



ROYAL WHARF

LONDON

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ROYAL WHARF A NEW WATERFRONT COMMUNITY FOR LONDON.

CHAPTER 1

**LONDON
THE WORLD'S
CAPITAL CITY**

LONDON: ONE OF THE GREATEST CITIES ON EARTH



—

**ROYAL WHARF
GRASPS ONE
OF THE LAST
OPPORTUNITIES
TO BUILD A
NEW TOWN
WITHIN LONDON.**

—

This vast metropolis on the Thames – Europe’s biggest city – offers a truly unique combination of prosperity, heritage and booming popularity.

London is the world’s premier financial centre. It is the number one city in terms of visitor numbers. And underpinned by stable government, effective regulation and economic balance, it offers one of the planet’s most investible property markets.

The 2012 Olympic Games broadcast to the world a city with a great knack for balancing the trappings of the modern

world with the legacy of a long and celebrated history. The London they took place in was – and is – both a world-leading international business centre, and the most important cultural meeting place on Earth.

In being situated in the once-industrial East End, the games underlined the secret of London’s persistent success: its remarkable capacity for reinvention.



CHAPTER 2



**LONDON
MOVES
EAST**

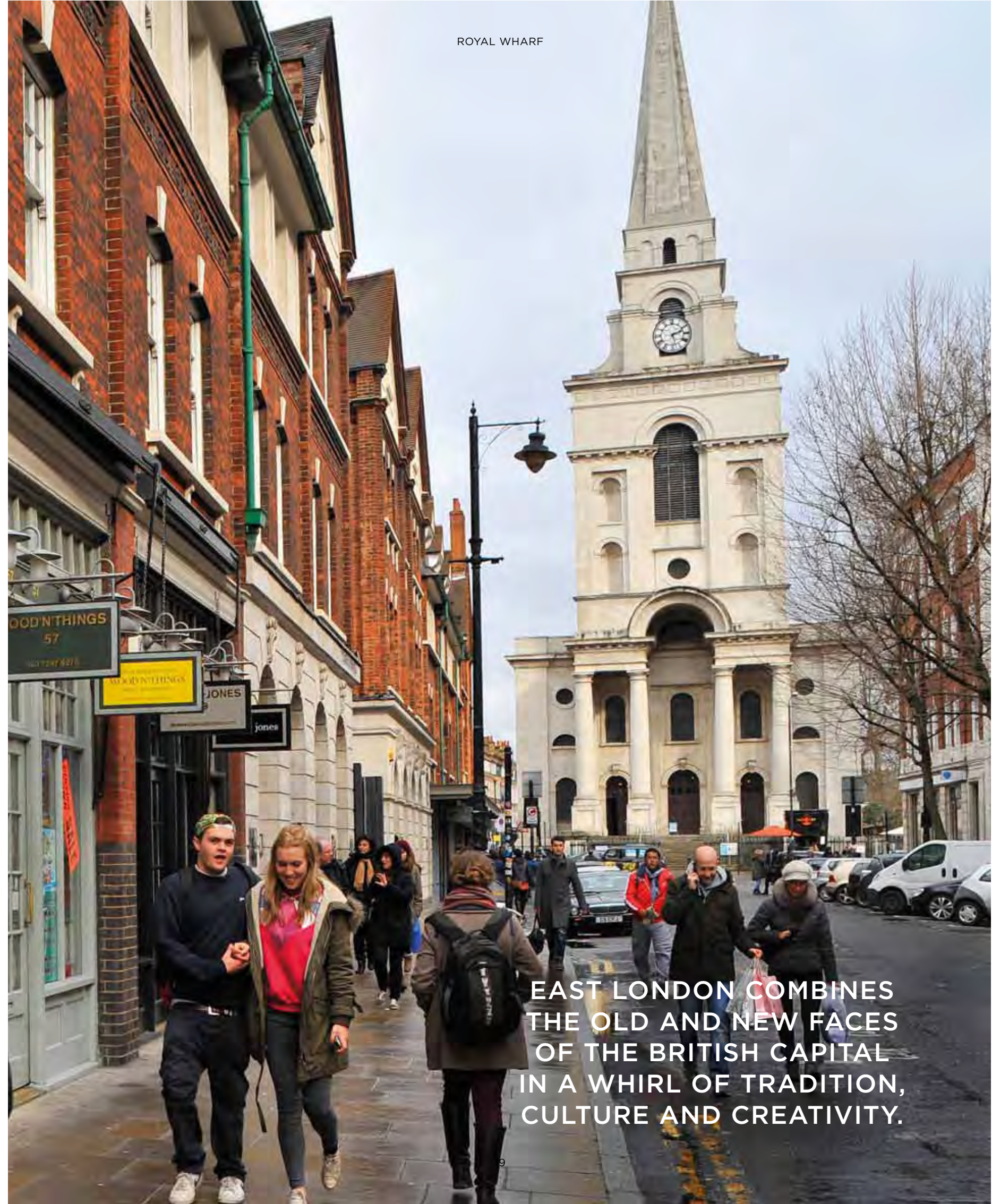




CANARY WHARF ON
THE RECLAIMED LONDON
DOCKS IS THE BIGGEST
EMPLOYER OF BANKERS
IN EUROPE AS WELL
AS EAST LONDON'S
DE FACTO CITY CENTRE.



OLD SPITALFIELDS MARKET



EAST LONDON COMBINES THE OLD AND NEW FACES OF THE BRITISH CAPITAL IN A WHIRL OF TRADITION, CULTURE AND CREATIVITY.



EAST LONDON TECH CITY



QUEEN ELIZABETH OLYMPIC PARK

—

**EAST LONDON
IS EUROPE'S
MOST IMPORTANT
HUB FOR BOTH
THE CREATIVE
INDUSTRIES AND
TECHNOLOGY.**

—

Although very much connected to the rest in both geography and spirit, the east now exerts its own magnetism, drawing shoppers and cultural tourists throughout the week.

North of Canary Wharf, swathes of former warehouses and artisan buildings in areas like Shoreditch and Spitalfields have been re-energised to the point where east London hosts many of Europe's key creative and technology districts with a vibrant food, nightlife and cultural scene to match. The government's key 'East London Tech City' initiative has gained

backing from global technology giants such as Google, Facebook and Intel.

The legacy of the 2012 Olympics was to further transform and regenerate east London, with the new Olympic Park a central focal point for a swathe of the city including, among other things, Europe's largest urban shopping centre in the form of Westfield, which occupies almost two million square feet and incorporates a John Lewis department store, a Waitrose supermarket, a seventeen-screen cinema and a Marks and Spencer amongst its 370 or so shops and restaurants.



GREENWICH PENINSULA AND O2 ARENA



WESTFIELD STRATFORD CITY

CHAPTER 3



**THE
ROYAL
DOCKS**



A LONDON ICON: THEN & NEXT

AS THE RISE OF EAST LONDON CONTINUES, ALL EYES ARE ON THE ROYAL DOCKS.

What was, until the mid-twentieth century, the principal section of the world's most incredible docks, is now a key part of London's eastern promise. Billions of pounds in public and private investment is seeing them revitalised for the new century. They are East London's next big thing, with Royal Wharf as their retail and lifestyle centre.

