



GALLIONS POINT

AT ROYAL ALBERT WHARF | E16



There's a vibrant new community in the East – and at its heart is the Royal Docks. Gallions Point is a contemporary neighbourhood of 127 homes located within easy reach of Canary Wharf, ABP Royal Albert Docks, the University of East London, ExCeL London, the O₂ and just 7 minutes to future Crossrail at Custom House.

LONDON IS MOVING EAST

SHAPED BY TELFORD HOMES
AND NOTTING HILL GENESIS

The Royal Group of Docks
London's newest district

The Royal Docks once attracted trade and visitors from across the world - and thanks to a multi-million pound regeneration programme over the next five years, it is set to become a global destination once again. Spanning over 275 acres by the River Thames, this is a cosmopolitan district that will soon be brought even closer to central London - thanks to the new Crossrail link at Custom House Station anticipated to open late 2020 - early 2021.

LOOKING TO THE EAST

Thanks to a multi-million pound regeneration programme, the Royal Docks is set to become a magnet for cutting-edge businesses and cosmopolitan homeowners.

TO THE NEW LONDON

THE REGENERATION

OF A WORLD-CLASS BUSINESS DISTRICT

Newly designated as London's only Enterprise Zone, the Royal Docks is set to become a vibrant district with many major businesses, creative industries, leisure facilities and modern amenities. Buyers will not only be attracted by the contemporary homes and stylish living on offer at Gallions Point, but also by excellent new job opportunities and the likelihood that their property will quickly increase in value as regeneration gathers pace and Crossrail comes to the area.



ABP ROYAL ALBERT DOCK

Chinese business park specialist ABP London is creating what will become London's third major business and financial centre. It's a multi-billion pound project that will transform the Royal Docks. Here are some key facts and figures:

It will cost
£1.7bn
to deliver



£6 billion

ESTIMATED VALUE TO THE LOCAL ECONOMY



30,000

NEW JOBS WILL BE CREATED



35 acres

DEDICATED TO COMMERCIAL SPACE

166,000 sq ft

OF RETAIL & LEISURE SPACE



3,300,000 sq ft

OF OFFICE SPACE

935,000 sq ft

OF RESIDENTIAL SPACE



LIVE WORK VISIT

INVESTMENT BY THE RIVER

ROYAL ALBERT DOCK



Arguably Europe's most significant development project, the Royal Albert Dock is being transformed into London's third business and financial district known as ABP Royal Albert Dock. With 4.7 million sq ft devoted to offices, retail and residential use, it will become a hub for Asian businesses wanting to reach European markets and for European companies wanting to do business with them.



SILVERTOWN QUAYS

A place of invention, Silvertown once led the way in nautical engineering and new ways of milling. Moving to the next stage of innovation, Silvertown Quays is set to help create 21,000 new jobs, 3,000 homes and many opportunities for businesses of all sizes. A joint development between US property giant Starwood and Lendlease, the finished project will amount to over £3.5bn.



ROYAL ALBERT BASIN

This new waterside community features many new homes, workspaces and eateries. In the future it is likely also to benefit from marine-based industries, plus a commercial boatyard that will service leisure and working craft that operate on the River Thames.

Images are courtesy of Royal Albert Dock Development. www.newbusinessheart.london

ROYAL ALBERT DOCK

£1.7bn Investment

Major Chinese developer ABP London has pledged to invest £1.7bn into APB Royal Albert Dock, supported by partners Multiplex, CITIC Group and Charoen Pokphand Group.



LONDON CITY AIRPORT £200M EXPANSION IN THE HEART OF THE ROYAL DOCKS.

30,000 new jobs

Regeneration will also bring £6bn to the local economy.

3 hotels

Great hotels are springing up as the Royal Docks regenerate, from the new 260-bed Doubletree by Hilton London through to the Sunborn Hotel.



CROSSRAIL COMES TO CUSTOM HOUSE

The new, state-of-the-art Crossrail (Elizabeth Line) station is opening its doors at Custom House in late 2020, early 2021, bringing the Royal Docks within even closer reach of central London and beyond.



ROYAL ALBERT DOCK IS WITHIN 5 MINUTES CYCLE RIDE FROM GALLIONS POINT

LONDON IS GETTING A NEW BUSINESS HEART



BUSINESS

Businesses from across the world are being attracted by London's only Enterprise Zone - ABP Royal Albert Dock is set to be a global business hub.



LEISURE

From new bars, restaurants and cafés to riverside works and fast connections with central London, you'll never be short of things to do.



RETAIL

Royal Albert Dock brings together many shops and brands within a thriving High Street that leads to a busy town square and relaxing waterside setting.

