



CASPIAN WHARF
LONDON



Aegean Court & Hudson House: Floor Plans



Welcome to Caspian Wharf



Caspian Wharf is a breathtaking new development on the Limehouse Cut. The development comprises stunning contemporary studio, one, two and three bedroom apartments in Bow, East London, just minutes from the City, Canary Wharf and the Queen Elizabeth Olympic Park at Stratford.

Located in the heart of one of the world's most cosmopolitan and vibrant capital cities, Caspian Wharf introduces the very best of contemporary living, located within a tranquil waterside setting with acres of parkland nearby.

At Caspian Wharf many of the balconies and terraces deliver panoramic views over the City and Canary Wharf. It provides a stunning backdrop and a constant reminder of the impact of one of the most stunning and breathtaking cityscapes anywhere in the world.

Get yourself connected...



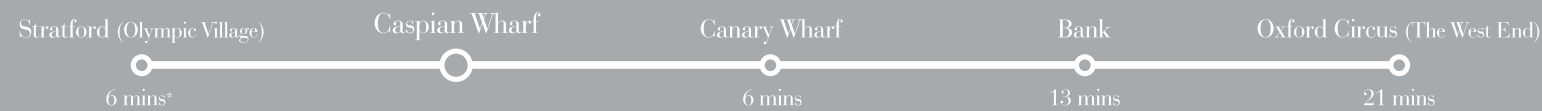
DLR to Bank
- 13 minutes

Caspian Wharf is ideally situated for making the most of London. Canary Wharf and the Square mile are just minutes away via Docklands Light Railway from nearby Langdon Park DLR station. A little further is Bow Road and the London Underground, meaning all the capital has to offer, from the world of business and employment, to leisure and retail, are all within in easy reach.

Caspian Wharf is also set to benefit from Crossrail: from 2017 this visionary new railway will pass through nearby Stratford, creating direct, fast and convenient links right through the centre of the capital.

For those that wish to venture further, City Airport is just minutes away by DLR and offers flights that can whisk the busy traveller into the centre of Paris or Brussels in under 90 minutes*. Heathrow and Gatwick Airports are also within easy reach, making Caspian Wharf the ideal location for anyone with an international schedule.

Drivers will welcome easy access to the road network with the A11, A12, A13, A406 and M11 all close by, offering links to the M25 and the motorway system, as well as easy access to all parts of Greater London.



All times are from Langdon Park and sourced from www.tfl.gov.uk.
*Journey time from Devons Road. **Approximate journey time from City Airport to Paris.

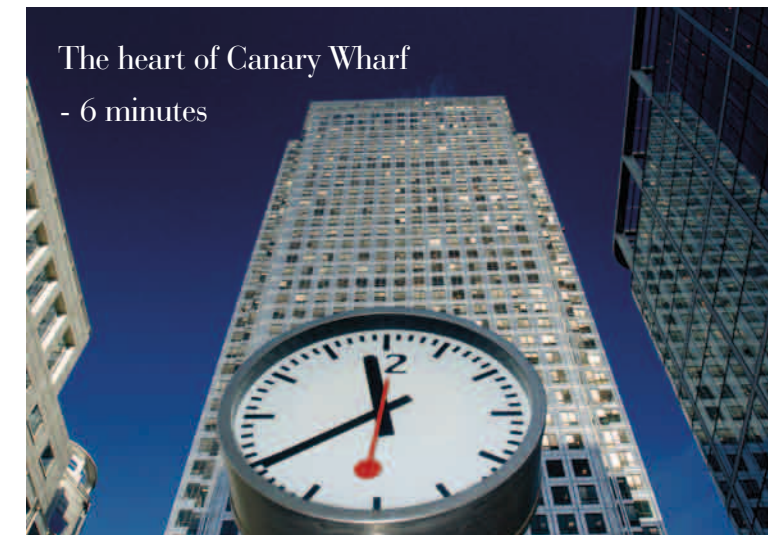
...and experience all that London has to offer