Historically a thriving centre for cargo and trade, Royal Docks has for centuries been a meeting place between London and its markets across the globe. The area's new role ensures it is once more at the heart of London's economy, a vital new business destination for the twenty-first century.



SIEMENS CRYSTAL

IN 2010, A VISION DOCUMENT BY THE MAYOR OF LONDON DESCRIBED THE FUTURE OF THE ROYAL DOCKS, IDENTIFYING £22 BILLION OF DEVELOPMENT POTENTIAL FOR A REMARKABLE NEW DISTRICT ON THE NORTH BANK OF THE RIVER THAMES.



ASIAN BUSINESS PORT

Enormous investment in transport infrastructure combined with Canary Wharf's huge demand for high-quality housing and business services means this vision is swiftly becoming reality.

Framed by the O2 Arena - the world's most successful indoor stadium - and the Thames Barrier, the Royal Docks project completes what is nothing less than a magnetic new mega-district for London. It's the final stage in one of the most extraordinary regeneration projects the world has seen, one that began in the 1980s when The Docklands were reclaimed from

the old quays of empire and transformed into a cluster of skyscrapers linked by a stunning network of walkways and waterfronts.

“LONDON’S ROYAL DOCKS, HISTORICALLY THE THROBBING ARTERIES OF UK TRADE AND COMMERCE, PRESENT A HUGE OPPORTUNITY WHICH I’M DETERMINED TO CAPITALISE ON. MY VISION IS TO DEVELOP A WORLD CLASS INTERNATIONAL BUSINESS DISTRICT, CREATING LOCAL JOBS AND GROWTH AND STRENGTHENING TRADE BETWEEN EAST AND WEST.”

Boris Johnson
MAYOR OF LONDON

MAYOR OF LONDON’S & MAYOR OF NEWHAM’S

10 POINT VISION

FOR THE ROYAL DOCKS

PROMOTE THE ROYALS DOCKS AS A FOCUS FOR INVESTMENT ON A WORLD STAGE BUILDING ON OPPORTUNITIES PRESENTED BY THE 2012 GAMES.

Champion green enterprise & environmental sustainability.

IMPROVE CROSS RIVER AND LOCAL CONNECTIVITY.

Ensure that development positively benefits the local communities.

CREATE A UNIQUE AND HIGH QUALITY WATERFRONT URBAN QUARTER WITH A STRONG SENSE OF PLACE.

Develop the Royal Docks as a world-class business destination within the knowledge economy.

EXPLOIT THE POTENTIAL FOR A VISITOR AND TOURIST ECONOMY.

Communicate openly and clearly.

MAKE THE ROYAL DOCKS A PLACE OF CHOICE TO LIVE.

Make it happen.

THE ROYAL DOCKS ENTERPRISE ZONE, IS CENTRAL TO THE REGENERATION OF EAST LONDON.

The Royal Docks is London's only designated Enterprise zone, an area that provides a fantastic opportunity to develop in excess of 5 million sqft of commercial space along with homes and jobs.

ROYAL WHARF

ROYAL WHARF

OLYMPIC PARK



Since 2012, a £300m construction project has been converting the Olympic Park into a visitor destination, opening up the arena, acres of parkland, and iconic venues including Anish Kapoor's 'Arcelor-Mittal Orbit' sculpture and the Zaha Hadid-designed Aquatics Centre.



The £30 million Siemens Crystal is home to the world's first visitor centre dedicated to improving our knowledge of urban sustainability, and includes a public exhibition space, conference and offices.



Investments totalling £2.5bn, are turning Royal Albert Dock and Silvertown Quays by the airport into London's newest business and innovation districts.



ExCeL London plays a vital role in bringing business tourism to the Capital, generating over £1.6 billion in economic benefit.



In May 2013 the Mayor announced a £1bn investment by Chinese developer Advanced Business Parks (ABP) to turn the Royal Albert Dock site into London's next business district.



UEL is one of the top six modern universities for research in the country, with a Docklands campus that's home to a state-of-the-art sporting facility and business centre.

CANARY WHARF



Canary Wharf is home to Europe's highest concentration of banking professionals, and also many of the UK's most significant technology and media companies.

GREENWICH



The historic district of Greenwich is notable for its longstanding maritime history, popular shops and markets, riverside promenades and museums including the Royal Observatory, home of the prime meridian of the World and London's only observatory.

O2 ARENA



One of the largest concert arenas in Europe, the O2 Arena also features a music club, cinema, exhibition space, piazzas, bars and restaurants.

EXCEL CENTRE

SILVERTOWN QUAYS

SIEMENS CRYSTAL

ASIAN BUSINESS PORT

UNIVERSITY OF EAST LONDON

LONDON CITY AIRPORT



From Amsterdam to New York, London City Airport offers quick and convenient flights to a large range of worldwide destinations.

THAMES BARRIER & BARRIER PARK



The design icon that is the Thames Barrier opened in 1984, and when the Thames Barrier Park followed in 2000 it was the first new riverside park in London for over fifty years.



The Docklands Sailing and Watersports Centre offers sailing, windsurfing and powerboating among its series of Royal Yachting Association-recognised courses.



PUBLIC GREEN SPACES

EXISTING COMMUNITIES

CROSS RAIL (PLANNED)
The arrival of the Crossrail in 2018 will provide high speed links to central London and Heathrow.

- Restaurant/Cafe
- Museum/Gallery
- Park
- Bar/Pub
- Sports
- Shopping

WITH CROSSRAIL ON ITS WAY, ROYAL WHARF IS SET TO BECOME ONE OF THE MOST CONNECTED AREAS IN LONDON.

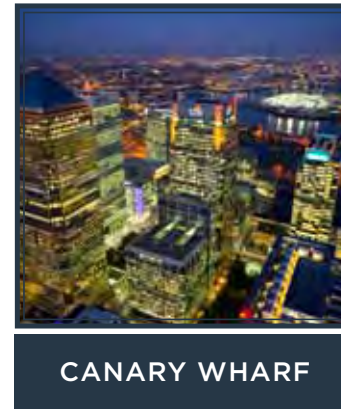
Currently the biggest construction project in Europe, the £15bn Crossrail line is a historic feat of railway planning. Its emergence will mean that east, central and west London are connected like never before, and that Royal Wharf will reap the benefit of closer-than-ever links with Liverpool Street and Farringdon in the City, as well as with a useful array of central London stations including Tottenham Court Road, Bond Street and Paddington.