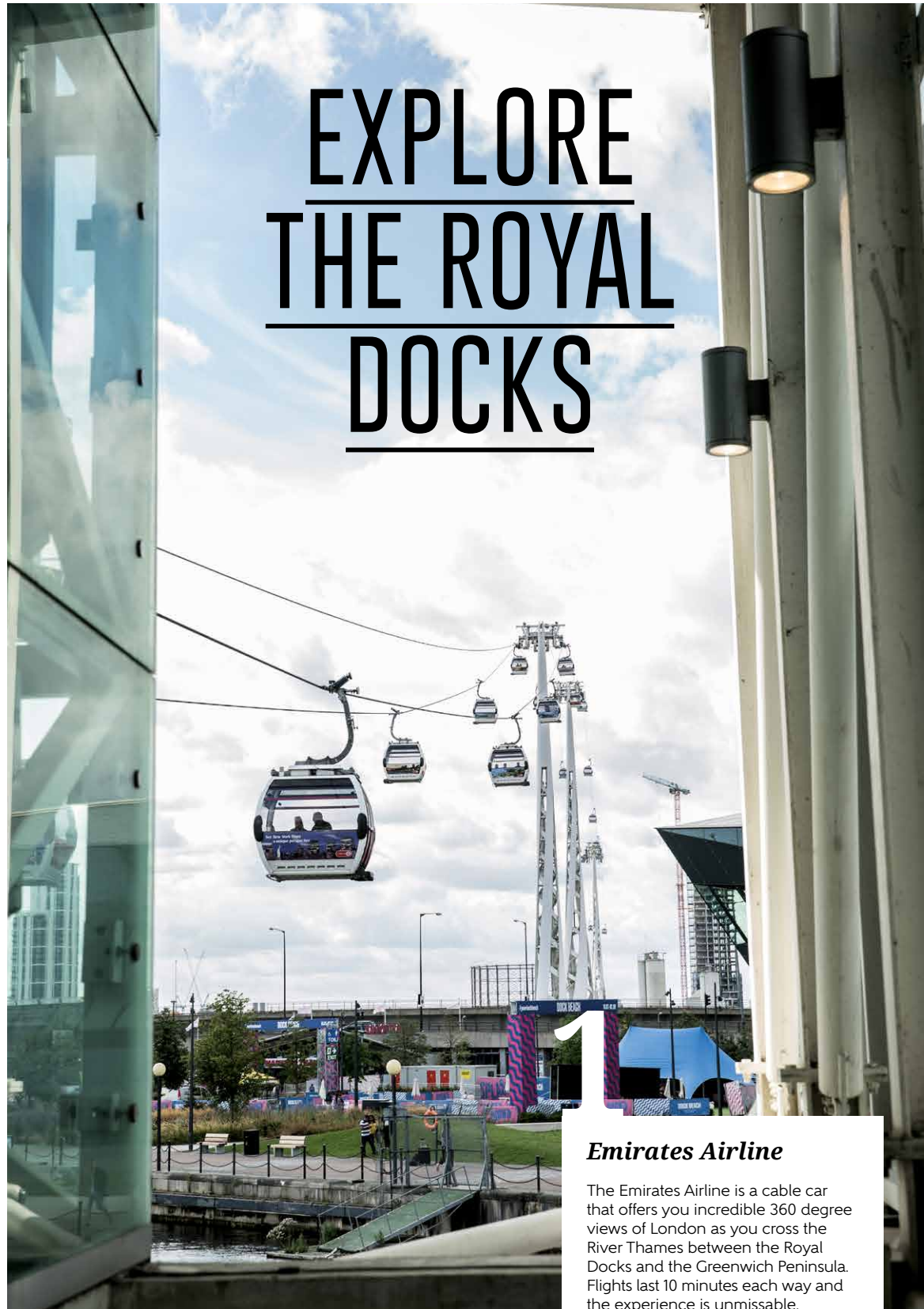
4.7m sq ft

The combined business, retail and residential space available at ABP Royal Albert Dock is equivalent to nearly 108 acres.



LOCAL PROPERTY PRICES ARE SET TO RISE BY NEARLY A FIFTH

From the greenest events venue in the world to world-class watersports facilities and great places to eat and drink.

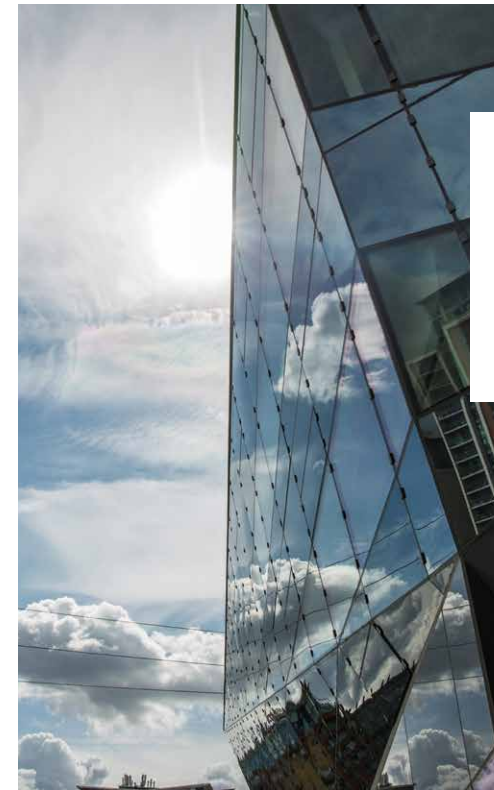


EXPLORE THE ROYAL DOCKS

1

Emirates Airline

The Emirates Airline is a cable car that offers you incredible 360 degree views of London as you cross the River Thames between the Royal Docks and the Greenwich Peninsula. Flights last 10 minutes each way and the experience is unmissable.



2

The Crystal

The Crystal is the world's most sustainable events venue and is home to the largest exhibition on the future of cities to be found anywhere on the globe. Catering for events ranging from conferences to fine dining receptions, the Crystal also boasts an award-winning café.