DLR to North Greenwich
for the O₂ - 17 minutes



The Queen Elizabeth Olympic Park
and Stratford International
- 6 minutes*



The heart of Canary Wharf
- 6 minutes

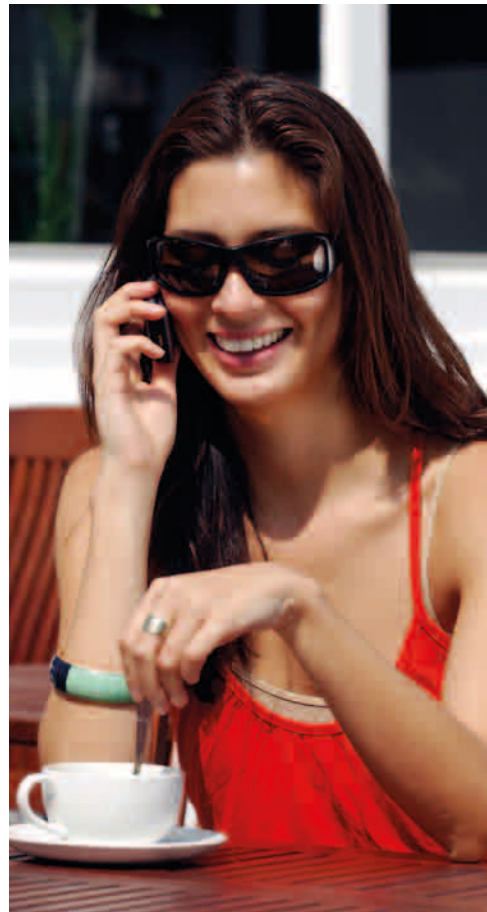
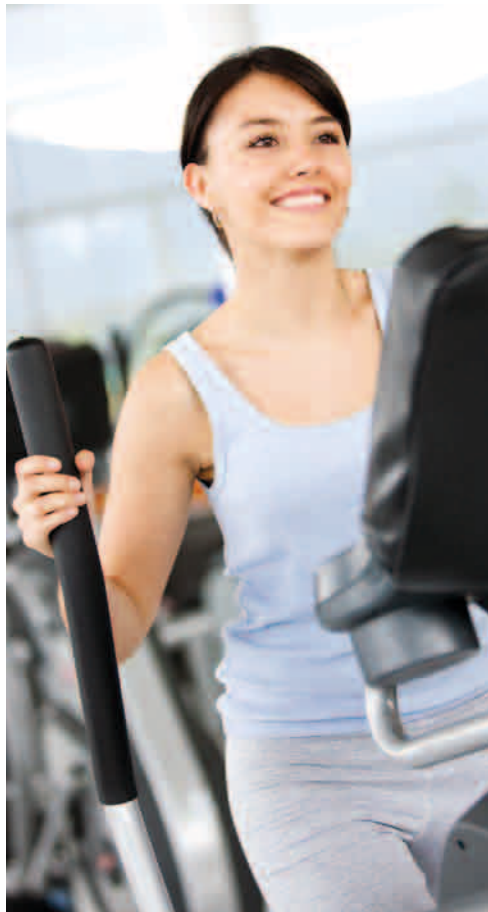
Shopping, Theatres and Galleries

Bow has offered a lively cosmopolitan atmosphere and exciting cultural mix since it joined the growing city of London in the early 19th century.

Fashionable Shoreditch and vibrant Brick Lane provide a variety of shops, restaurants, cafés and clubs, whilst the sophistication of Canary Wharf, the West End and the recent developments at Stratford offer the world's most famous brands.

London is the home of theatre, hosting some of the world's most varied music venues and the centre of cultural life, with galleries that include the Whitechapel Art Gallery and the Tate galleries as well as world class museum collections. A wealth of entertainment opportunities, ranging from the London Eye and the London Aquarium to the ever changing events and spectacles at the O₂ arena ensure there is always more to enjoy.

Caspian Wharf: A New Urban Quarter



A busy lifestyle can leave little time for shopping for everyday essentials however Tesco Express can provide the answer. With the convenience of a local shop and long opening hours, it has a superb range of products to suit your every need.

