



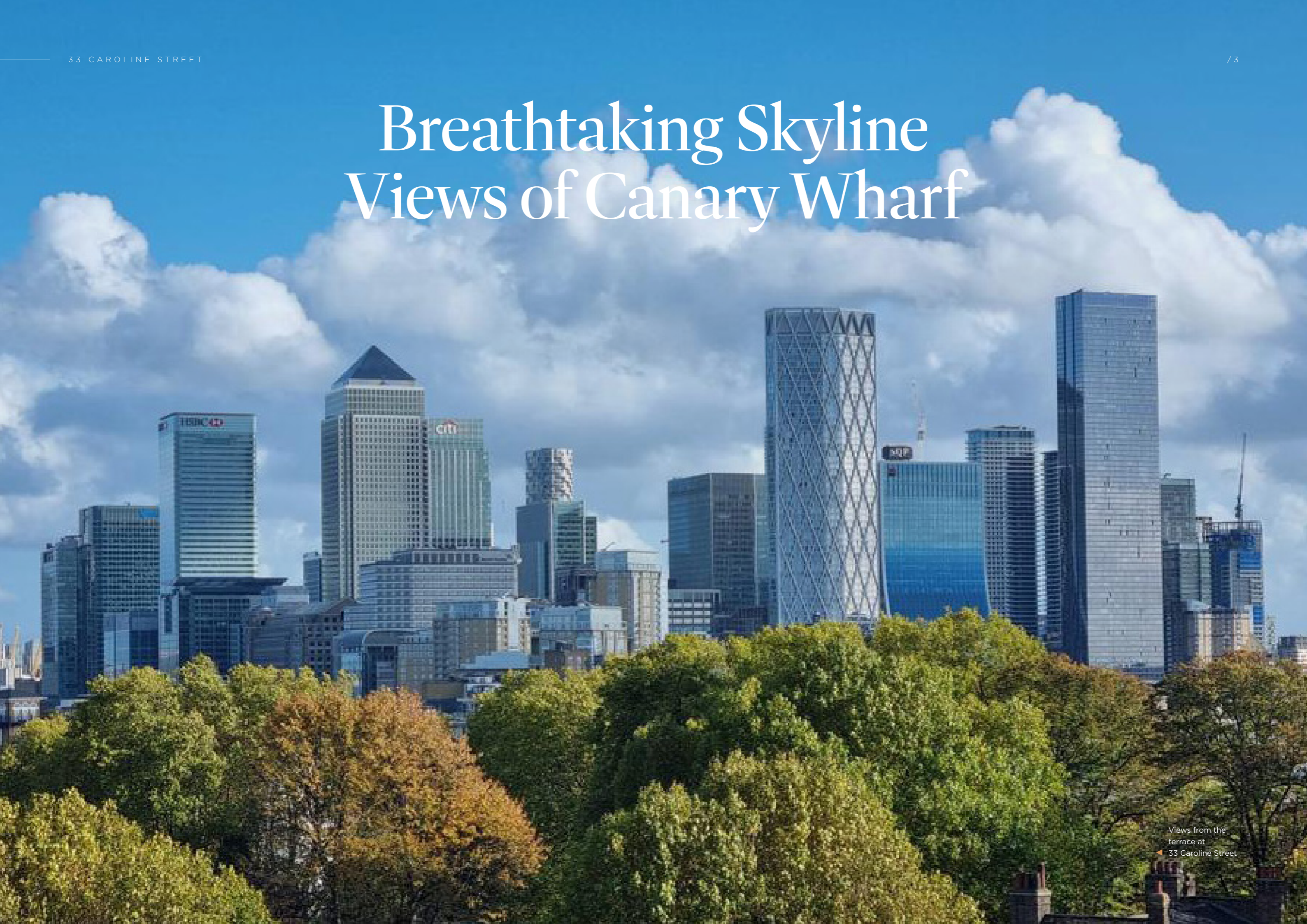
CAROLINE St.