Heroica Lounge Pizza and Bar

3

This quirky Italian restaurant and bar is located in a converted double decker London sightseeing bus. You can find the Heroica Lounge at Royal Victoria DLR station and it's an ideal venue for an evening out or an office party with a difference.



Urban London Beach

4

Every year, the beach comes to the Royal Docks, providing a stretch of clean sand by the waterside. It's a great place to relax by the river, stretch out in a deckchair and enjoy all the fun of the seaside without leaving London.



Sunborn Hotel

5

The UK's only luxury hotel situated within a superyacht. Berthed near the Royal Victoria Bridge, it offers stylish and modern rooms and suites, as well as a spa and restaurant.



A HISTORY OF SPICE

London's docklands were a global hub of the highly profitable spice trade. Central to the trade was the Honourable East India Company, founded by royal charter in 1600 and which came to dominate British trade with Asia. The famous East India Docks, just west of the Royal Docks, still bear the company's name.

SHAPED BY INTERNATIONAL TRADING



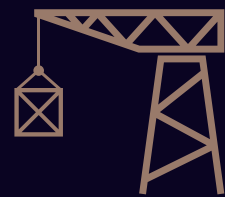
The East India Co. A Spice Trade

"You showed me nutmegs and nutmeg husks, Ostrich feathers and elephant tusks, Hundreds of tons of costly tea, Packed in wood by the Cingalee, And a myriad drugs which disagree, Cinnamon, myrrh and mace you showed, Golden paradise birds that glowed, And a billion cloves in an odorous mount, And choice port wine from a bright glass fount, You showed, for a most delightful hour, The wealth of the world, and London's power."

(Written by Poet Laureate John Masefield after visiting the East India Company warehouses).

A RICH HISTORY

How the Royal Docks have shaped history for nearly 200 years



Early 19th Century

A group of entrepreneurs, led by George Parker Bidder, worked together to build bigger and deeper docks than London had ever seen.

1855

The Royal Victoria Dock, designed and engineered by Bidder, opens. Five years later it is handling 850,000 tons of shipping per year.



1880

The Royal Albert Dock is unveiled, offering over 3 miles of quay to commercial ships. Uniquely it had rail transport directly to the dock edge and even refrigerated warehousing for perishable goods. It was designed by Sir Alexander Meadows Rendel.



1917

On 19th January 1917, 50 tons of TNT exploded at the Brunner Mond & Co works in Silvertown, killing 73 people. It was the biggest explosion in London's history.



1921

The King George V Dock opens. Today London City Airport occupies part of the site.

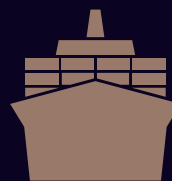


1981

Environment Secretary Michael Heseltine announces the formation of the London Docklands Development Corporation. Its aim is to regenerate former docklands in London's East End.

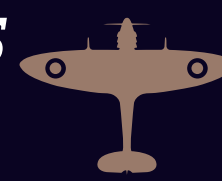
1960-1981

The development of container shipping hit the Royal Docks hard because larger container ships could not navigate far enough down the Thames. The docks slowly declined and finally closed in December 1981.



1939-1945

The Royal Docks were badly damaged during the Second World War, but they remained open throughout - helping to keep Britain supplied with food.



1926

The General Strike threatens to result in 750,000 refrigerated carcasses being spoilt. The Royal Navy saves the day by connecting the generators of two submarines to the refrigerated warehouses.

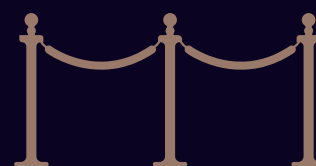


1987

London City Airport is built on part of the site of the King George V Dock.

2000

The ExCeL London exhibition centre opens on the northern quay of the Royal Victoria Dock.



2013

London Mayor Boris Johnson seals deal with Chinese developer ABP London to regenerate the Royal Albert Dock as London's third financial and business district.



2018

Regeneration of the Royal Docks is signed off, ensuring they will receive billions of pounds of investment between now and 2038.



WATERSPORTS IN THE CAPITAL

Royal Docks Trust
London's premier Thames Watersports

If you enjoy rowing, sailing, canoeing, kayaking, bell boating or even building rafts, the London Watersports Centre is for you. Based in the Royal Docks it boasts a 2,000 metre rowing course, large boathouse, rowing tank, gym and restaurant - so it has something to offer people of all ages and experience.



EXCELLENCE

AT THE ROYAL DOCKS

Whether you want great food, to enjoy new leisure activities or visit thought-provoking exhibitions, you'll find it all at the Royal Docks.



LEISURE

From the Emirates Airline cable car and the nearby Oz, through to watersports, museums and more, you'll find lots to keep you occupied when you live at Gallions Point.



FOOD

You'll be spoilt for choice when it comes to mouthwatering food. From the E16 café in the ExCel London, through to restaurants such as the mediterranean inspired ZeroSette and the stylish Docklands Bar & Grill, there's plenty to tease your tastebuds.



EXHIBITIONS

The ExCel London is renowned for the quality and variety of its exhibitions. From New Scientist Live and the National Wedding Show through to Grand Designs Live, there's lots to learn from all year round.



CANARY WHARF

Whether you are visiting the area for business or pleasure, you'll be close to London's iconic financial and business centre, Canary Wharf, also home to many top retailers, cafés and restaurants.