Caspian Wharf also boasts a wealth of on site facilities including a dry cleaner's, Management Lettings Office and gym. There is also the peace of mind of a 24 hour concierge service, an on-site Property Manager and CCTV, as well as a secure underground car park for selected units and bicycle storage for each apartment.



Aegean Court



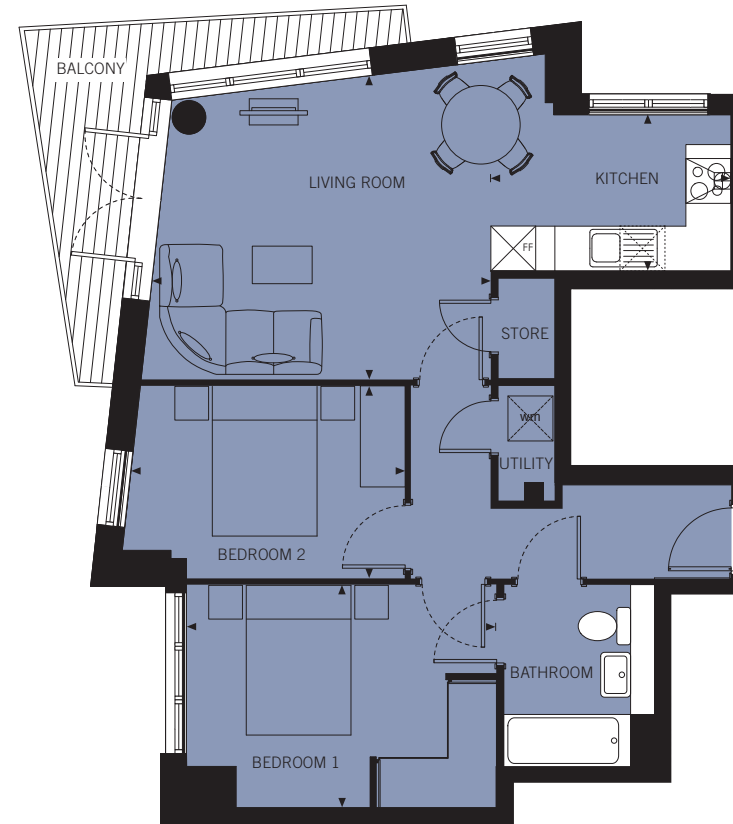
Second Floor Apartments Aegean Court

North



Now available at Aegean Court are two contemporary studio apartments and one stunning 2 bedroom apartment with spacious balconies and a floor to ceiling heights of over 3m.