LONDON, E1

THE FUTURE OF LONDON'S
HISTORIC EAST END

33 Caroline Street,
London, E1 OJG

Breathtaking Skyline Views of Canary Wharf



Views from the
terrace at
33 Caroline Street



A Collection Of Twelve Stylish Apartments In London's Vibrant East End

Set over the ground floor and 2nd to 8th floors 33 Caroline Street comprises of a 3 bed garden apartment, nine 2 bed apartments and two split level 2 bed penthouses all featuring balconies. Located in this vibrant part of London, the apartments are located in a perfect position between The City and Canary Wharf, whilst only a short walk to The River Thames and Limehouse Basin.

Featuring a contemporary specification with an industrial twist, which has been bespoke designed for the development, the apartments are sure to impress.

The communal roof terrace affords great views of the city skyline and is an extra bonus for the residents.

THE SHARD

CANARY WHARF

CITY OF LONDON

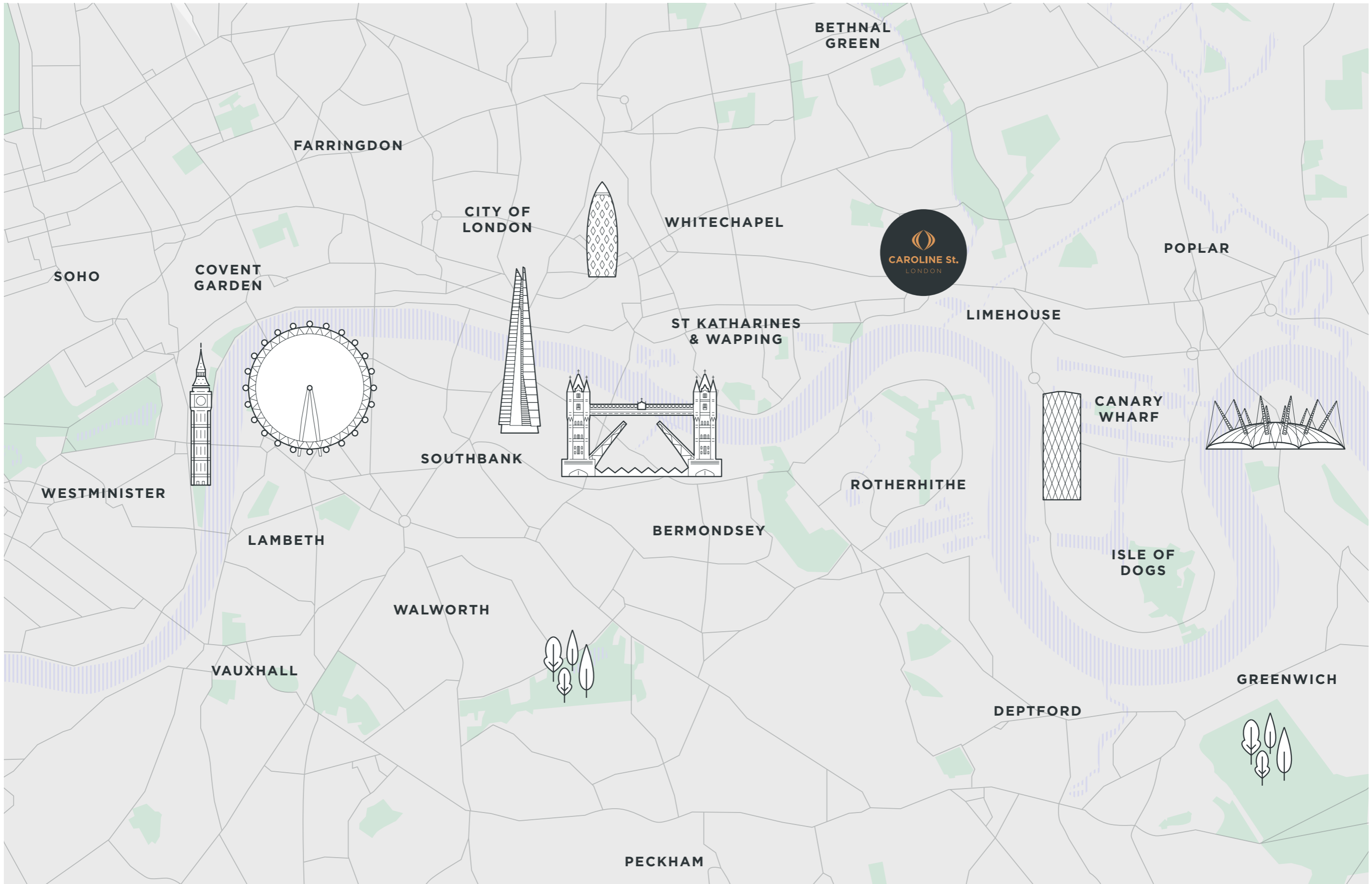
SOUTH BANK

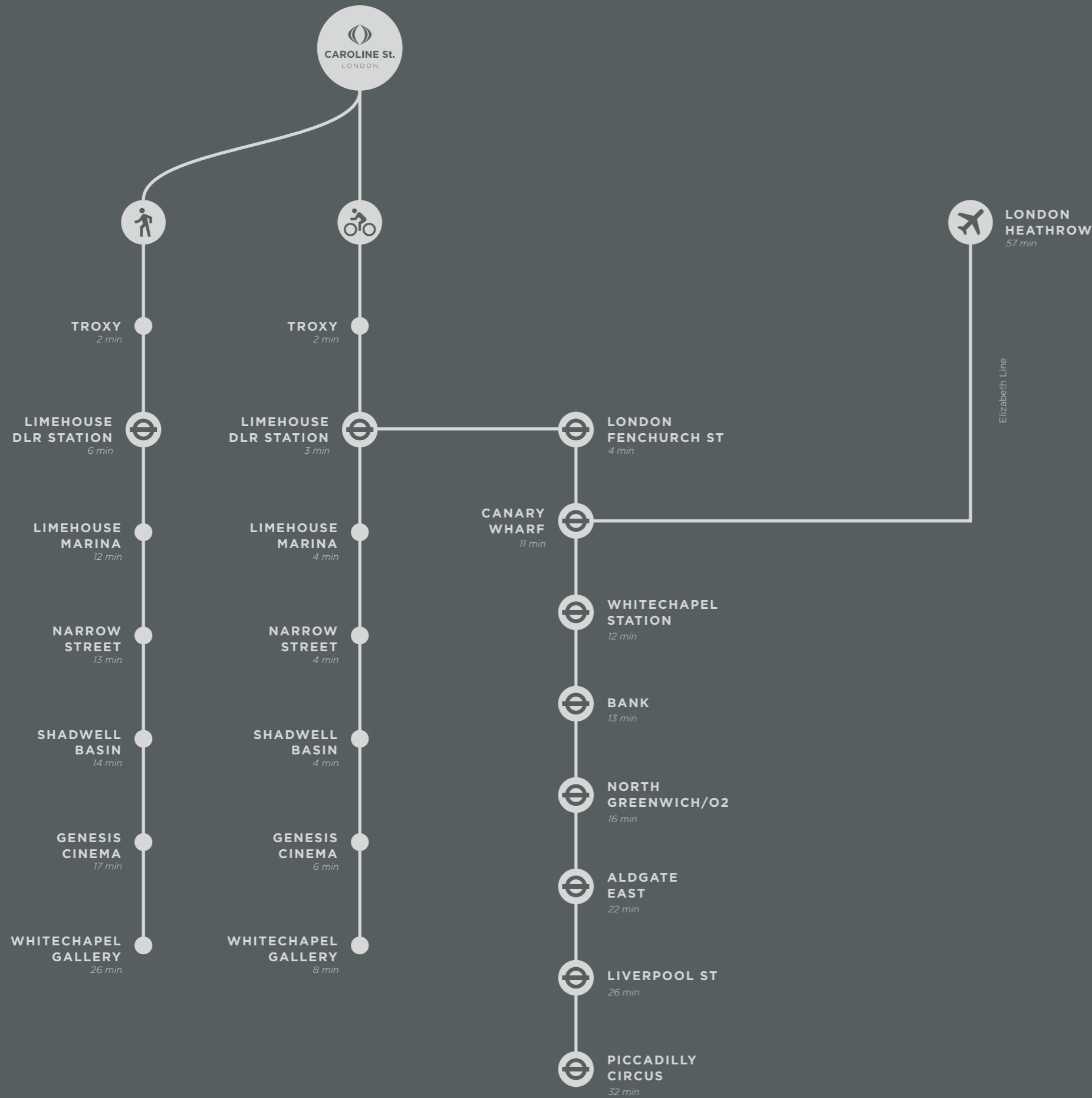
TOWER BRIDGE

ST KATHARINES & WAPPING

LIMEHOUSE BASIN