Canary Wharf is a place where you can absorb rich history at the Museum of London Docklands, get creative - due to being home to one of the 'UK's largest collections of public art' or just enjoy some good old-fashioned retail therapy at Canary Wharf Shopping centre, comprising of Jubilee Place, Cabot Place and Canada Place.

A MODERN PLACE TO DO BUSINESS



Photography of local area.



RETAIL THERAPY WITHIN EASY REACH

Gallions Reach Shopping Park places over 35 major stores and restaurants on your doorstep. But if you fancy a little more choice you're within very easy reach of Canary Wharf and the 450+ stores to be found at Westfield Shopping Centre in Stratford.

QUALITY,
CHOICE AND
CONVENIENCE

FLAVOURS FROM THE EAST

As befits an area with strong historic links to the spice trade, you can discover the many Eastern and global influences that have shaped the cuisine at local restaurants and eateries. This page rounds up some of the very best.



Upper Deck Restaurant
Royal Victoria Dock

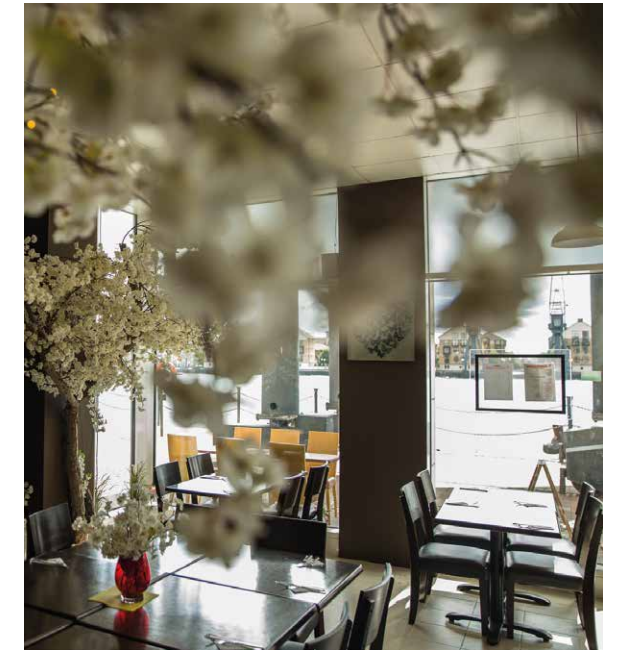


Warehouse K
Royal Victoria Park

ZeroSette
2 Western Gateway



Heroica Lounge
Royal Victoria Dock



Eeshi's Kitchen
ExCeL Marina



Docklands Bar and Grill
Royal Victoria Dock



La Barrique
ExCeL West

Pepenero
3 The Sphere,
114 Silvertown Way

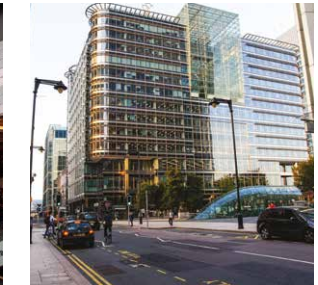


Nakhon Thai
1 Dock Road

THE PERFECT WAY TO CROSS LONDON



Crossrail (now called the Elizabeth Line) is coming to Custom House station in late 2020, early 2021, keeping you better connected to the top districts across the capital.



Liverpool Street

10 minutes via Crossrail
31 minutes via DLR
Your gateway to the City

A short distance from Bank, Liverpool Street is your gateway to London's original financial district - home to the Bank of England. Also a short distance from Liverpool Street you can enjoy the vibrant curry houses on Brick Lane and the bohemian atmosphere of Shoreditch and Hoxton.



Bond Street

17 minutes via Crossrail
31 minutes via DLR
A brand-lover's paradise

Bond Street and its part of West London is the slice of the capital that's devoted to the very finest designer brands, couturiers, tailors, shoemakers and more. So when you want to dress in the latest top styles or revamp your look, it's the place to go to for a choice of the best new fashions.



Stratford

12 minutes via Crossrail
17 minutes via DLR
The legacy of the Olympics

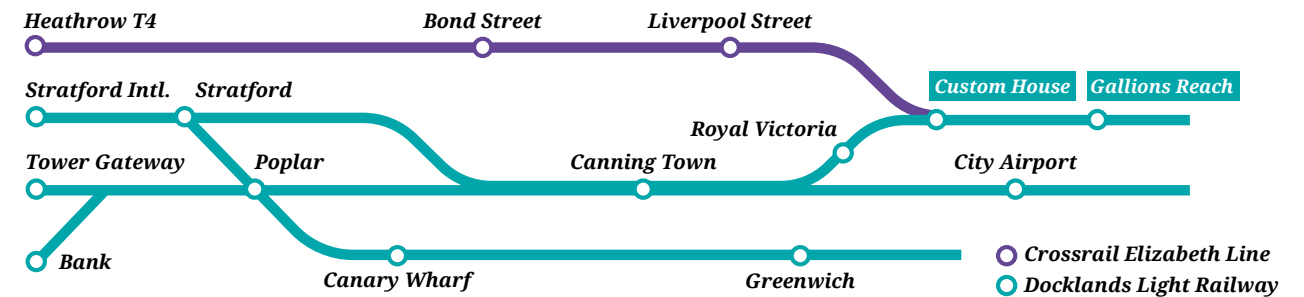
Since London won the 2012 Olympic bid, Stratford has gone from strength to strength. Not only is it home to many world class sporting facilities, but it boasts the vast Westfield Shopping Centre, the beautiful Olympic Park and is home to many great boutique shops and restaurants.