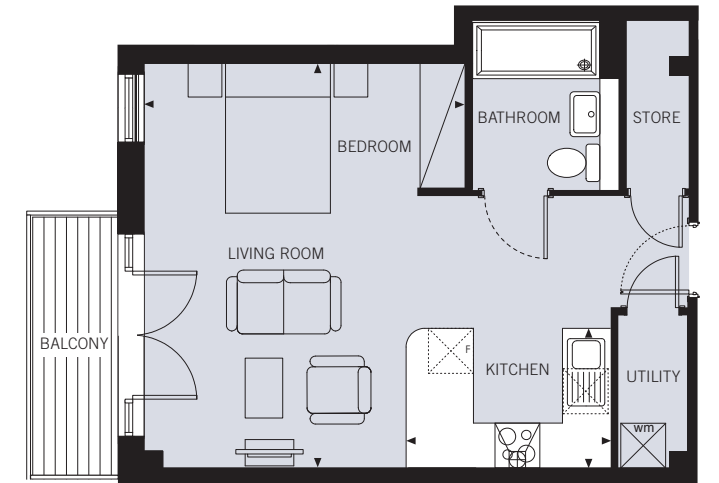
Unit A1.2.1



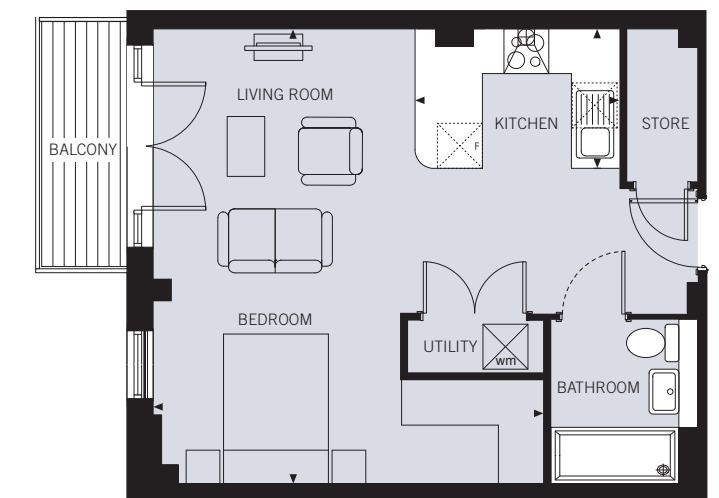
Unit A1.2.1

Living / Dining	4.52m x 4.04m	14'10" x 13'3"
Kitchen	3.19m x 2.09m	10'5" x 6'10"
Bedroom 1	4.24m x 2.97m	13'11" x 9'9"
Bedroom 2	3.61m x 2.57m	11'10" x 8'5"
Total	61.6 sq m	663 sq ft
Balcony	7.1 sq m	76.4 sq ft

Unit A1.2.8



Unit A1.2.7



Unit A1.2.8

Living / Dining	5.41m x 4.31m	17'9" x 14'2"
Kitchen	2.74m x 1.86m	9'0" x 6'1"
Total	40.8 sq m	439 sq ft
Balcony	3.8 sq m	40.9 sq ft

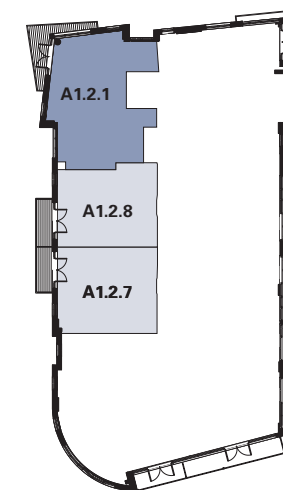
Unit A1.2.7

Living / Dining	6.08m x 5.22m	19'11" x 17'1"
Kitchen	2.74m x 1.86m	9'0" x 6'1"
Total	44 sq m	473 sq ft
Balcony	3.8 sq m	40.9 sq ft

Key

- Studio
- 2 Bedroom Apartment

Floor plans shown for Aegean Court are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. All second floor apartments feature floor to ceiling heights of 3m or more.



Hudson House



Ground Floor Apartments Hudson House

North



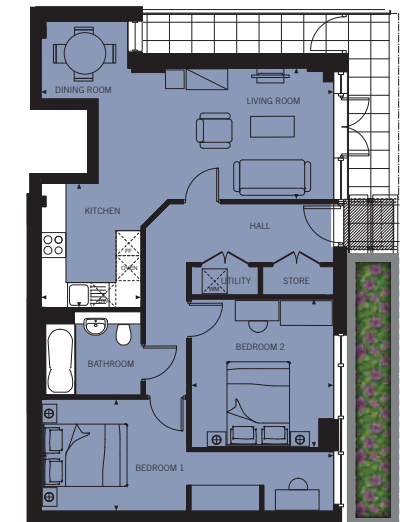
Hudson House is a stunning collection of one and two bedroom apartments.

Many of the apartments have outside space in the form of a balcony, terrace or private garden.