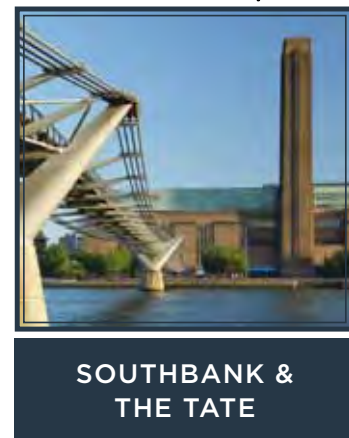
WESTMINSTER



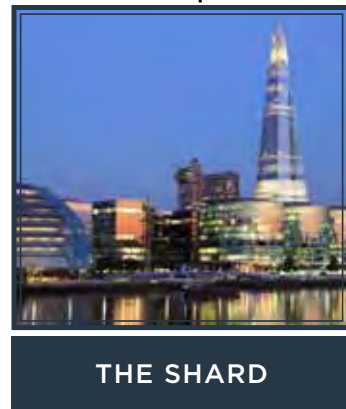
THE CITY



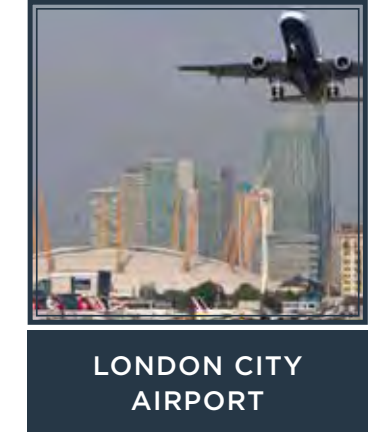
CANARY WHARF



SOUTHBANK & THE TATE



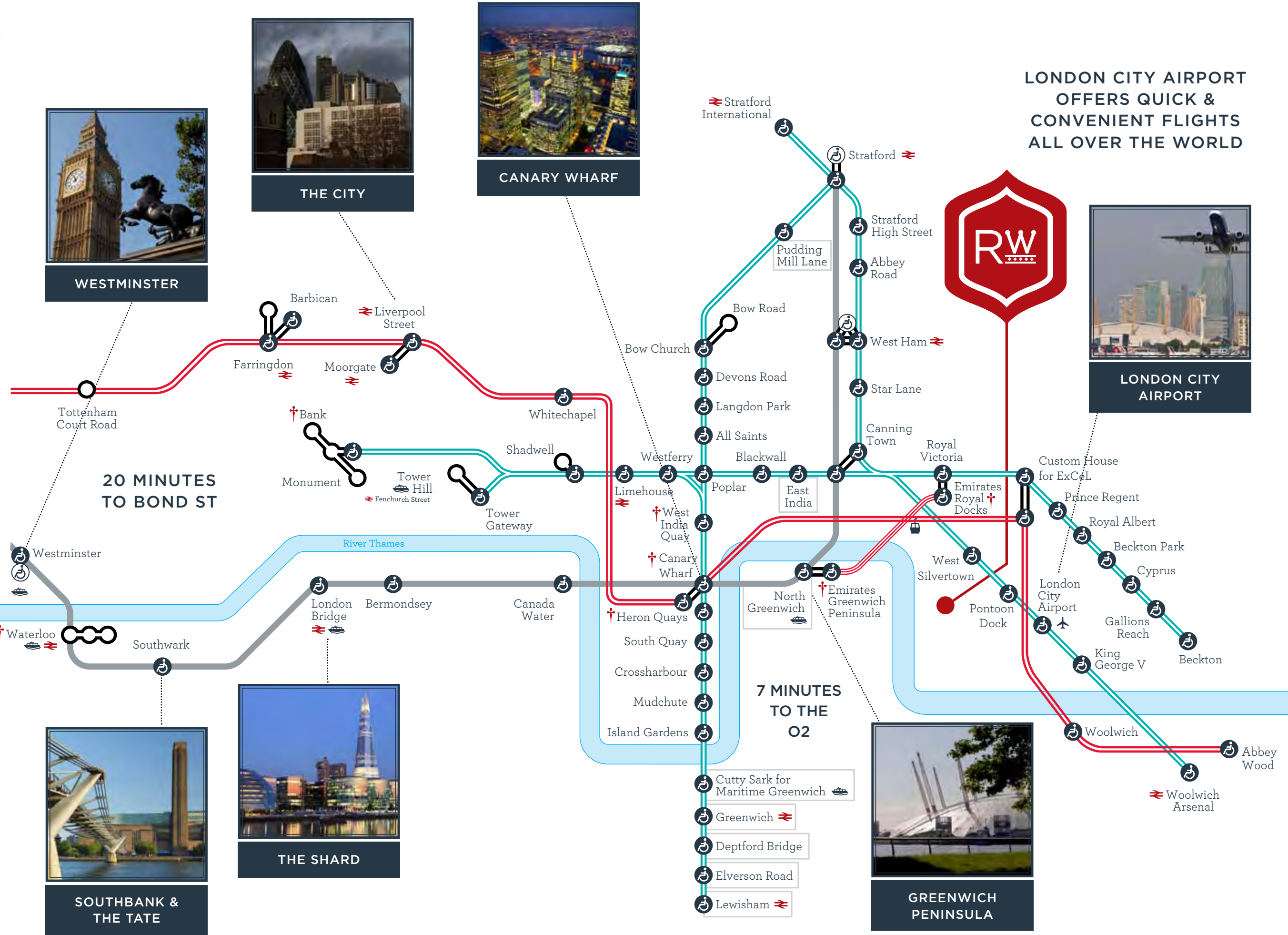
THE SHARD



LONDON CITY AIRPORT



GREENWICH PENINSULA



LONDON CITY AIRPORT OFFERS QUICK & CONVENIENT FLIGHTS ALL OVER THE WORLD



- London Underground, Jubilee Line
- DLR
- Emirates Cable Car
- Crossrail (*coming 2018)

London City Airport brings mainland Europe to within easy reach.

