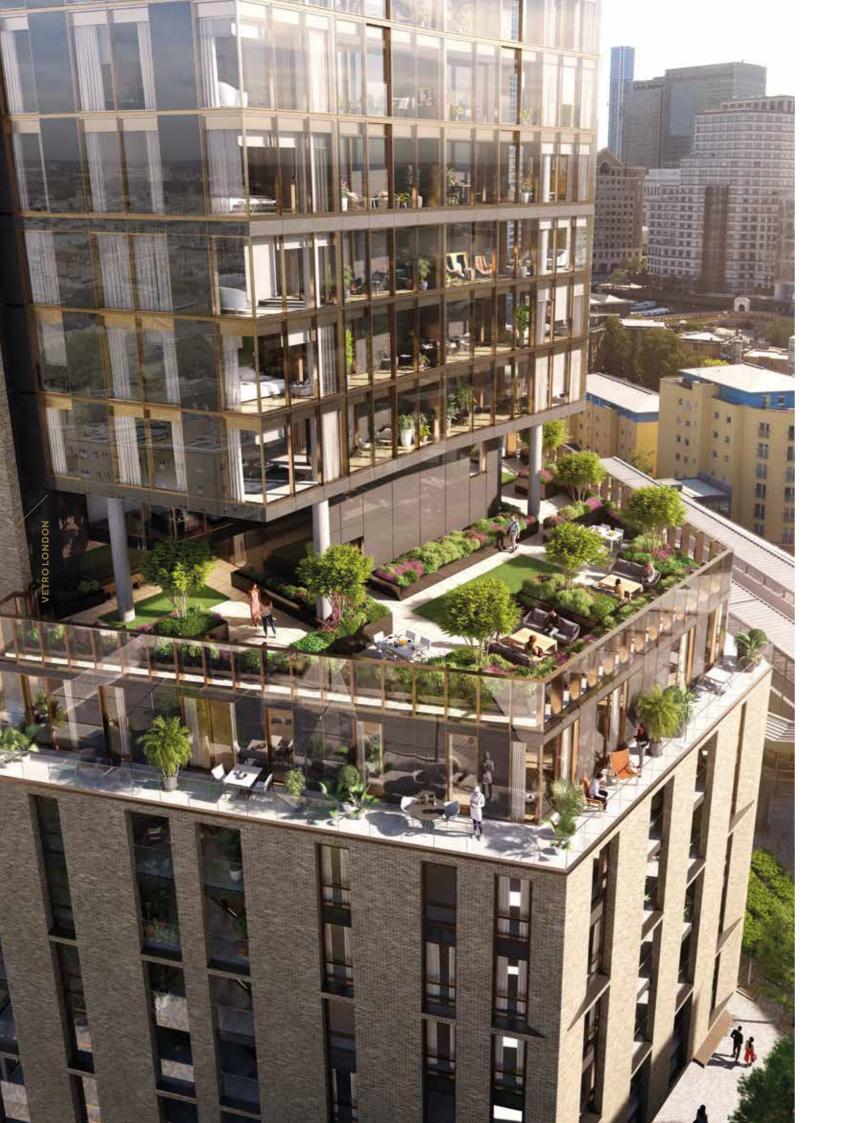


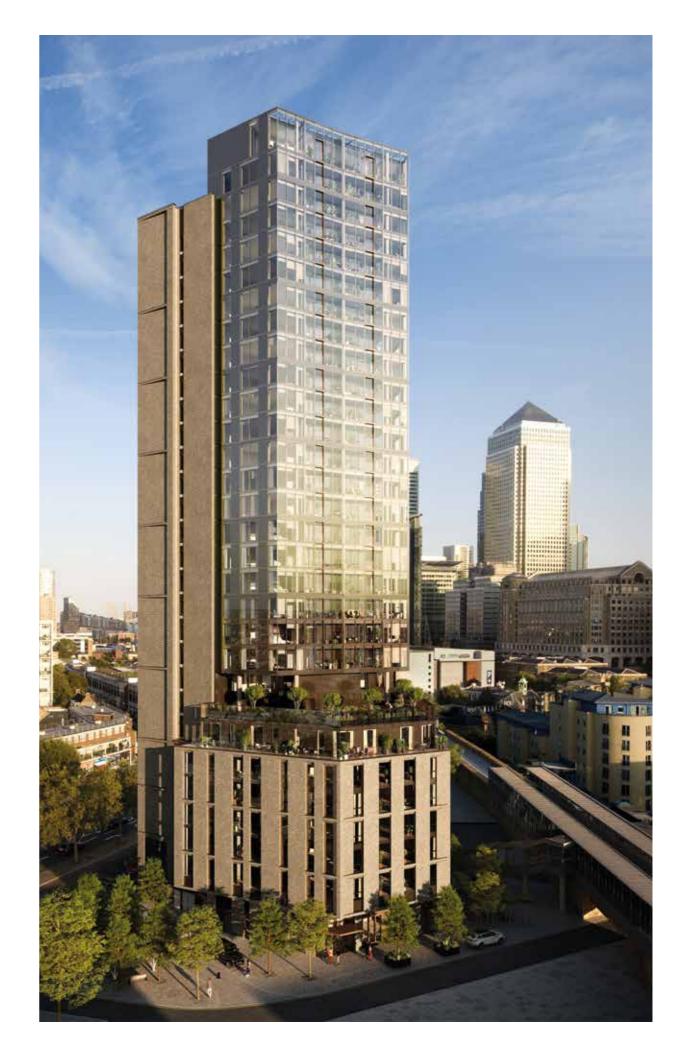
Founding partner of Vetro architects SimpsonHaugh, Ian Simpson describes the building's design as a tale of two halves, the 'podium' and the 'spire'.