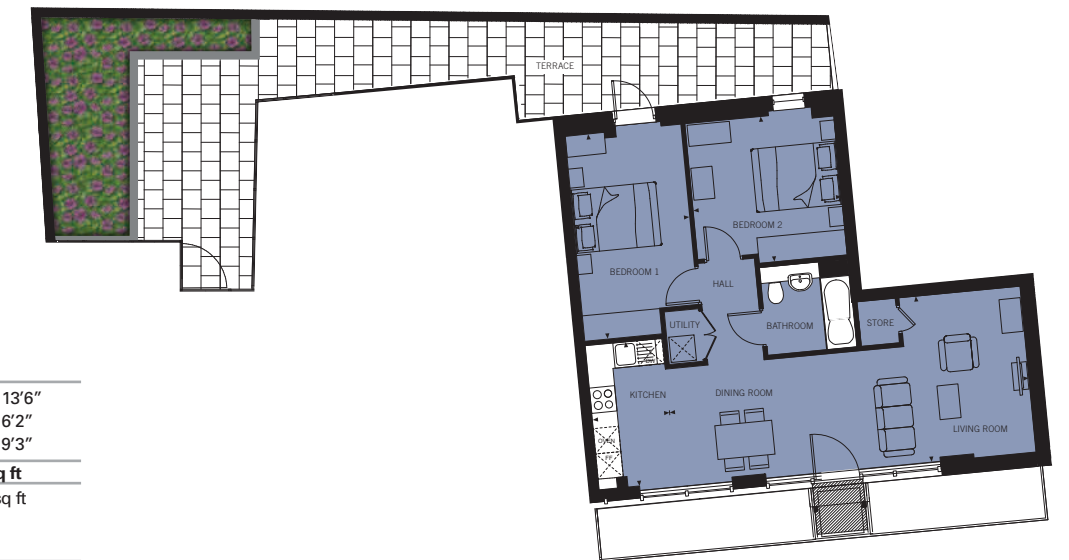
Unit C.G.1



Unit C.G.3



Unit C.G.2



Unit C.G.1

Living / Dining	5.80m x 4.13m	19'0" x 13'6"
Kitchen	3.08m x 1.88m	10'1" x 6'2"
Bedroom	4.80m x 2.82m	15'8" x 9'3"
Total	50 sq m	538 sq ft
Terrace	32.2 sq m	331.6 sq ft

Unit C.G.2

Living / Dining	8.52m x 3.94m	27'11" x 12'3"
Kitchen	3.53m x 1.83m	11'7" x 6'0"
Bedroom 1	4.87m x 2.74m	15'11" x 9'0"
Bedroom 2	3.52m x 3.45	11'6" x 11'3"
Total	70 sq m	753 sq ft
Terrace	49 sq m	504.7 sq ft

Unit C.G.3

Living / Dining	7.04m x 4.29m	23'1" x 14'0"
Kitchen	2.98 x 2.40m	9' 9" x 7'10"
Bedroom 1	7.04m x 2.68m	23' 1" x 8'9"
Bedroom 2	3.57 x 3.43m	11'8" x 11'3"
Total	73.2 sq m	788 sq ft
Terrace	18 sq m	185.4 sq ft

Key

 1 Bedroom Apartment	 2 Bedroom Apartment
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Floor plans shown for Hudson House are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.







The ultimate interiors



Kitchens

- Individually designed contemporary kitchen with high gloss cabinets
- Composite stone worktops and upstands
- Stainless steel single under-mounted sink with chrome mixer tap
- Bosch stainless steel fan assisted single electric oven
- Bosch frameless ceramic hob with slimline concealed extractor
- Fully integrated fridge/freezer or fridge with ice box where applicable
- Integrated slimline dishwasher
- Pop up power point to semi island unit where applicable
- Laminate oak effect timber flooring

Bathrooms

- White steel Kaldewei bath with wall mounted thermostatic mixer filler valve
- White square feature wall hung hand basin with square chrome monobloc mixer tap
- White dual flush floor mounted WC with concealed cistern
- Full height walnut effect storage unit, full height mirror, vanity shelf and bath panel
- Fully tiled large format contemporary ceramic wall tiling with mosaic feature wall and co-ordinating ceramic floor tiling

Shower Rooms

- Shower tray with frameless glass screen or shower enclosure with pivotal door as appropriate
- Square shower mixer and overhead shower fitment with chrome wall mounted thermostatic valve
- White square feature wall hung wash hand basin with square chrome monobloc mixer tap
- White dual flush floor mounted WC with concealed cistern
- Full height walnut effect storage unit, full height mirror and vanity shelf
- Fully tiled large format contemporary ceramic wall tiling with mosaic feature wall and co-ordinating ceramic floor tiling

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

Where state of the art interiors...