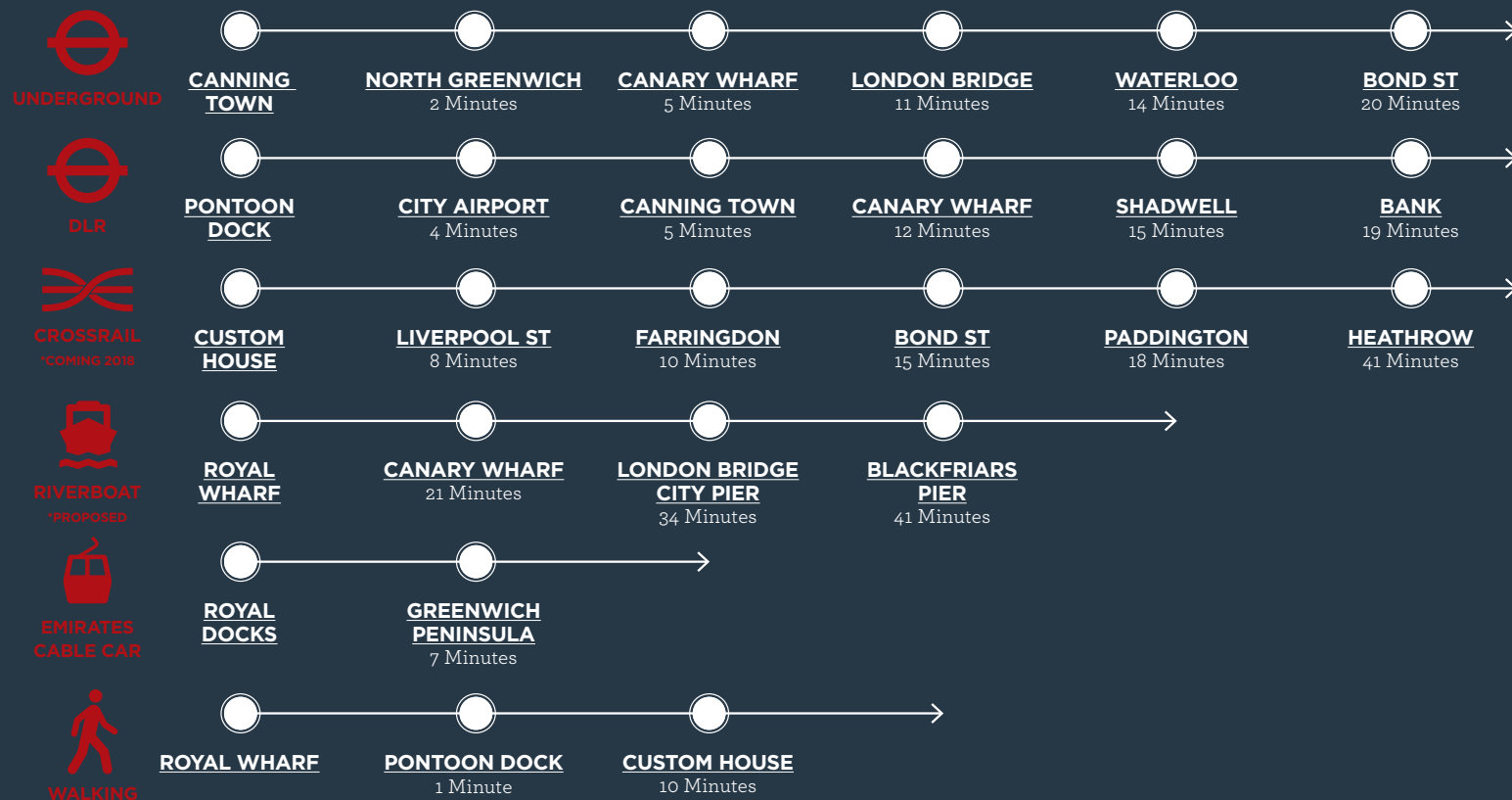
DLR, UNDERGROUND AND RAIL SERVICES OFFER SPEEDY ACCESS TO CENTRAL LONDON.

TRAVEL THE RIVER IN STYLE WITH THAMES CLIPPER RIVERBOAT SERVICES.

London's only cross-river cable car offers a breathtaking journey to and from the O2 Arena and Greenwich peninsula.

QUICK ACCESS TO CENTRAL LONDON

ROYAL WHARF'S EXCELLENT RANGE OF TRANSPORT LINKS OFFER THE CHANCE TO GET AROUND NOT ONLY BY RAIL AND UNDERGROUND BUT ALSO BOAT AND CABLE-CAR, MEANING ALL OF LONDON IS CLOSE TO HAND.



THAMES BARRIER PARK



WATER SPORTS



OUTDOOR ACTIVITIES

Stand-up paddle boarding is one way of exploring these historic local waterways.

THE THAMES BARRIER SPANS 520 METRES OF RIVER.

THERE ARE 32 JET FOUNTAINS IN THAMES BARRIER PARK.

A huge range of watersports, including wakeboarding, sailing and kayaking, are available at Royal Victoria Dock.

SURROUNDED BY PARKS AND THE RIVER

THAMES

ROYAL WHARF'S LOCATION BENEFITS FROM NEIGHBOURS THAT CREATE A SENSE OF OPEN SPACE AND BIG SKIES. THERE ARE TWO ADJACENT GREEN SPACES, THE AWARD-WINNING THAMES BARRIER PARK AND THE HISTORIC LYLE PARK, AND THE THAMES TO THE SOUTH.

Thames Barrier Park, opened in 2000, features a famous 'Green Dock' sunken garden.

ROYAL ALBERT DOCK BOASTS LONDON'S ONLY OLYMPIC STANDARD ROWING COURSE.

TOGETHER, THE ROYAL DOCKS ARE THE LARGEST ENCLOSED DOCKS IN THE WORLD.

Lyle Park was opened in 1924 by Sir Leonard Lyle of local sugar refiners Tate and Lyle.

CHAPTER 4

ROYAL WHARF

A NEW WATERFRONT
COMMUNITY FOR LONDON





FOR DECADES PEOPLE HAVE BEEN SAYING THAT THE FUTURE OF LONDON IS IN THE EAST. IT IS INTO THAT FUTURE THAT ROYAL WHARF EMERGES.

A neighbourhood whose town squares and riverside promenades continue London's knack for reinventing itself, while never forgetting the traditions that made it a global city in a league of its own.

ROYAL WHARF MASTERPLAN

LYLE
PARK

ROYAL
WHARF
SCHOOL
PROPOSED

SOVEREIGN
PLACE

THAMES
STREET

PONTOON
DOCK
DLR

THAMES
BARRIER
PARK

RIVER
SIDE
PARK

RIVER
SIDE
WALK

ROYAL
WHARF
PIER
PROPOSED

ROYAL
WHARF
AMPHI-
THEATRE

PONTOON DOCK DLR STATION AND
THE ICONIC THAMES BARRIER PARK ARE
RIGHT ON ROYAL WHARF'S DOORSTEP.