Everywhere From Limehouse

This part of London has amazingly good public transport links. From Caroline Street it's six minutes on foot to Limehouse DLR, a direct route to both the City and Canary Wharf, with connections along the way to all London destinations. You can access the Elizabeth Line at Canary Wharf for a speedy journey to Heathrow Airport.

If you're a keen walker you will enjoy exploring the Thames Path, which you can join at Narrow Street. This section of it runs from Greenwich to Tower Bridge, with stunning river views, historic landmarks and waterside pubs all along the way.

Limehouse Looks Forward

Limehouse is an ancient London neighbourhood whose history has been shaped by the river and the sea. Its name comes from the lime kilns once numerous here, supplying local potteries. Later it became a port in its own right, with one of the earliest multicultural communities and an edgy reputation.

Today's Limehouse looks to the future, while acknowledging the spirit of the past. The riverside and its basins are lined with smart restaurants and bistros, a modern contrast to the atmospheric pubs where the likes of Charles Dickens and JMW Turner once supped their pints.

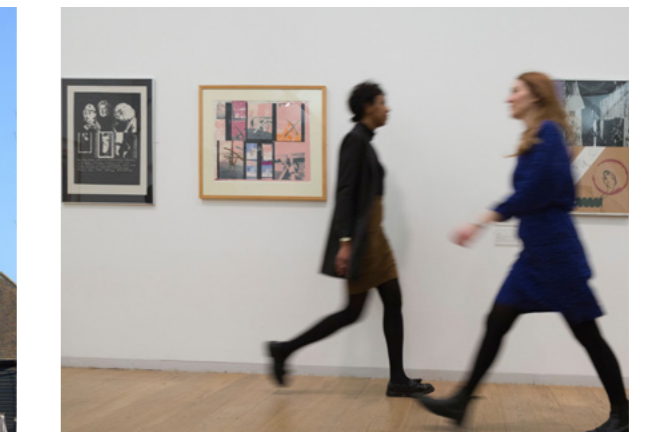
Narrow Street, about thirteen minutes' walk from Caroline Street, is home to The Grapes pub - co-owned by revered actor Sir Ian McKellen - and Bread Street Kitchen, part of the Gordon Ramsay empire. Limehouse Marina and St Katharine Docks are also destinations where you can drink and dine on the waterside. The Prospect of Whitby, established in 1520 and another contender for 'oldest pub' status, perches on the riverside near Shadwell Basin, which is also the location for one of London's newest foodie destinations, Wapping Docklands Market. Again, a case of yesterday meeting today.

If you're after some culture with local flavour, try the arthouse Genesis Cinema, which was once a music hall, or Troxy, a 1930s picturehouse repurposed as a music/comedy/events space with its fabulous Art Deco interior much in evidence. The Whitechapel Gallery is a highly regarded arts venue whose collection includes works by Picasso, Frida Kahlo, William Kentridge and Cindy Sherman.