Interior Finishes

- Eucalyptus veneer front entrance door and internal doors (where applicable)
- Satin chrome finish lever door furniture throughout
- Skirting and architraves to be finished in white gloss
- Hinged patio doors or single/double casement doors where applicable
- Sealed double glazed windows
- Raised floors
- Laminate oak effect timber flooring to hall, kitchen and lounge with carpet to bedrooms

Electrical Fittings / Plumbing

- Low-energy downlighting throughout
- Task lighting beneath wall units in kitchen
- White light switches throughout
- White socket outlets at worktop height in kitchen
- White isolator switch-plate to kitchen
- White moulded isolator switches and sockets to all other locations
- Automatic lighting to storage cupboards
- Chrome shaver socket to bathrooms / shower rooms

Heating

- Centrally provided heating & hot water. Generated by gas, individually metered to each apartment
- Underfloor with individual thermostatic temperature controls
- Chrome ladder-style heated towel rail with individual temperature control to bathrooms / shower rooms

...meet spacious, well proportioned living spaces



Security and Peace of Mind

- Access to apartments via electronic audio door entry system. All apartments pre-wired for alarm system (for future installation by purchaser if desired)
- Mains powered smoke detectors with battery back up
- Recorded CCTV coverage of site entrance and car park areas
- Concierge
- Multi point locking front entrance door
- 10 Year warranty cover

Telecommunication

- Wired for Sky Plus and Sky High Definition television with points to living room and all bedrooms (subject to future connection by purchaser)
- Broadband capability to all telephone points which are provided to living room and all bedrooms

External Finishes

- Where applicable balconies finished in glass and steel
- Paved terraces/Private Gardens to selected apartments

Common Areas

- Hallways and staircases to all floors carpeted throughout
- Lift access to all floors
- Refuse store provided

Car Parking

- Access to gated car park via electronic entry system
- Limited car parking spaces available by separate negotiation on selected plots
- Secure bicycle storage available for each resident

Designed for Life

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies



Berkeley: A commitment to the future

Our Vision

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision strategy is designed to raise our standards higher still, and means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

Our Vision commitments:

AN EXCEPTIONAL CUSTOMER EXPERIENCE

Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated sales teams to provide exceptional service throughout the buying process, and Customer Service teams look after your needs after you have moved in.

GREENER, MORE ECONOMICAL HOMES

Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

CREATING SUSTAINABLE COMMUNITIES

We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO₂ emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

The Berkeley Foundation

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



www.berkeleygroup.co.uk



*Savings vary in every home. Figures based on a typical 3 bed St George home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk. Some features are only applicable to specific developments. Please ask sales negotiator for further information.



CASPIAN WHARF

LONDON



Maps are not to scale and show approximate locations only.

Directions to Caspian Wharf

Getting to Caspian Wharf is easy, with excellent road and London Transport connections from Canary Wharf, Stratford and central London.

By DLR From Canary Wharf at Langdon Park station, turn right and continue along Violet Road, over a bridge across the Limehouse Cut. Cross the road to get to Yeo Street, on your left. If travelling from Stratford, cross the footbridge at Langdon Park station before continuing your journey.

By Road – From the A12, (travelling north) turn left onto Devas Street (B140) and pass Devons Road DLR, to turn left onto Violet Road. Yeo Street is on the first right.

From the A13, turn onto Chrisp Street. Continue along Chrisp Street until you reach Violet Road and continue over the bridge to turn left onto Yeo Street.

Caspian Wharf, Yeo Street, London E3 3AE

Call: + 44 (0) 20 3217 1000

caspianwharf@berkeleyhomes.co.uk

Maps are not to scale and show approximate locations only. Interior photography depicts Caspian Wharf and is indicative only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Caspian Wharf, Aegean Court and Hudson House are marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E717/08CA/0714



This paper has been independently certified as meeting the standards of the Forest Stewardship Council (FSC) and is manufactured at a mill that is certified to the ISO14001 and EMAS environmental standards.



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Berkeley

Designed for life