OUTDOOR SPACE



RESTAURANTS AND CAFÉS



RECREATION AND RETAIL

40 acres of Mixed Use, Residential-led Space

4 NEW SQUARES

500m of South-facing Riverside Walks

4,750m² NEW SHOPS, BARS & RESTAURANTS

3,385 New Homes and Apartments

ROYAL WHARF

AT A GLANCE

45% Open Space and Play Areas

NEW SCHOOL AND NEW PUBLIC SERVICES

15,000m² of New Office Space

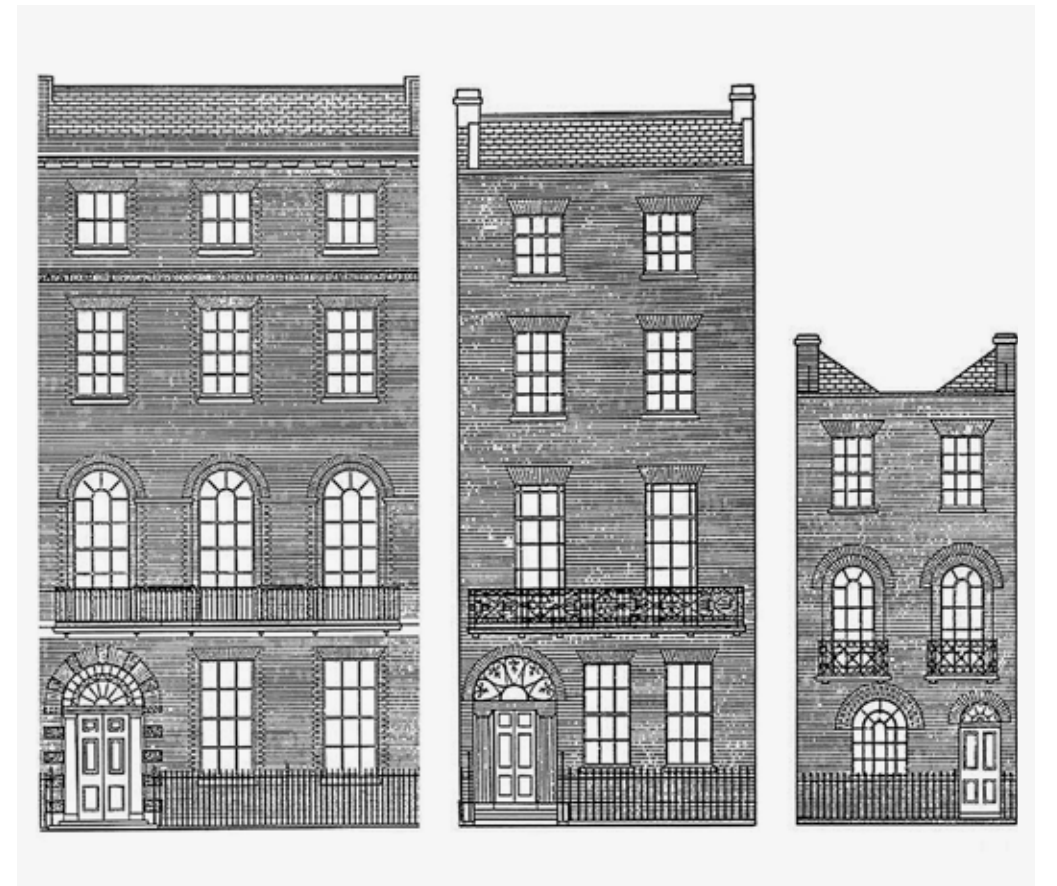
310 NEW TOWNHOUSES

2 NEW PARKS AND 3 NEW POCKET PARKS

THE TRADITIONAL VILLAGE RE-IMAGINED FOR TODAY



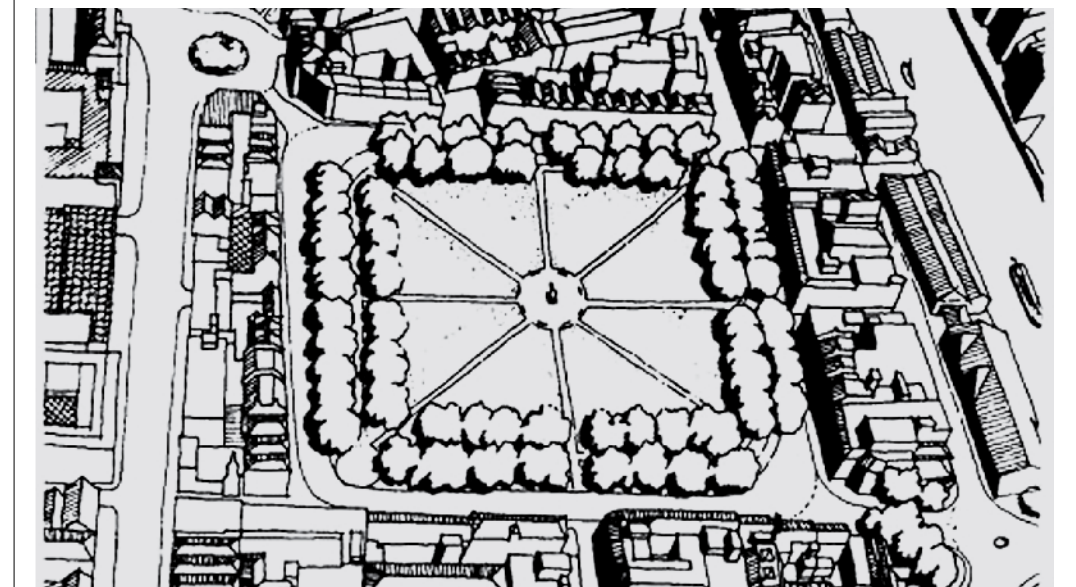
LONDON HAS OFTEN BEEN DESCRIBED AS A 'CITY OF VILLAGES', A NETWORK OF NEIGHBOURHOODS, EACH WITH ITS OWN DISTINCT CHARACTER, OFTEN CENTRED AROUND A LOCAL HIGH STREET OR TOWN CENTRE.



In the oldest, most sought-after areas, the correct term is less 'village' than 'great estate'. To go for a walk in Belgravia or Fitzrovia is to enjoy London at its very finest, a city in which the shops, streets and residences enjoy a sense of leisurely unity that is easy to recognise but hard to describe.

of the great districts of London found their feet. Perhaps the greatest legacy of the principles that were at work is the London city square, that stately symbol of residential distinction and an ingenious way to bring focus, space and greenery to great estates in all places from Kensington to Bloomsbury.

That this is still the case centuries after these areas were built is testimony to the wisdom of the Georgian era, a period spanning the century between 1714 and 1837, and a time in which many



Top right: image source www.soane.org

Bottom right: Design Policies in development plans by John Punter, Matthew Carmona and Adam Platts

TOWNHOUSE LIVING FOR A MODERN AGE.

The ambition at Royal Wharf is to create London's next great estate, a successor to the districts that have for centuries given the capital its world-famous character.

The Royal Wharf architectural vision is the result of a comprehensive research process that asked: what are the principles that make London's finest Georgian districts work so well? City squares, from Ebury in Belgravia to Grosvenor in Mayfair, were studied, their dimensions and ratios measured, their aesthetic analysed. The dream was to create several new Georgian squares near the river, around which would rise an exciting new, Fitzrovia-sized neighbourhood with a perfect interplay between public spaces and local businesses, leafy streets and sumptuous residences.



THE RESIDENCES,
A MIX OF BRICK
TOWNHOUSES
AND APARTMENT
BUILDINGS, HAVE
BEEN DESIGNED
TO A RANGE
OF SIZES AND
SHAPES SO AS
TO CREATE THE
LEAPS OF SCALE
SO KEY TO
LONDON'S
SENSE OF ITSELF.



Unlike many of its central London cousins, however, Royal Wharf has the benefit of the immediate proximity of the widening river Thames. There is nothing else in the capital quite like the big skies and breathtaking views that are found out towards the river's east.

This change in context informs a key architectural difference, that whereas the original Georgian squares tended to be built to the front of their surrounding

properties, the squares of Royal Wharf are accessed from the back garden, creating a private space for those who neighbour them, a green enclosure to complement the blue of the river.



A LONDON HIGH STREET

GREAT NEIGHBOURHOODS ENJOY MORE THAN JUST GEOGRAPHY AND ARCHITECTURE. THEY NEED TO HAVE AN ATMOSPHERE TO MATCH, A SENSE OF COMMUNITY THAT RESULTS FROM A THRIVING RELATIONSHIP BETWEEN THE PEOPLE AND THE LOCAL SHOPS, RESTAURANTS AND FACILITIES. IT'S ALL ABOUT THE HIGH STREET.

THE VISION FOR ROYAL WHARF IS FOR MORE THAN BRICKS AND MORTAR, IT'S FOR A UNIQUE RIVERSIDE NEIGHBOURHOOD WITH A VIBRANT CHARACTER THAT IS RECOGNISABLY ITS OWN.

With a population estimated to reach 10,000 residents, this is to be the Royal Docks' new heartland, a town centre for one of the most exciting parts of London.