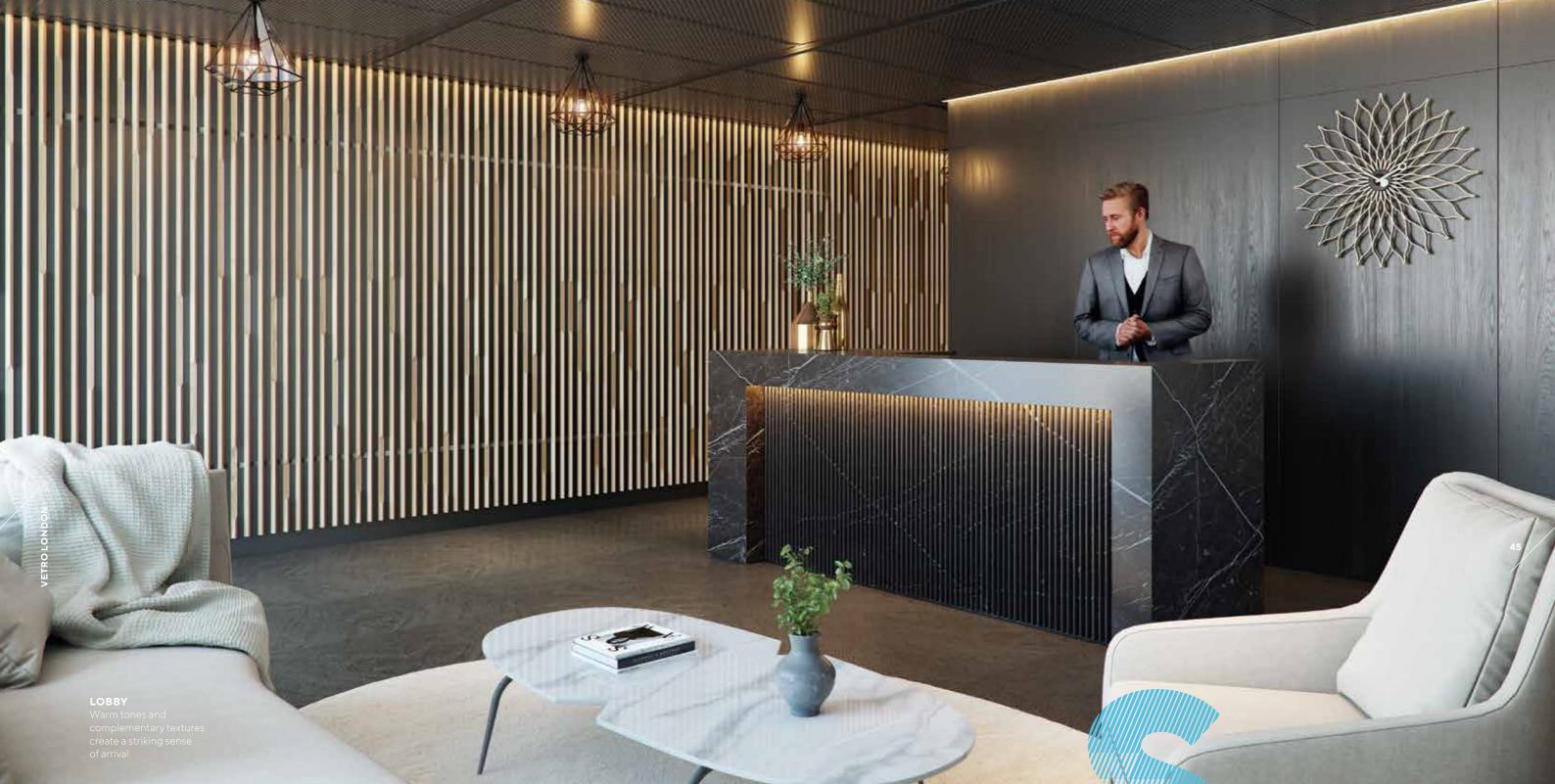
The materiality of the building transitions from traditional brick to a slender vertical component of shimmering glass. Connected by a shared garden on the seventh floor that invites all residents from above and below, the two distinctive parts to the building are direct responses to their immediate context. The lower 'podium' levels are locked into their urban setting whilst the tower is designed to maximise reflection and the light of the sky. Comfort can be drawn from the familiarity of the textured grain whilst from a distance the glazing of the 'spire' intends to minimise interruption by mirroring the day that surrounds it.

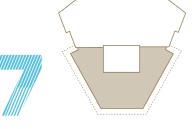
"To complement the skyline, we've introduced increasingly wide, highly reflective reveals to the upper levels so that the building captures the light and is constantly changing. We didn't want to create something that absorbed the light but rather played with it, reflecting the time of day and all the seasons. We believe it's this interaction that truly brings the building to life."



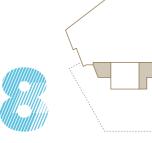








PODIUM GARDEN Spanning across all of level 7, the podium garden will be an oasis for all to enjoy.



GYM & SAUNA Fulfilling a desire for health and wellness, Vetro homes its own in-house gym and sauna on level 8.





Satiating the desire for wellness in the capital, Vetro offers a portfolio of amenities that grants new heights of healthy-living to its residents and guests. Not only do the impressive podium gardens, stretching out

above the city, offer outdoor space and fresh air amid glorious views, the in-house gym provides a professional fitness arena in which to exercise, strengthen and tone. Complemented by a sauna, luxurious shower and relaxation area, the facilities here verge on those of a London spa. A concierge service will welcome all guests at the immaculately designed lobby whilst being on hand to make residents' lives run smoothly.

PODIUM GARDEN Immaculately landscaped, residents will be able to enjoy views and tranquillity whilst having an outdoor space to exercise.

The second



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4



activities at this gateway point just north

to represent this in the materiality of the interiors. From the point of arrival in the sumptuous entrance of the Captain's cabin." Applying the same range of materials, but in lighter hues across the inset balcony

Representing historic adventure and spirit.