View from
Limehouse Basin

The Grapes,
Limehouse



Whitechapel
Gallery

St. Katharines
& Wapping

Entertainment On The Grand Scale

About sixteen minutes by DLR from Limehouse is one of Europe's foremost performance venues, the O2 Arena. Some of rock music's most stellar names regularly strut the stage under the vast dome, and it's also the location for comedy, sport and TV occasions like the Brit Awards and Strictly. Other reasons to visit the O2 include clubbing at Indigo, outlet shopping, dome-top views from Up at the O2, or uproarious fun at the 'Mamma Mia' dining experience.



▲ The o2 Arena



▲ Westfield Shopping Centre

Canary Wharf, The City In The East

Canary Wharf



Canary Wharf



Now rivalling the City as the UK's foremost business hub, Canary Wharf is visible for miles, thanks to the pyramid top of One Canada Square. But there's much more to it than towering office buildings. Canary Wharf is a destination in its own right, for fun, shopping and leisure as well as work. Events, ice skating, cinema, curling, mini golf, immersive theatre, parks and go-karting are all part of the mix. The shopping and dining offering is amazing, distributed across Cabot Place, and four other malls, as well as on prime waterside spots. From the everyday practical – groceries, banks, coffee shops, dry cleaning, dentists – to high end restaurants, buzzing bars, designer fashion and everything in between, Canary Wharf has it all. As 'The Wharf' grows, there's always more coming onstream.

You can reach this dazzling district in 11 minutes by DLR from Limehouse station, ideal for work or play. Most likely, it'll be a mixture of both.

St. Pauls Cathedral



Duck & Waffle



Kings Guard



London's Vital Square Mile

The oldest part of London remains one of its most important; this one Square Mile rivals Downtown Manhattan as the financial capital of the world, with 500 banks amongst the companies doing business there. If you work there, you'll be familiar with its beguiling mix of architectural marvels such as the 'Gherkin' and the 'Cheesegrater', sitting alongside medieval churches, secret alleys and hidden parks.

A superb range of bars, pubs and restaurants of every price bracket services hungry and thirsty office workers, and include some with heart-stopping high-rise views, as can be seen at the Duck & Waffle at 110 Bishopsgate, or the Sky Garden on top of the 'Walkie Talkie'.

City shoppers have a world of choice from the luxury brands on sale at the Royal Exchange to more affordable options at One New Change. The City's famous markets continue to thrive, and include Petticoat Lane, Leadenhall and Old Spitalfields Markets.