Canary Wharf

3 minutes via Crossrail
15 minutes via DLR
London's modern business district

With major global banks and other top businesses making their home at Canary Wharf, it has fast become London's second business and financial district. It has a unique ambience and is also a great place to shop and eat out.



LONDON CITY AIRPORT

A £200 million expansion will increase annual flights from 70,000 to 111,000 by 2023.

THE FASTEST ROUTE TO NEW YORK



3 miles
by road

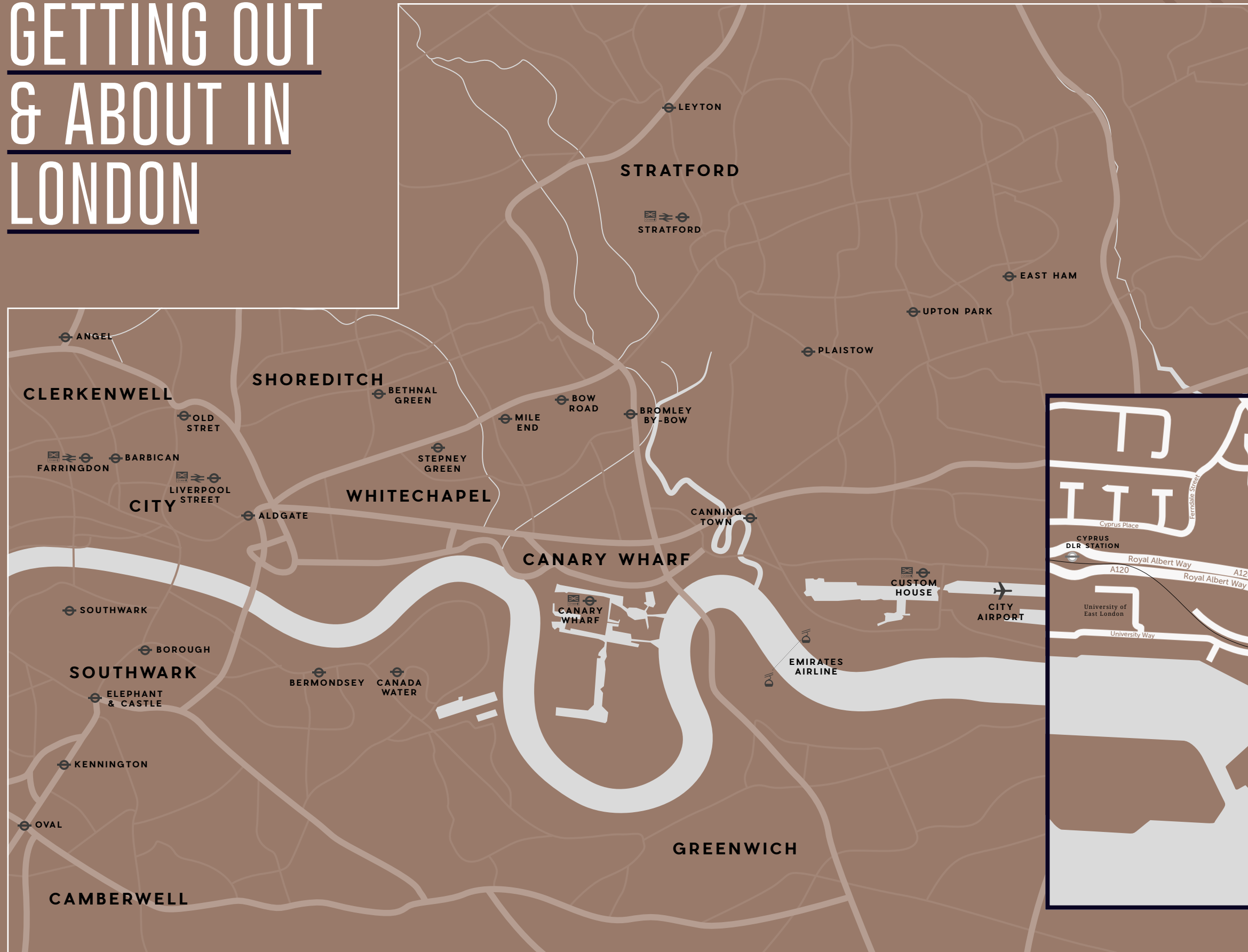
When you fly from City Airport, it's so close to home that it costs little to reach it by taxi - meaning you don't have to worry about expensive car parking or train costs when you travel abroad.