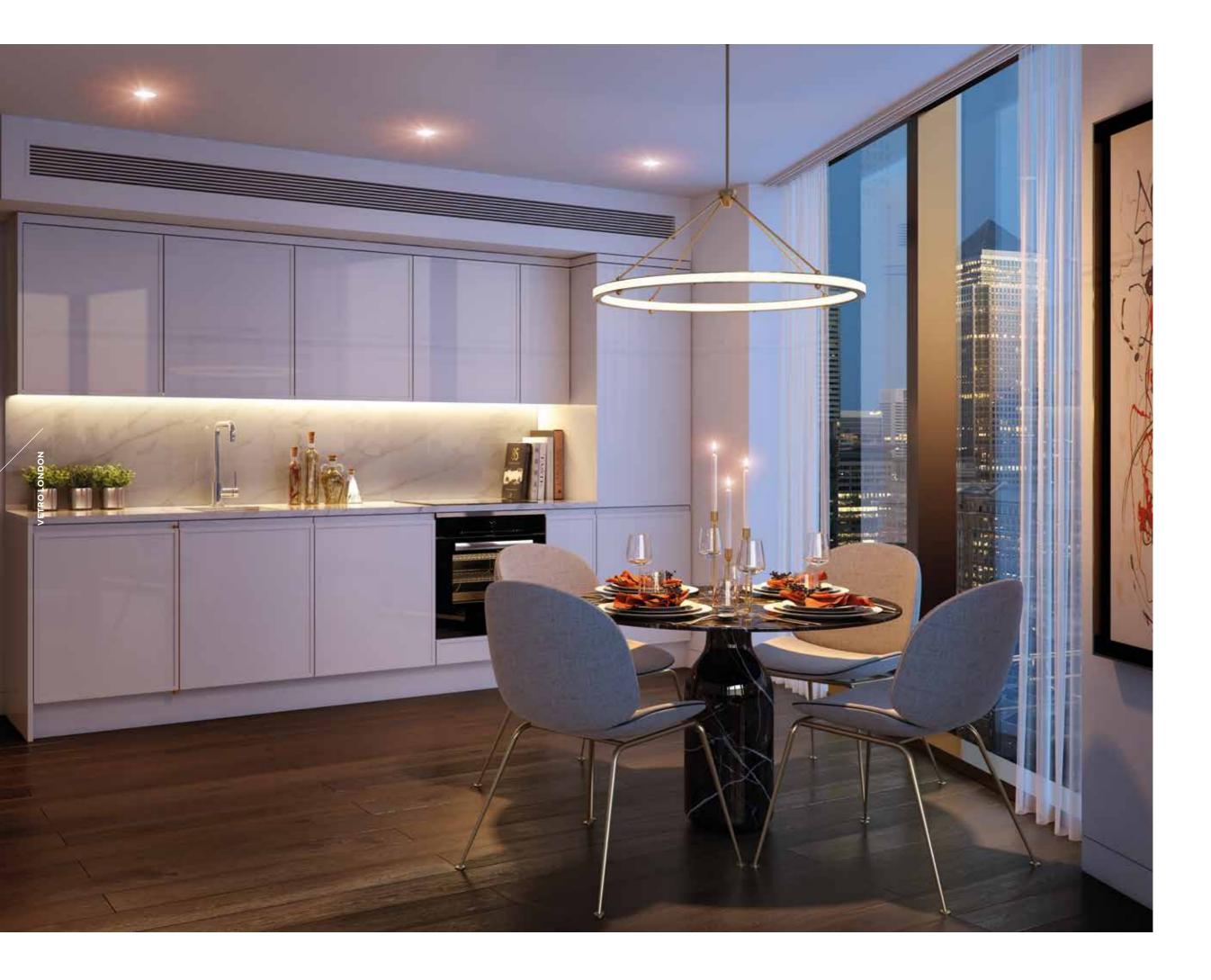
Rachel Haugh, half of the founding duo at SimpsonHaugh, explains how Vetro will become a significant marker for East London.



LIVING & DINING

The expansive open-plan living room with full-height glazing maximises space.

1210



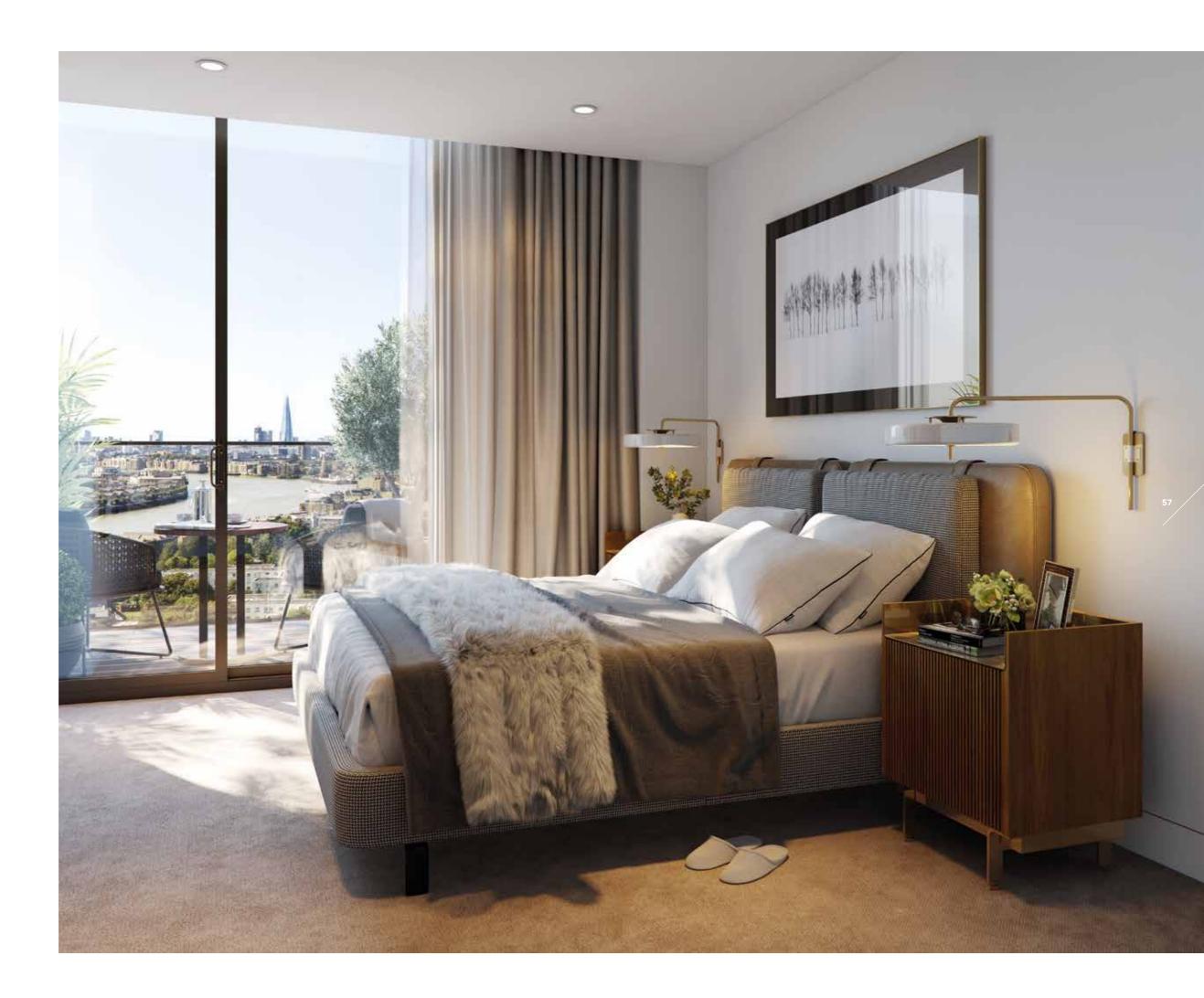
KITCHEN & DINING Bespoke and modern designer kitchens with marble effect splashbacks and sleek fittings are designed to the highest standard.