City of London

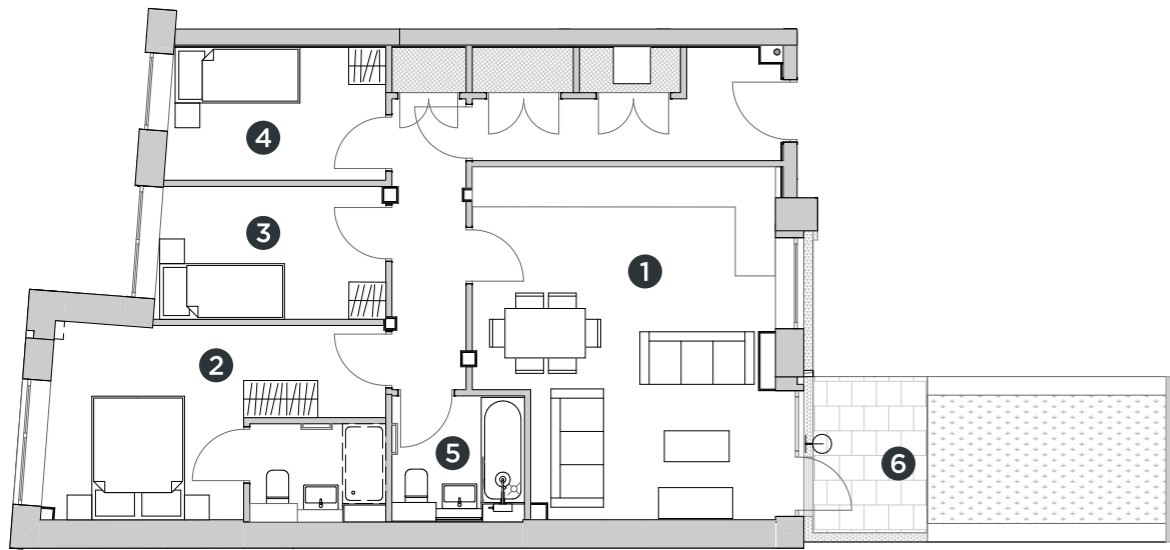
Our 2 Bedroom Show Home





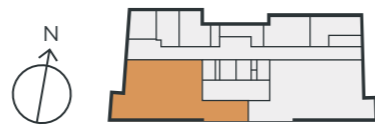




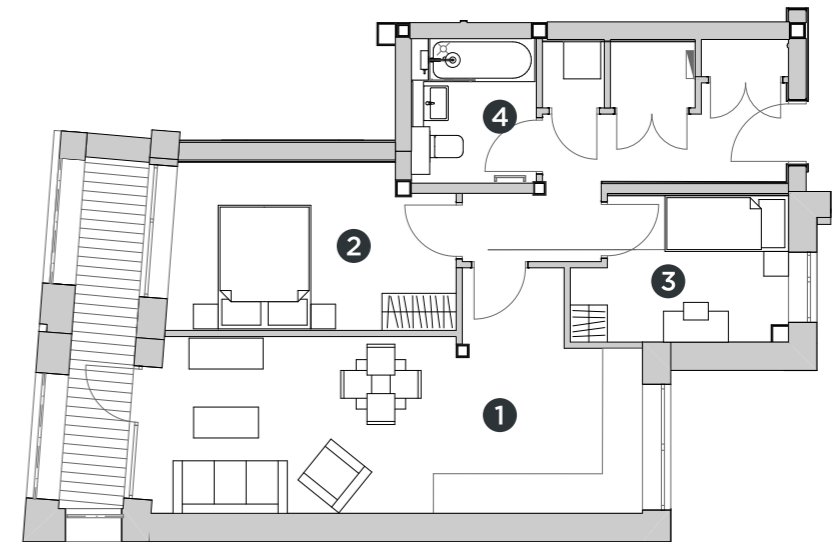


Flat 1 - Ground Floor

3 BEDROOMS | 82 SQM / 882.6 SQFT

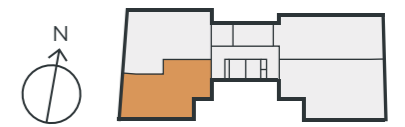


1.	Living/Kitchen/Dining	5.6m X 3.1m	18.37ft x 10.17ft
2.	Bedroom 1 + En-Suite	5.6m X 3.1m	18.37ft x 10.17ft
3.	Bedroom 2	3.7m X 2.1m	12.14ft x 6.89ft
4.	Bedroom 3	3.5m X 2.2m	11.48ft x 7.22ft
5.	Bathroom	2.1m X 2.0m	6.89ft x 6.56ft
6.	Private Garden	3.9m X 2.6m	12.80ft x 8.53ft