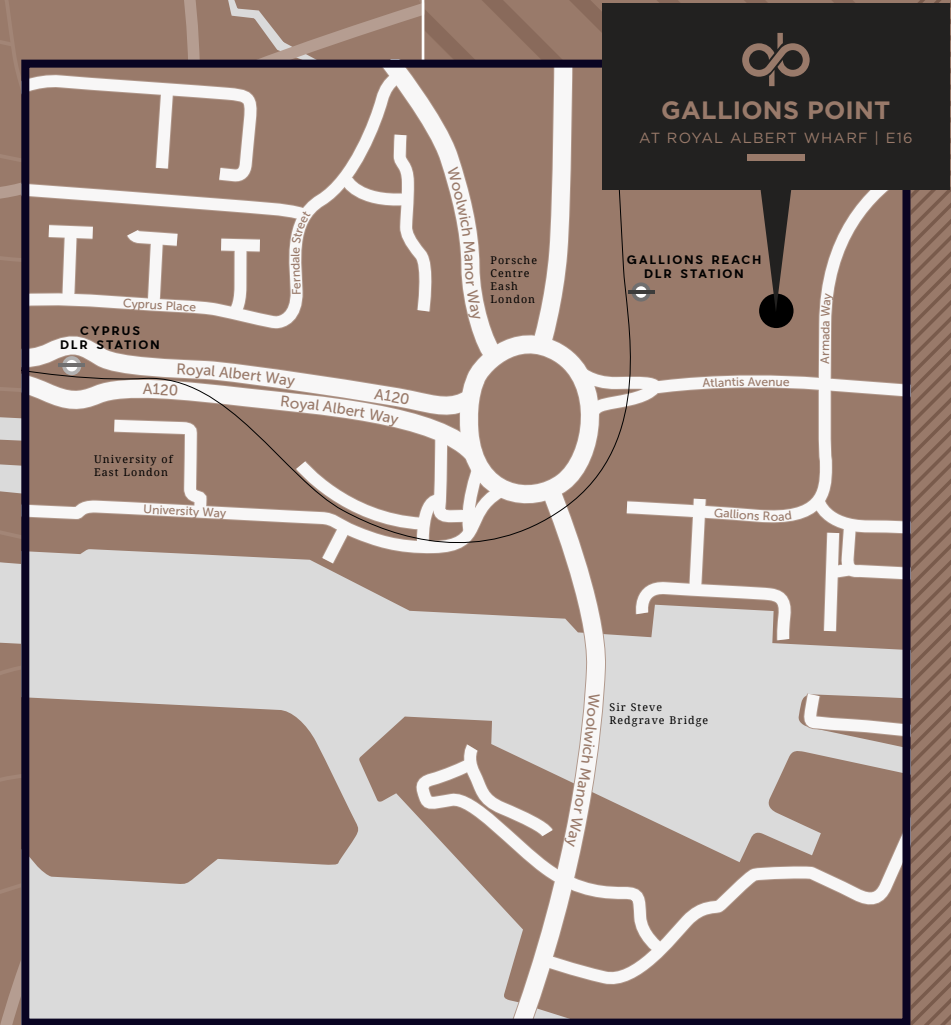
BA1
London-NYC

This iconic daily flight is business class only - there are no economy seats available. You can use content-filled iPads to while away the flight, or you can just lie back and enjoy the excellent service, great food and relaxing experience and reach New York in under 8 hours.

GETTING OUT & ABOUT IN LONDON



When Crossrail (the Elizabeth Line) opens at Custom House Station, just 7 minutes from Gallions Point, you'll benefit from trains to Canary Wharf in 3 minutes, Liverpool Street in 10 and Bond Street in 17. You'll also be close to London City airport and conveniently situated for River Bus services, as well as being within easy reach of the M25. At Gallions Point, you truly will be better connected.





Royal Docks Trust
Community trust serving the Docklands

This area of East London is home to a number of primary schools rated 'outstanding' by Ofsted, including Britannia Village school and St Joachim's RC school. There are some good secondaries nearby too, with Brampton Manor Academy in West Ham also holding the coveted 'outstanding' rating.

EDUCATION

From outstanding primary and secondary schools, through to the powerhouse of the University of East London, there's plenty of quality education on offer in and near the Royal Docks.

A PLACE FOR LEARNING



University of East London
Docklands Campus

The largest of UEL's three campuses is based at the Royal Albert Dock. Offering 1,200 student rooms, shops, restaurants and Sportsdock - a £21 million sports and academic centre that opened in 2012. The Jack Petchey Centre for Entrepreneurship is also on campus, offering facilities, training and advice to entrepreneurs including students, graduates and local start-ups.

A VIBRANT MARITIME SETTING



IN LONDON'S
ICONIC DOCKLANDS



Gallions Point Marina *Dedicated to sailing*

If you are a sailing enthusiast, Gallions Point Marina is not only the ideal place to moor your boat, but is also a Royal Yachting Association accredited teaching establishment.



Thames Estuary Path *Explore nature by the river*

From the Royal Docks it's not far to the Thames Estuary Path, a 29 mile route that can take you through the South Essex Marshes and a landscape that has been shaped by both industrial history and biodiversity. There are five separate routes to choose from, meaning there's almost more to explore.



ExCeL Waterfront *Enjoy the Thames*

The waterfront at the ExCeL London has a great atmosphere and is home to a variety of cafés and bars. It's a great place to watch boats and people passing by, and if you have a boat of your own it's possible to moor directly on the waterfront.



DEVELOPMENT

LAYOUT



Gallions Reach DLR



Concierge

Private Residents' Lounge Ground Floor

Galley House

Bike Store

Private Residents' Lounge First Floor

Tiller House

Parking entrance

Armada Way

Atlantis Avenue

Royal Albert Dock

Gallions Point Marina

Development layout not to scale, for indication only. Proposed landscaping subject to final design clearance and delivery of future residential.

WELCOME TO GALLIONS POINT

AT ROYAL ALBERT WHARF



Computer generated image of the concierge at Gallions Point is indicative only and may be subject to change.

An exclusive collection of 1, 2 and 3 bedroom apartments within this vibrant new neighbourhood in London's newest district, The Royal Docks.