53



2

LIVING & DINING Naturally bright and flooded with light from the floor-to-ceiling windows, the balcony offers spectacular views for a calm backdrop.



VETRO LONDON

BEDROOM

Neutral tones create the perfect canvas for the residents' interior vision.

Timeless style and beautifully functional.

VETRO LONDON

BATHROOM

Feature mosaic tiles and modern brassware create a stylish and contemporary design.





Living spaces for modern city dwellers, the interiors at Vetro have been crafted to meticulously applied. In the apartments, the maritime influences are present but elegantly toned down. marble surfaces, contrasted black towel rails and superior fittings. Bedrooms benefit from the comfort

On entry, long views across the main space towards calm and timeless backdrop to the individual style

Refined quality combined with rich textures.

Sumptuous design, rich materials and calming tones work together in a perfect arrangement of contemporary cool.

SANNA WENNBERG

Specification

ENTRANCE LOBBY

- Bespoke concierge desk to entrance lobby
- Bespoke designed joinery unit with integrated residents' mailboxes and feature lighting
- Porcelain stoneware tiled floor
- Oak and Ash timber slat feature wall over dark felt
- White and fumed timber effect wall grooved feature panelling
- · Perforated metal ceiling with integrated lighting
- Decorative voile sheer drapes

RESIDENTIAL LOBBIES

- Woven vinyl flooring to residential corridors
- Feature wall/riser door panelling with integrated floor numbering graphics
- Painted walls and flush handleless riser doors in dark marine and bronze tones
- Painted walls on upper apartment levels
- Feature lighting to apartment entrance doors
- Painted timber apartment entrance doors, deep reveals and architraves
- Satin nickel T bar hex faceted lever handles with rectangular rosette and complimentary ironmongery
- Perforated metal ceiling with concealed lighting

AMENITIES

- Resident spa facility with gym, sauna, shower, relaxation space and wc
- Feature timber effect wall panelling to resident's gym • Decorative voile sheer drapes to floor to ceiling glazing
- in residents' amenities
- Woven vinyl flooring to resident's gym
- Perforated metal ceiling with integrated lighting to residents' amenities
- Floor to ceiling mirrors with integrated TV to resident's gym
- Timber painted doors and architraves to residents' amenities
- Porcelain stoneware tiled floor to sauna, shower, relaxation space and wc

- Timber panelling feature wall in relaxation space to match sauna wall cladding
- Porcelain stoneware tiled wall to shower and wc
- Metallic glaze porcelain wall mosaic feature to shower and wc

HEATING AND COOLING

• Low pressure heating via wall mounted radiators

LIGHTING AND ELECTRICAL FITTINGS

Ceiling mounted low voltage fitting throughout

TELECOMMUNICATIONS, AV AND IT

• Wired for WIFI and Cable TV

SECURITY AND MANAGEMENT

- Day concierge service
- Comprehensive CCTV covering all common areas including the bike storage
- Fob access for the lifts

KITCHENS

- All worktops made of light grey and ochre gentle veined gloss white porcelain stoneware with mitred edges to worktop, with tiled splashback
- Under-mounted white enamel glazed sink with single lever mixer tap set in stainless steel
- Bespoke designed fitted kitchens with inset veneered panel in narrow frame laminated shaker feature and j-pull handles to all cabinet doors and drawers with wood grain expressed through porcelain white paint finish
- Soft closing doors and drawers
- Internal cupboards with soft closing drawers and concealed refuse and recycling storage
- Full height larder cupboard

- Concealed LED strip lighting underneath wall-mounted cupboards
- Siemens or similar integrated stainless steel oven
- Siemens or similar touch control induction hob
- Cooker hood
- Siemens or similar fully integrated multifunction dishwasher
- Siemens or similar free-standing washer/dryer

DOORS

- Painted standard height doors with grooved architraves and skirting
- Satin nickel T bar hex faceted lever handles with rectangular rosette and complimentary ironmongery

FLOOR

- Engineered oak flooring with matt lacquered finish and bevelled edging
- Broadloom wool carpets to bedrooms

CEILINGS

• Plasterboard ceiling finished in white matt paint

WALLS

- Walls finished in white matt paint (where other finishes are not applied)
- MDF skirting grooved and painted to match architraves

WARDROBE

- Standard height wardrobes with painted doors and matching colour to plinth and pelmet
- Plinth to be sized and grooved match skirtings

ETRO LONDON

With stunning clean lines, rich materials, well considered lighting and hints of the harbour legacy, each apartment is a true example of expert craftsmanship.