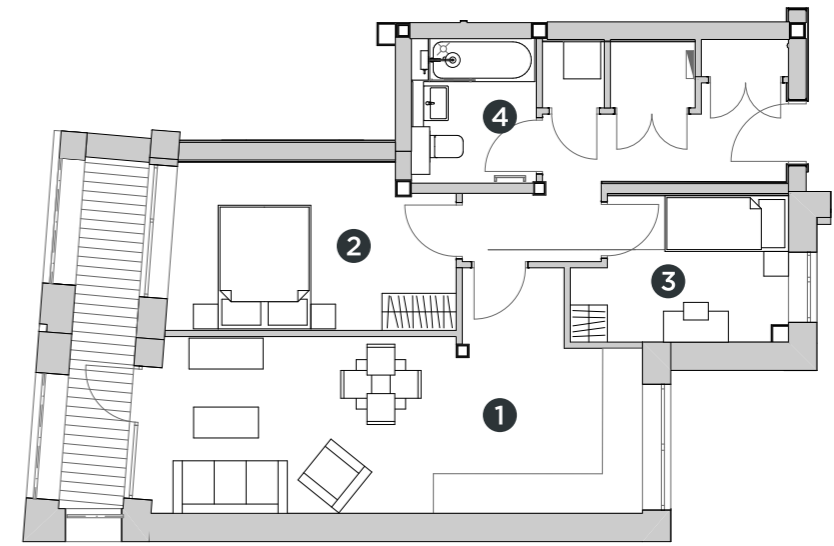
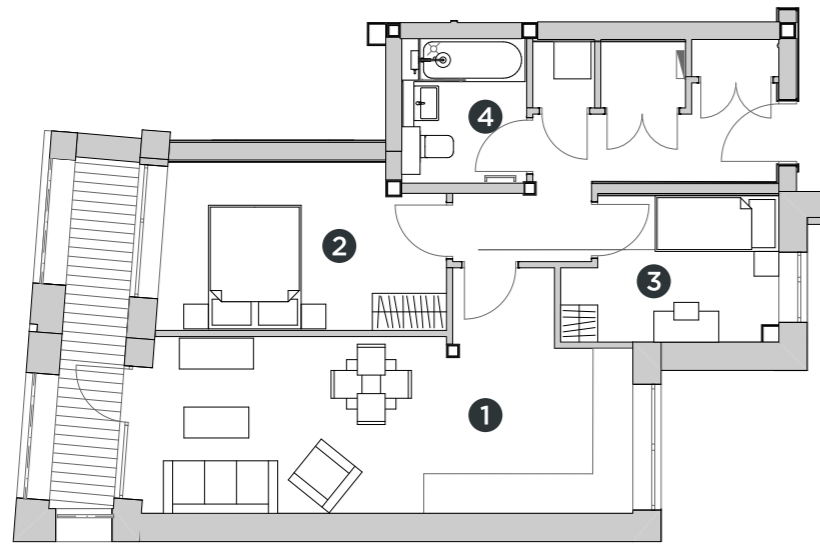
Flat 7* - Second Floor

2 BEDROOMS | 63 SQM / 678.1 SQFT



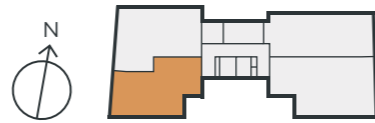
1.	Living/Kitchen/Dining	3.97m x 7.97m	13.02ft x 26.15ft
2.	Bedroom 1	2.75m x 4.71m	9.02ft x 13.68ft
3.	Bedroom 2	2.42m x 3.53m	7.94ft x 11.58ft
4.	Bathroom	2.29m x 2.04m	7.51ft x 6.69ft

* Specification differs from standard plots; Including kitchen colours, floor finishes and bathroom finishes. Speak to sales consultant for more details.