Computer generated image of one of the beautifully landscaped private gardens for the exclusive use of Gallions Point residents is indicative only.

A NEW LONDON NEIGHBOURHOOD

Gallions Point is a vibrant new community offering stylish, modern apartments and excellent community facilities – right next to Gallions Reach DLR station. It's the perfect place to make your home, right in the heart of East London's most up-and-coming district.







24 HOUR
CONCIERGE



RESIDENTS'
LANDSCAPED
COURTYARDS



RESIDENTS'
LOUNGE*



SUPERB
CONNECTIVITY

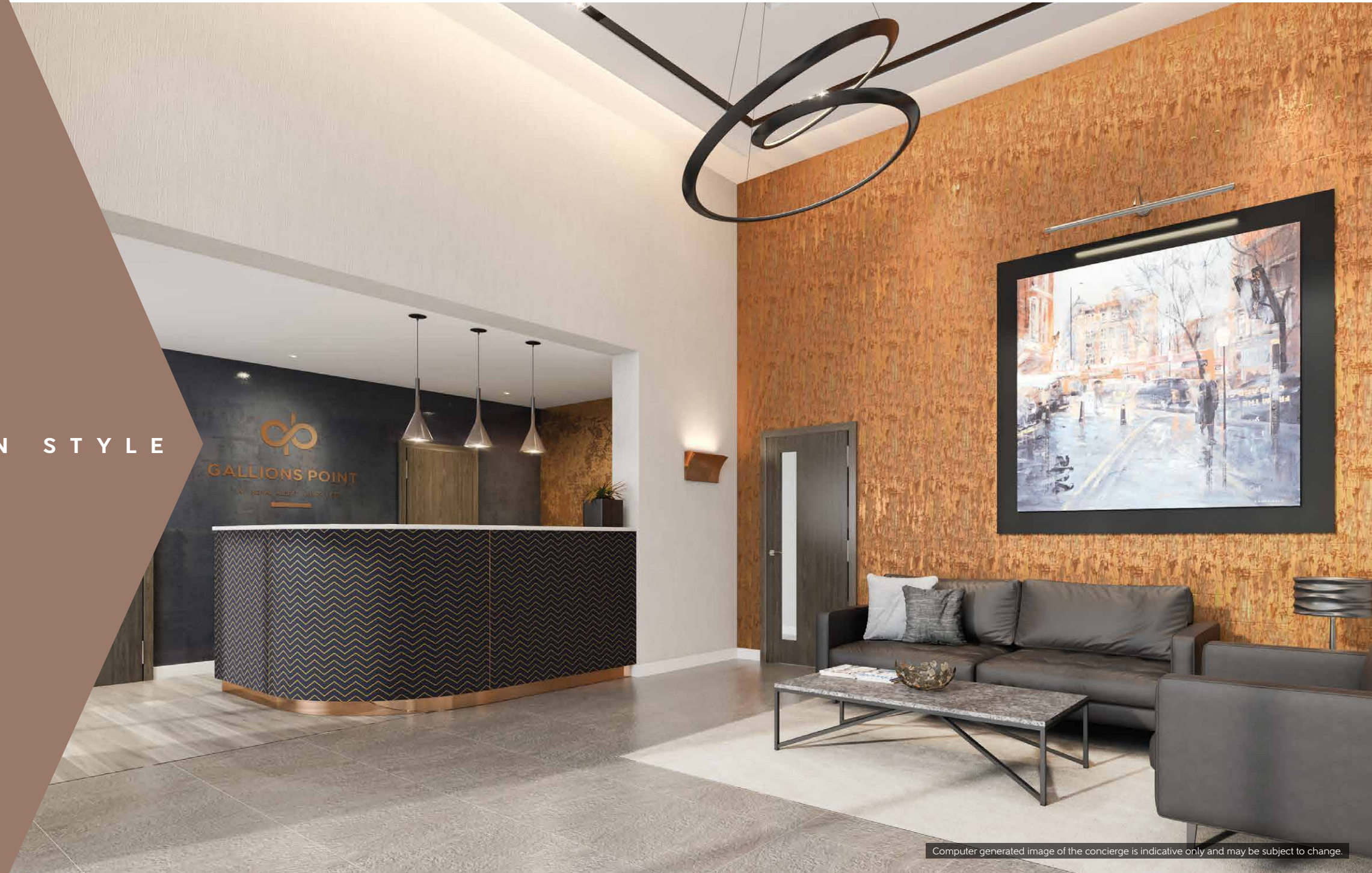


CAR PARKING
AVAILABLE**

BACK HOME

IN STYLE

At Gallions Point you'll enjoy a 24 hour concierge service, meaning you will always receive a warm welcome at any time of day or night. You can also relax in the reception area, residents' lounge or entertain guests in the spacious surroundings.



Computer generated image of the concierge is indicative only and may be subject to change.

*Note to residents - the Residents' Lounge will not be available upon first occupation. **At an additional cost.



SPECIFICATION

IN DETAIL



Computer generated images of a typical kitchen, living room and bathroom at Gallions Point are indicative only.



Living Rooms *Elegant and professional*

Living rooms are sleek and minimalist, providing you with the perfect canvas to show off your style. Some offer balconies where you can relax on summer evenings and you can choose from many apartments that offer breathtaking views over the Royal Docks and beyond.