BATHROOMS AND ENSUITE (WHERE APPLICABLE)

- Black frame and handle to glass shower enclosure, enamelled steel shower tray and wall mounted fixed rain-shower head with separate hand shower and controls
- Black frame to glass bath side screen, enamelled steel bath and wall-mounted combined bath-filler, hand-held shower on shower rail and controls
- White stoneware porcelain tile to walls
- White stoneware porcelain mosaic tiles to bath and shower rear feature wall
- Painted wall adjacent to door
- Painted door and architrave • Mid grey stoneware porcelain tile to floors and skirting
- Bathroom cabinet with mirrored front and integrated side
- LED lighting, integrated shaver socket and shelving Black wall mounted heated towel rail
- Enamelled steel semi recessed wash hand-basin with mixer-tap
- Wall hung WC pan and concealed cistern
- Double hand towel hook to front of vanity unit adjacent to wash hand-basin with chrome finish
- Double robe hook to door with chrome finish
- Wall mounted tissue holder, toilet roll holder and toilet holder
- with chrome finish and wall mounted combined bath-filler

INSET BALCONY, FULL LENGTH TERRACE OR WINTERGARDEN

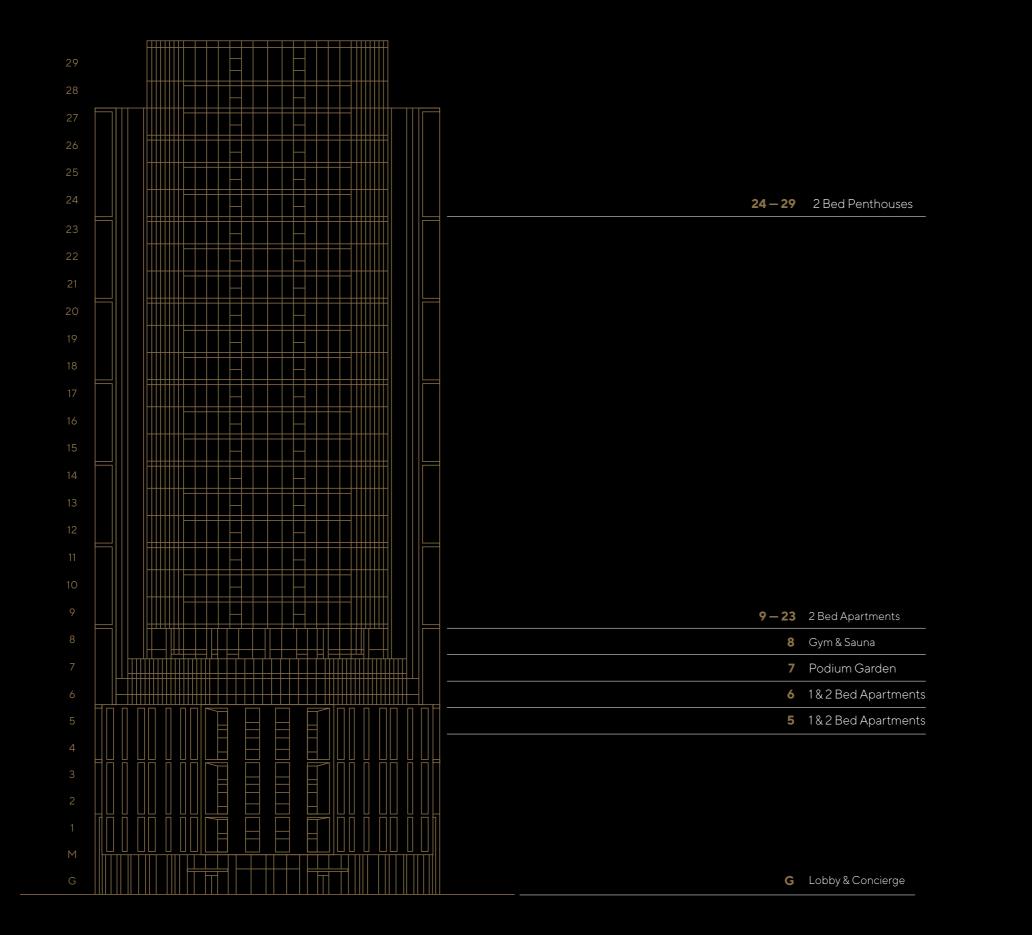
• Ceramic tile/decking floor finish

UTILITY CUPBOARD

- Heating interface units
- Mechanical ventilation heat recovery (MVHR) unit
- Consumer unit storage
- · Washing machine and dryer