Set back from the river is a network of leafy streets and squares. A traditional high street lined with shops and businesses is criss-crossed with secondary streets that in turn grant access to quieter mews.

Landscape is a key part of the masterplan, and a determination that all the open spaces, walkways and promenades, whether public or private, are above all fantastic living spaces.

The streets, squares and riverside promenade all act as gateways to a wide variety of shops, restaurants, parks and cafés. The atmosphere is one of al fresco living, amid a stretch of walkways and promenades that reward exploration with incredible vistas.







ENTERING ROYAL WHARF FROM THE LOCAL DLR STATION AT PONTOON DOCK, YOU WILL IMMEDIATELY ARRIVE AT SOVEREIGN PLACE, THE LOCAL MARKET SQUARE, A BUSTLING PIAZZA REplete WITH RETAIL AND RESTAURANTS.



Sovereign Place is a square designed in the tradition of great civic spaces, a place of movement and atmosphere where people will gather and events can happen, anything from specialist cookery events to open-air performances.

Incorporating gentle curves, flag paving and on-street trees, the design of this classic market square, like that of the high street, recreates the subtle variations in scale that underpin the experience of walking through London's traditional locales.

London's historically most desirable areas, from stately Kensington to village-esque Marylebone, have an energy that attracts people from miles around. Royal Wharf arrives as their newest successor, an incredible place to live and a charming place to visit.



—
A COLLECTION OF FACILITIES
TO MAKE YOU FEEL AT HOME.
—



Those who live in the wharf may wish to visit the concierge to collect keys or check for mail (and perhaps drop into a neighbouring café), while those visiting may linger, or wander towards the river.

THE AMBITION IS FOR A WELCOMING MULTI-FACETED NEIGHBOURHOOD, WITH SUPERMARKETS AND SPECIALIST GROCERS PROVIDING KEY FACILITIES FOR EVERYDAY SHOPPING.

Experience al fresco eating and drinking amid a swathe of wonderful views and vantage points, the vision provides exclusive facilities including a modern gymnasium and a brand new on-site school catering for 460 pupils.



CHAPTER 5

**CONTEMPORARY
RIVERSIDE
RESIDENCES**

LIVE RIVERSIDE

ROYAL WHARF



ROYAL WHARF'S AVAILABLE PROPERTIES INCLUDE EXPANSIVE TOWNHOUSES, THREE-BED DUPLEXES, TWO-BED AND ONE-BED APARTMENTS AND COMPACT STUDIOS. THE DESIGN OF EVERY RESIDENCE IN THIS EXCLUSIVE NEIGHBOURHOOD COMBINES THE PRINCIPLES OF THE NEW GEORGIAN REVIVAL WITH THE EXPANSIVE THRILLS OF CONTEMPORARY RIVERSIDE LIVING.

From Ebury Square in Belgravia to Grosvenor Square in Mayfair, the most sought-after properties in London are those that look out onto the fine old squares, spaces that provide focal points for the capital's most distinguished areas. The new neighbourhood of Royal Wharf continues this tradition with its own network of squares, but with the added attraction of Thames views and riverside promenades. Each property's layout and design maximises visual access to all of these elements, while at the same time drawing from the principles of residential architecture exemplified in the trappings and traditions of the Georgian townhouse.

**FROM TOWNHOUSES
TO APARTMENTS,
ALL OF ROYAL
WHARF'S AVAILABLE
PROPERTIES ARE
INFUSED WITH
THE AESTHETIC
AND VALUES OF
NEW GEORGIAN
INTERIORS.**

Residences are characterised by a sequence of spaces designed to a subtle hierarchy, carefully choreographed to give a clear sense of movement and change. You will encounter open-plan spaces connected by doorways that subtly frame the view into the next room, expansive windows look out onto breathtaking vistas of the Thames barrier or Canary Wharf and the spacious balconies.

THE PALETTE IS A SIMPLE, ELEGANT BLACK AND WHITE. THE LAYOUT'S POTENTIAL FOR PERSONALISATION IS INSPIRED BY THE GEORGIAN PENCHANT FOR DECORATING A SPACE WITH A COLLECTION OF ART OR ARTEFACTS.



EACH APARTMENT KITCHEN IS DESIGNED TO BE CENTRED AROUND A GENEROUSLY SIZED KITCHEN TABLE, A FOCUS POINT FOR A ROOM THAT ALSO ENJOYS STUNNING RIVER VIEWS.



ONE BEDROOM APARTMENT KITCHEN



STUDIO APARTMENT LIVING



ONE BEDROOM APARTMENT TYPICAL BEDROOM

THE DINING AND LIVING SPACES FEATURE MANTLEPIECE-INSPIRED WALL SPACES TAILOR-MADE FOR THE PERSONAL CURATION OF ART OR MEDIA.

Bedrooms are versatile with built-in wardrobes, customisable wall niches and big windows.



ONE BEDROOM APARTMENT BATHROOM

BATHROOMS, CONSISTENT THROUGHOUT THE TOWNHOUSES AND APARTMENTS, MAKE USE OF FEATURE TILES WITHIN THE SIGNATURE ROYAL MONOCHROMATIC PALETTE.



THE TOWNHOUSES

TOWNHOUSE STAIRCASE ENTRANCE



THE NEWLY DEVISED, THREE-STOREY ROYAL WHARF TOWNHOUSES REVIVE THE RENAISSANCE TRADITION OF THE PIANO NOBILE (FROM THE ITALIAN 'NOBLE FLOOR').

The piano nobile feature sees a large house being assigned a principal level, usually a single flight of stairs above the ground floor. A popular feature of original Georgian townhouses, it sees visitors swept up from a grand entrance and into an impressive first-floor entertaining space, all the better to look out onto the square outside. Royal Wharf's modern reworking of the piano nobile offers high ceilings in a large and open space split into two connected sections, one slightly more formal than the other. Access is via a master staircase and a beautifully tiled hallway, with each subsequent floor occupying a clear place within the

building's hierarchy, from a bathroom, two bedrooms and a study on the second floor to a master bedroom with en suite bathroom and roof terrace on the floor above.

EACH TOWNHOUSE KITCHEN IS A LARGE ENTERTAINING SPACE IN ITS OWN RIGHT, WITH AN ATTACHED DINING ROOM AND A VIEW THAT LOOKS OUT INTO THE GARDEN AND TOWN SQUARE BEYOND.



ROYAL WHARF'S RESIDENCES
COMBINE THE OPEN-PLAN
INTERIOR DESIGN BELOVED OF
CONTEMPORARY HOMEOWNERS
WITH A SENSE OF PROPORTION,

TOWNHOUSE LIVING



BALANCE AND AESTHETIC TASTE
THIS IS CHARACTERISTIC
OF GEORGIAN RESIDENTIAL
ARCHITECTURE. THE RESULT IS
A STYLE OF RIVERSIDE HOME
THAT UPDATES TRADITION
WHILE STILL RESPECTING IT.