Bathrooms *Contemporary and chic*

Your bathroom will have a fully modern white suite with chrome fittings. Details such as heated towel warmers and large vanity mirrors add a sense of luxury, while bespoke cabinets give you practical storage.



Bedrooms *Designed for relaxation*

Bedrooms are light and airy, with some benefitting from French doors opening onto a balcony. Master bedrooms in larger apartments also offer you convenient, modern ensuite facilities.

QUALITY IS IN THE DETAIL

GENERAL FEATURES

- 24 hour concierge service
- Underfloor heating
- Basement bicycle storage
- Private residents' Lounge
- Car parking available by separate negotiation

KITCHENS

- High-gloss white, handle-less fitted units from London designer Urban Myth
- Stone worktops
- Fully integrated Smeg appliances: stainless steel oven, induction hob, extractor hood, dishwasher, fridge/freezer & washer/dryer
- Glass splash-backs
- Feature lighting under wall units

BATH & ENSUITE SHOWER ROOMS

- Pure white bathroom suites with chrome taps and mixers
- Bath with overhead rain shower and glazed screen (where applicable)
- Large shower enclosure to ensuite/shower rooms
- Contemporary porcelain & ceramic tiling
- Large vanity mirror
- Towel warmer
- Bespoke cabinetry with built in storage and low voltage socket

FLOORING

- Kitchen, living room & hallway in woodstrip laminate flooring

DÉCOR

- Smooth finish to all walls & ceilings, painted in white emulsion
- White satinwood finish to doors & woodwork

FIXTURES & FITTINGS

- Full height entrance & internal doors
- Fitted wardrobe to main bedroom
- Satin chrome door handles
- Recessed downlights to kitchen, living room & bathrooms
- SkyQ, TV and telephone outlets to living room, with TV outlets to all bedrooms

SECURITY & WARRANTIES

- Video entryphone system to all apartments
- Monitored CCTV system
- 10 year NHBC warranty
- Two year 24/7 emergency cover
- Comprehensive induction with dedicated Customer Service Manager

Computer generated image of a typical interior at Gallions Point is indicative only.

Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation.

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building a
**LIVING
LEGACY**

At Telford Homes we are passionate about developing the homes and creating the places that London needs. Homes that are bespoke to their vibrant locality and which enable you to lead a healthy, sustainable lifestyle in one of the world's greatest cities.


Building a Living Legacy is our strategy to help to achieve this, the four pillars are:



LIVING LEGACY

We make sure that the homes and places we create:

- Are designed for modern living:** We create memorable places that you will be proud to call home, and that are exciting, relaxing and secure.
- Enable strong communities:** We will help you to get to know your neighbours and the things you'll enjoy locally.
- Facilitate healthy lifestyles:** We provide facilities wherever possible to help you keep fit and give you access to green open spaces.



BALANCED RESOURCES

In using resources efficiently our aim is to:

- Contribute to a healthy environment:** We are helping to improve local air quality by using low-carbon technologies and generating renewable energy.
- Send no waste to landfill:** We are recycling the waste we create when we build your home and encourage you to use the recycling bins provided in your home.
- Keep your local reservoir full:** We use water smartly when building your home and have installed water efficient devices in your kitchen and bathroom that also save you money.



CREATIVE BUILDING SOLUTIONS

Your home has been designed to:

- Minimise your energy bill:** We use a range of highly efficient technologies to keep you warm in winter and comfortable in the summer.
- Provide you with on-site energy:** Many of our developments have efficient on-site energy plants that help to reduce your costs and provide cleaner energy.
- Last for generations:** Your home has been built to the highest quality and has been designed to be durable and long-lasting.



SMART BUSINESS

To ensure that we deliver on our promises to you we:

- Empower our employees:** By providing a working environment that enables them to achieve their undoubted potential.
- Encourage good governance:** We live by our values and Building a Living Legacy is embedded into our culture.
- Work in partnership:** We maintain strong relationships with our customers and partners to enable us to create the best homes and places.

99% OF CUSTOMERS SURVEYED WOULD RECOMMEND US

UNRIVALLED CUSTOMER SERVICE

THE TELFORD HOMES BRAND DELIVERS HIGH QUALITY, HIGHLY DESIRABLE NEW HOMES THAT ARE SUPPORTED BY FIRST-CLASS CUSTOMER SERVICE.

Telford Homes is a leading London-focused residential property developer. The company specialises in creating, designing and building innovative landmark developments in some of the most desirable and sought after locations in the capital. The emphasis of a Telford Homes project is always focused foremost upon quality, luxury and exclusivity. A high specification, combined with some of the finest designer names, ensures that each individual property meets or exceeds the most demanding expectations. Architectural innovation and excellence ensures a true landmark development, while a fresh and imaginative approach to communal areas further ensures a truly luxurious lifestyle experience. That is why 99% of customers surveyed in 2018* would recommend Telford Homes to their friends and family.



A development by:



These particulars are for illustration only. 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. Specification details are for guide purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Gallions Point is a marketing name and may not form part of the final postal address. Computer generated images are indicative only and may be subject to change. Details correct at time of going to print E and OE. *This survey is carried out by in-house research, an independent market research company who interview our buyers six weeks after legal completion.

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A JOINT VENTURE BETWEEN
TELFORD HOMES PLC AND NOTTING HILL GENESIS

WWW.TELFORDHOMES.LONDON