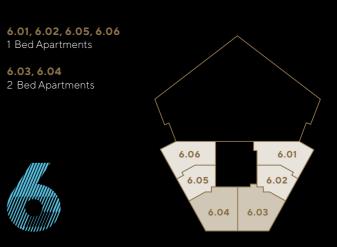
VETRO LONDON



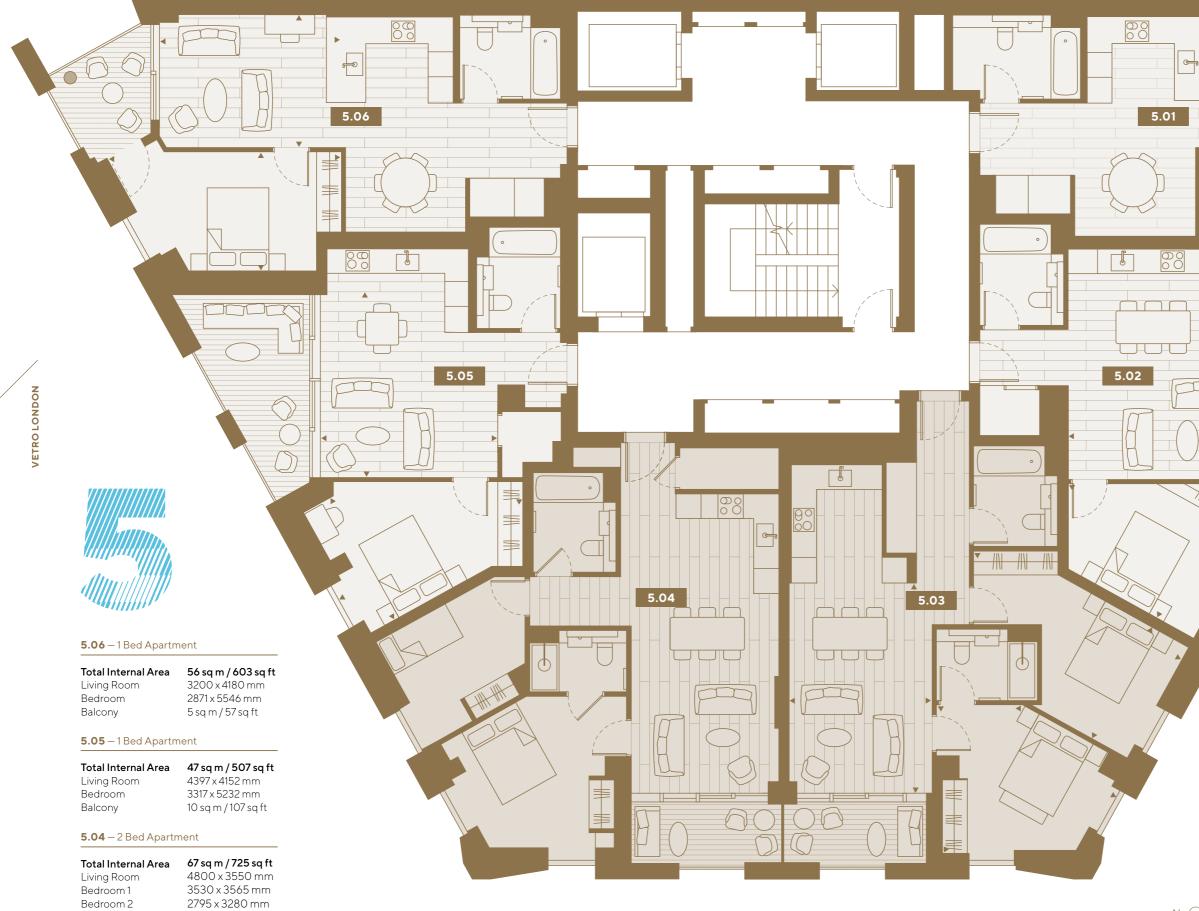


VETRO LONDON









6 sq m / 65 sq ft

Balcony

5.01 – 1 Bed Apartment

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MUL

Bedroom Balcony

Total Internal Area60 sq m / 645 sq ftLiving Room3200 x 4773 mm 2871 x 6197 mm 5 sq m / 57 sq ft

69

5.02 – 1 Bed Apartment

Bedroom Balcony

Total Internal Area47 sq m / 506 sq ftLiving Room4447 x 4100 mm 3420 x 4641 mm 10 sq m / 110 sq ft