BUILDING DETAILS

**FLOORPLANS,
SPECIFICATIONS,
FIXTURES &
FITTINGS**

TYPICAL APARTMENT:

STUDIO



Internal Area: 36.1 sqm **Living Area:** 5920 x 3850 mm
Bedroom: 2300 x 3730 mm

1 BEDROOM



Internal Area: 57.8 sqm **Living Area:** 5730 x 6740 mm
Bedroom 1: 3730 x 3400 mm **Balcony:** 10.5 sqm

LEGEND
 C: Cupboard W: Wardrobe F: Fridge
 L: Laundry B: Balcony T: Terrace

*Not to scale

TYPICAL APARTMENT:

2 BEDROOM



Internal Area: 78.4 sqm **Living Area:** 7330 x 3880 mm **Bedroom 1:** 3680 x 3310 mm
Bedroom 2: 3680 x 3630 mm **Balcony:** 19.4 sqm

3 BEDROOM



Internal Area: 112.2 sqm **Living Area:** 6400 x 8220 mm **Bedroom 1:** 3510 x 3900 mm
Bedroom 2: 3030 x 5260 mm **Bedroom 3:** 2900 x 6880 mm **Balcony:** 8.4 sqm

LEGEND
 C: Cupboard W: Wardrobe F: Fridge
 L: Laundry B: Balcony T: Terrace

*Not to scale

**TYPICAL
TOWNHOUSE:**

GROUND FLOOR



Total Internal Area: 230.1 sqm **Kitchen Area:** 4820 x 4500 mm
Dining Area: 4610 x 4350 mm

LEVEL 1



Living Area: 9510 x 4590 mm **Balcony Front:** 4.0 sqm
Balcony Rear: 20.5 sqm

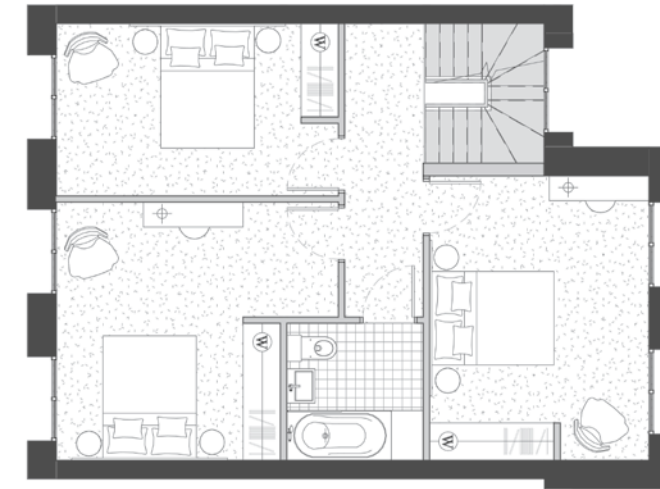
LEGEND

C: Cupboard W: Wardrobe F: Fridge
 L: Laundry B: Balcony T: Terrace

*Not to scale

**TYPICAL
TOWNHOUSE:**

LEVEL 2



Bedroom 1: 4560 x 3525 mm **Bedroom 2:** 4140 x 3600 mm
Bedroom 3: 4560 x 2760 mm

LEVEL 3



Bedroom 4: 4900 x 4600 mm **Balcony:** 22.7 sqm

LEGEND

C: Cupboard W: Wardrobe F: Fridge
 L: Laundry B: Balcony T: Terrace

*Not to scale

SPECIFICATION

MAIN STRUCTURE

Reinforced concrete frame on reinforced concrete piled foundations.

BUILDING ENVELOPE

External wall with quality brick finish and pre-cast cladding.

FLOORS

Reinforced concrete slab with appropriate floor finishes (See flooring).

ROOF

High performance membrane with bio roofs (subject to plot).

WINDOWS

Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable finish.

STAIRS

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

WALLS

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

BALCONIES

Where applicable painted steel projecting balconies with painted steel vertical rails and handrails or Glass protection panels (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

CEILINGS

Suspended flat plasterboard ceilings throughout.

FLOORING

Engineered oak floor boarding to hall, living area and kitchen. Matt grey ceramic floor tiles to bathrooms, ensuites and shower rooms. Fitted carpets to bedrooms.

DECORATION

All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

KITCHENS: SUITES, 1, 2 &

3 BEDROOM APARTMENTS

Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted stainless steel taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine/ tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

KITCHENS: TOWNHOUSE

Bespoke island unit with composite stone worktop (where shown on plans).

WARDROBES

Integrated wardrobes fitted in all bedrooms with custom designed painted feature doors.

BATHROOMS

Fitted with white enamel bath with chrome finish mixer. Contemporary wall mounted shower and glass bath screen. White ceramic close coupled floor mounted WC. White ceramic wash basin, with chrome lever mixer tap. Bespoke wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rail.

Ceramic tiles to bathroom with feature tiles to shower/bath area. Matt finish floor tiles.

SHOWER ROOMS

Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.

NOTE

Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to Townhouses may vary due to different form of construction technique employed such as modern timber frame.

FIXTURES AND FITTINGS

KITCHEN

Oven

Product: single electric fan-forced oven.
Location: All apartment kitchens.

Hob

Product: electric hob with stainless steel and black finish.
Location: All apartment kitchens.

Integrated Dishwasher

Product: fully integrated dishwasher.
Location: All apartment kitchens.

Integrated Fridge Freezer

Product: fully integrated fridge freezer.
Location: All apartment kitchens.

Deck mounted kitchen sink mixer

Product: Contemporary style deck mounted sink mixer tap.
Finish: Chrome finish.
Location: Deck mounted to all apartment kitchen work tops.

Kitchen Extractor

Product: concealed extractor fan.
Finish: Stainless steel.
Location: All apartment kitchens.

Kitchen Sink

Product: Stainless steel undermounted sink.
Finish: Stainless steel.
Location: All apartment kitchens.

Washing Machine

Product: Washer Dryer.
Location: All apartment utility cupboards.

BATHROOM

Deck Mounted Basin Mixer

Product: Contemporary style deck mounted taps.
Finish: Polished chrome.
Location: All apartment bathrooms.

Bath Mixer

Product: Contemporary style bath mixes.
Finish: Polished chrome.
Location: 1, 2 and 3 bedroom apartment bathrooms.

Wall Mounted Shower Set

Product: Contemporary style shower set.
Finish: Polished chrome.
Location: All apartment bathrooms.

Heated Towel Rail

Product: Contemporary style heated ladder towel rail.
Finish: Polished chrome.
Location: All apartment bathrooms.

WC

Product: close coupled floor mounted WC.
Finish: Glazed sanitary glaze porcelain.
Location: All apartment bathrooms.

Washbasin

Product: Wall hung white ceramic washbasin.
Finish: Glazed white.
Location: All apartment bathrooms.

Integrated Bath

Product name: Built in bath.
Finish: White.
Location: 1, 2 and 3 bedroom Bathroom apartments.

Shower Tray

Product name: High quality solid cast or acrylic shower tray.
Location: All ensuite and suite shower rooms.

Wall Mounted Cabinet

Product: Bespoke mirrored wall mounted cabinet.
Finish: Mirrored.
Location: All apartment bathrooms.

HEATING AND HOT WATER

APARTMENTS AND TOWNHOUSES

Metered system provides heating and hot water from the development's central plant. Centralised wet heating system throughout.