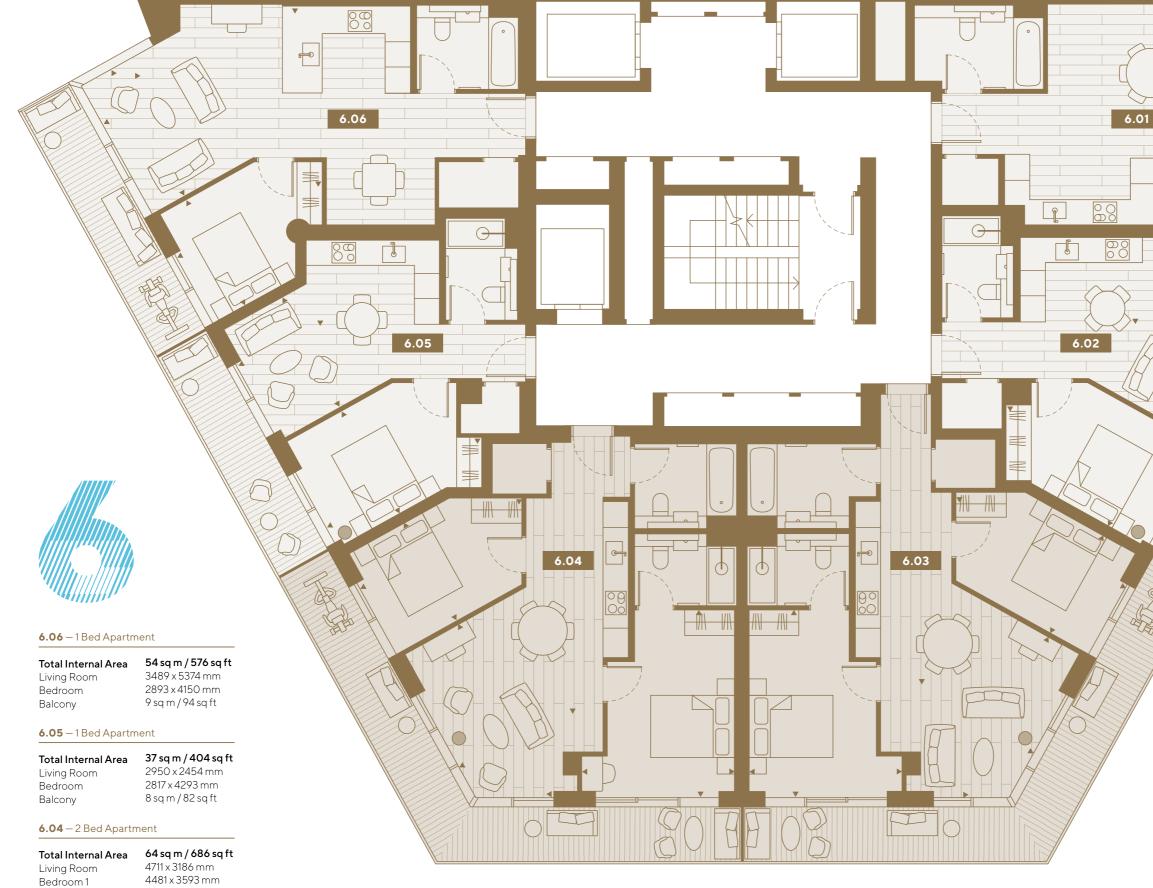
5.03 – 2 Bed Apartment

Living Room Bedroom 1 Bedroom 2 Balcony

Total Internal Area 70 sq m / 755 sq ft 4948 x 3437 mm 4062 x 4798 mm 3046 x 5652 mm 6 sq m / 65 sq ft



Not only contributing to the city skyline, Vetro benefits from one of the most awe-inspiring outlooks across the capital.



2647 x 4425 mm

18 sq m / 198 sq ft

Bedroom 2

Balcony

A

6.01-1 Bed Apartment

HAR .

Total Internal Area Living Room Bedroom Balcony

57 sq m / 615 sq ft 3488 x 4301 mm 2902 x 4162 mm 9 sq m / 93 sq ft 73

6.02 – 1 Bed Apartment

Total Internal Area Living Room Bedroom Balcony

40 sq m / 426 sq ft 3000 x 2880 mm 2758 x 4599 mm 8 sq m / 83 sq ft

6.03 – 2 Bed Apartment

Total Internal Area

Living Room Bedroom 1 Bedroom 2 Balcony

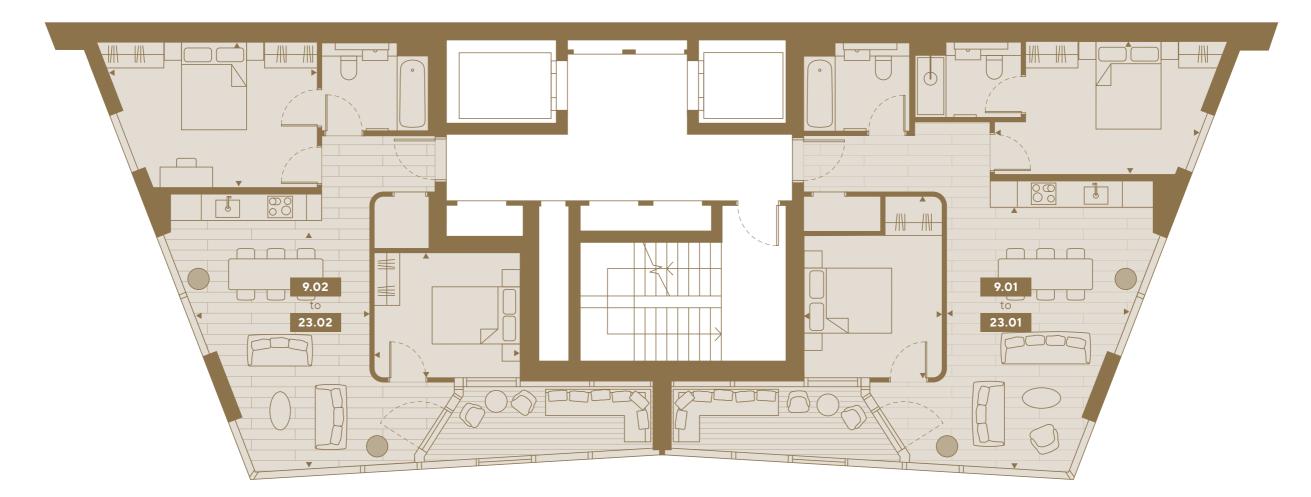
65 sq m / 705 sq ft 4865 x 3213 mm 4481 x 3587 mm 2641 x 4639 mm 18 sq m / 196 sq ft

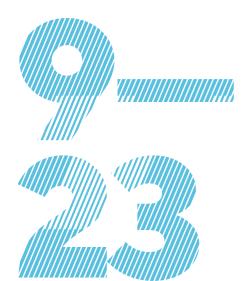


On the edge of the glamorous business district, the impressive views over Canary Wharf will impress the most discerning of city dwellers.

1000

101





9.01 to 23.01 – 2 Bed Apartment

Bedroom 1 Bedroom 2 Balcony

Total Internal Area73 sq m / 781 sq ftLiving Room5179 x 3870 mm 4139 x 3155 mm 3030 x 4607 mm 7 sq m / 78 sq ft

77

9.02 to **23.02** – 2 Bed Apartment

 Total Internal Area
 63 sq m / 675 sq ft

 Living Room
 5179 x 3661 mm

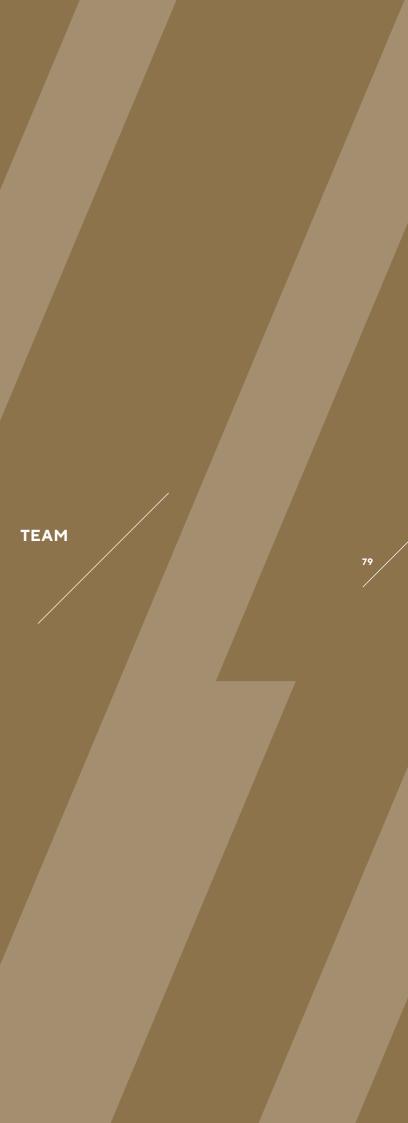
 Bedroom 1
 3330 x 5028 mm

 Bedroom 2
 2850 x 3332 mm

 Balcony
 7 sq m / 78 sq ft



/ETRO LONDON



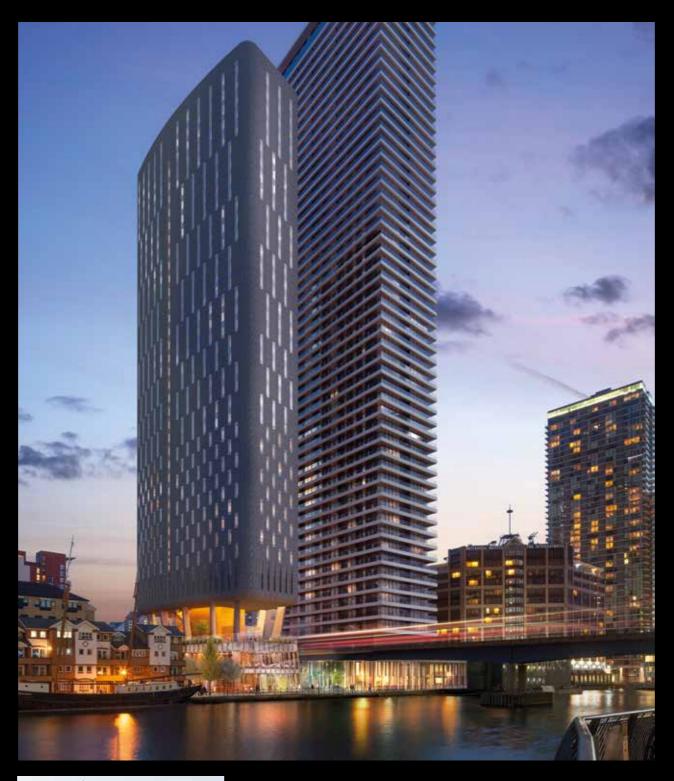
Rockwell

From concept to delivery, creating opportunities, sharing values.

Rockwell Property is a property developer with an aspiration for excellence. Committed to delivering quality, contemporary and sustainable architecture that will put places on the map and build thriving neighbourhoods, it is a company underpinned by robust values and tailored approaches. There is no common formula to their work – each and every project responds to and reflects its location, with design and usage customised on a site-by-site basis.

Rockwell is a true believer in London, both as a unique opportunity for development and due to its status as a cultural melting pot on the world stage. This confidence in the capital has underpinned Rockwell's involvement with a variety of development projects worth over £2 billion such as Quay House in Canary Wharf, Kensington Forum, Westferry, 101 Newington Causeway Elephant and Castle, and a plethora of other projects in the pipeline.

Rockwell is also about relationships consolidated over time. It works closely with world-renowned architects and urban designers who share the company's ethos and passion for transformative development. The creation of extraordinary buildings and places that enhance communities is at the very heart of Rockwell's vision, with the company striving to leave a development legacy that stands the test of time.





ONE SOUTH QUAY

Mixed-use scheme combining artistry with accessibility in the Isle of Dogs.

KENSINGTON

Redevelopment of existing Holiday Inn in Kensington, London.

DONAL MULRYAN Founder of Rockwell

Founded by Donal Mulryan, Rockwell is testament to this highly successful and trusted property professional with over 30 years' experience in the UK development and construction industry. In 1993, Donal became a Founding Director of

Ballymore Properties UK. He is a brother of Sean Mulryan, the owner of Ballymore Properties. To date he has conceived and delivered over £8 billion worth of various award-winning schemes across the UK and has worked in Joint Venture Partnership with Morgan Stanley and other large international institutions. Donal has poured his expertise into Rockwell and, alongside an in-house talented team working in conjunction with renowned architects, he continues to deliver cutting-edge developments, designed and executed to his exacting standards.

simpsonhaugh

A passion for responsible, uplifting and beautiful design from concept to delivery since 1987. Established in 1987, SimpsonHaugh is an awardwinning architectural practice built from a passion for responsible, uplifting and beautiful design. Its initiation was motivated by the shared belief of lan Simpson and Rachel Haugh that innovative architectural thought has the power to shape and transform cities through mindful regeneration and the creation of new contemporary identities.

Reinforcing these guiding principles across a portfolio of work, ranging from masterplans to interiors, SimpsonHaugh applies a creative and bespoke approach to every opportunity. Collaborating with aspirational clients, communities and design teams, they harness the commitment, knowledge and expertise to evolve influential and pragmatic solutions. With their talented architects, designers, visualisers, model makers and support team all contributing to delivering architecture of the highest quality, SimpsonHaugh is truly founded on a collaborative spirit and strong design integrity.



Meticulously delivering architecture of the highest design quality.

DOLLAR BAY A striking addition to the Canary Wharf skyline.

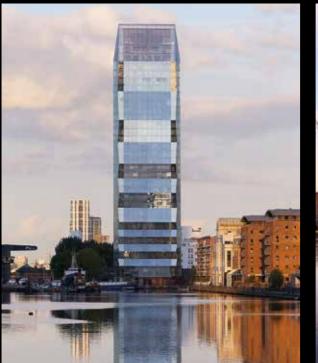
BATTERSEA POWER STATION

Circus West Village, a mixed-use development, delivered as part of first phase.

ONE BLACKFRIARS Distinctive mixed-use residential tower on London's South Bank.

QUEEN ELISABETH HALL

A landmark concert hall in Antwerp, Belgium.







A DEVELOPMENT BY

Rockwell

SALES





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