Electrics

Energy efficient lighting in kitchen, hall, bathroom, shower room and ensuite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for broadband internet access in living room and master bedroom; communal satellite dish with connection points in living room and master bedroom. (Purchasers are responsible for their own connections and related charges for cost of services). Smoke/heat detectors fitted as standard.

Management and security

Management and security services located in the central estate management office. Video entry phone system connected to main entrance door. External CCTV system provided.

Parking

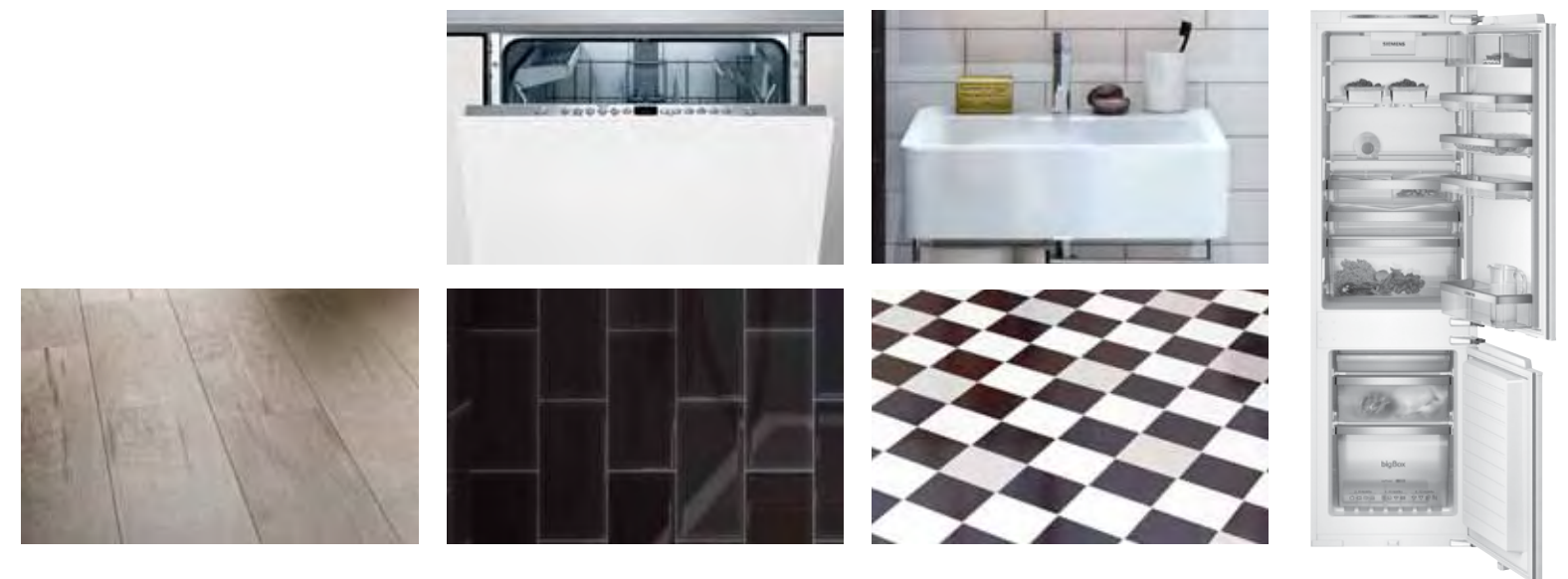
Limited car parking at extra cost and subject to availability.

Elevators

Elevators serve all floors.

External

Ground-level areas laid out and finished with a combination of architect-designed hard and soft landscaping with feature lighting.



CHAPTER 6



**THE
PROJECT
TEAM**



THE REGENERATION OF ROYAL WHARF IS BY TWO VASTLY EXPERIENCED LEADERS IN THE GLOBAL REAL ESTATE MARKET. OXLEY GROUP AND BALLYMORE SHARE A COMMITMENT TO QUALITY, A KNACK FOR SUCCESSFUL INNOVATION AND A PASSION FOR PROJECTS THAT SHOW TRUE AMBITION, OF WHICH THERE ARE FEW BETTER EXAMPLES THAN ROYAL WHARF.

OXLEY

Oxley is a lifestyle property developer specialising in the development of quality residential, commercial and industrial projects at competitive prices. Headquartered in Singapore, Oxley's developments cater to the growing needs of discerning home buyers who value quality living and a finer lifestyle, as well as small and medium enterprise owners looking to purchase their own premises. As a strong and dynamic company, Oxley has made its mark as a developer with a strong value proposition. The Group's business model is centred on creating lifestyle-focused developments, in choice well-connected precincts, and developing quality apartment, office and retail units that allow for infinite experiences within finite spaces. Since its debut on the Singapore Exchange in October 2010, Oxley has launched a portfolio of 27 distinctive developments to strong market reception. Oxley is listed on the Mainboard of the Singapore Exchange and has a market capitalization of about \$2 billion.



BALLYMORE

Ballymore Group is an international property investment and development company, focused on large scale award winning developments across Europe. Ballymore's developments have distinguished it as a leader in urban regeneration with an eye for design and innovation, with areas of business encompassing land and planning, architecture, design, sales, marketing and estate management. With permanent offices in London, Dublin and Eastern Europe, the Group continues to pioneer ever more ambitious mixed-use projects combining residential space, office, retail, hotels and leisure facilities. Ballymore distinguishes itself from many other developers with the breadth of its involvement, remaining fully committed to its buildings long after the last unit has been sold. Ballymore Group has become a leading presence in London's development landscape, and has pioneered and executed many of the most high-profile riverside developments the city has seen in recent times.



**KAP RESIDENCES
BY OXLEY**

SINGAPORE
Situated right beside the King Albert Park station, the KAP Residences has been designed to create a prominent new landmark on Singapore's Bukit Timah Road, offering a splendid array of restaurants, shops and residential units. Everything is at your disposal: the development is ideally located in District 21, with easy access to other locales in Singapore through major expressways and the Downtown MRT Line.



**EMBASSY GARDENS
BY BALLYMORE**

NINE ELMS, LONDON
Few development opportunities in London can offer the sheer scope of the Nine Elms project in Battersea. Next to the site of the new US embassy building, we are creating an entirely new district for London, drawing inspiration from the residential and commercial estates which evolved over time in New York and Boston.



**THE MIDTOWN & MIDTOWN RESIDENCES
BY OXLEY**

SINGAPORE
The Midtown & Midtown Residences is an exclusive city-fringe development with a focus on living well. Encircled by entertainment, recreation, retail and dining amenities, with Hougang MRT Station just 250m away, it's a location that grants a lifestyle that many desire. The development features strata-titled retail shops, a supermarket and duplex restaurants offering dining at your doorstep in the heart of Hougang.



**NEW PROVIDENCE WHARF
BY BALLYMORE**

LONDON
New Providence Wharf, including Ontario Tower and Providence Tower, stretches back some 400m from the river, with a depth and a substance few other riverside developments have achieved. It has received worldwide acclaim as a fine example of residential, hotel, retail and leisure development.

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This brochure and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.

The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Computer generated images and photos are indicative only. All sales remain subject to contract.

All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Furniture shown in Computer Generated Images and photos is not included in sales. Royal Wharf is a marketing name only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employ has any authority to make or give any representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).

Oxley

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