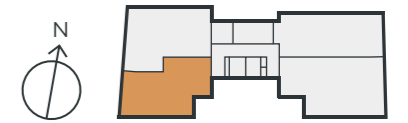
Flat 11* – Third Floor

2 BEDROOMS | 63 SQM / 678.1 SQFT



Flat 15 – Fourth Floor

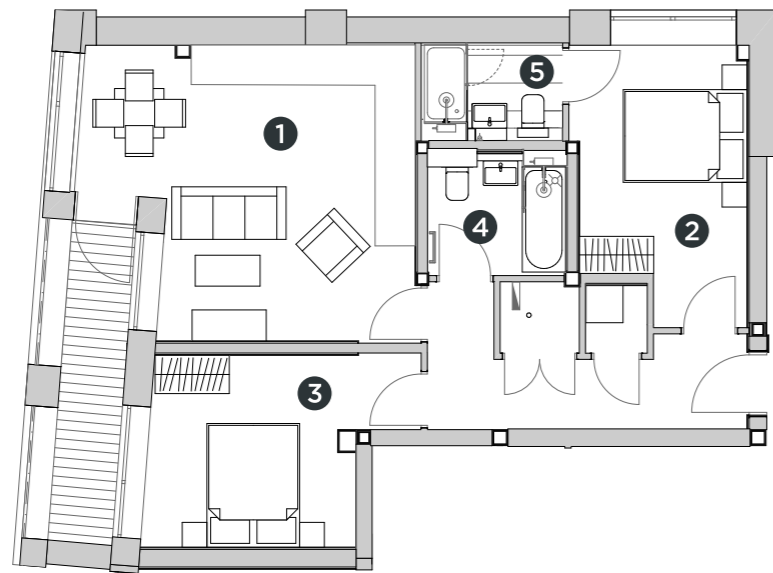
2 BEDROOMS | 63 SQM / 678.1 SQFT



1.	Living/Kitchen/Dining	3.97m x 7.97m	13.02ft x 26.15ft
2.	Bedroom 1	2.75m x 4.71m	9.02ft x 13.68ft
3.	Bedroom 2	2.42m x 3.53m	7.94ft x 11.58ft
4.	Bathroom	2.29m x 2.04m	7.51ft x 6.69ft

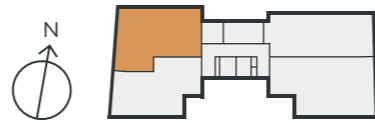
1.	Living/Kitchen/Dining	3.97m x 7.97m	13.02ft x 26.15ft
2.	Bedroom 1	2.75m x 4.71m	9.02ft x 13.68ft
3.	Bedroom 2	2.42m x 3.53m	7.94ft x 11.58ft
4.	Bathroom	2.29m x 2.04m	7.51ft x 6.69ft

* Specification differs from standard plots; Including kitchen colours, floor finishes and bathroom finishes. Speak to sales consultant for more details.

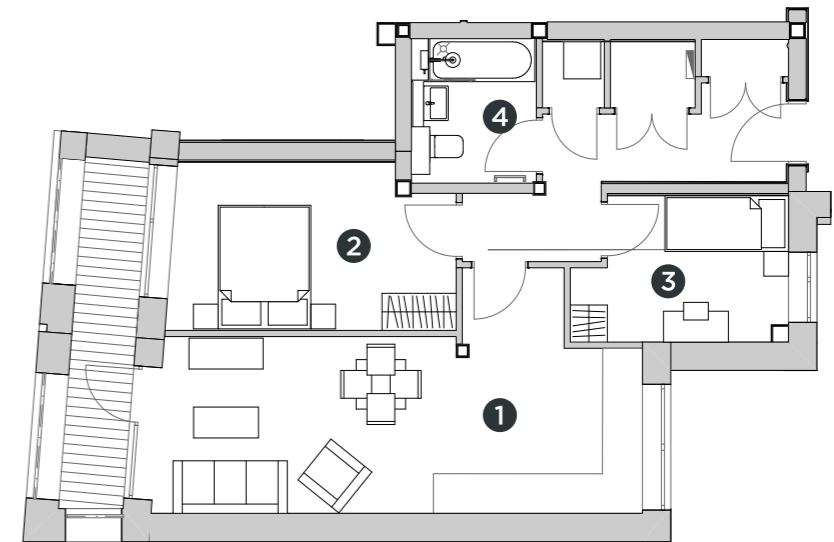


Flat 16 – Fourth Floor

2 BEDROOMS | 70 SQM / 753.5 SQFT

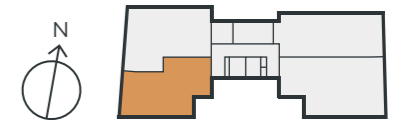


1.	Living/Kitchen/Dining	4.82m x 5.58m	15.81ft x 18.30ft
2.	Bedroom 1	3.15m x 4.23m	10.33ft x 13.88ft
3.	Bedroom 2	4.57m x 2.89m	14.99ft x 9.48ft
4.	Bathroom	2.05m x 2.26m	6.73ft x 7.41ft
5.	En-Suite	1.54m x 2.28m	5.05ft x 7.48ft

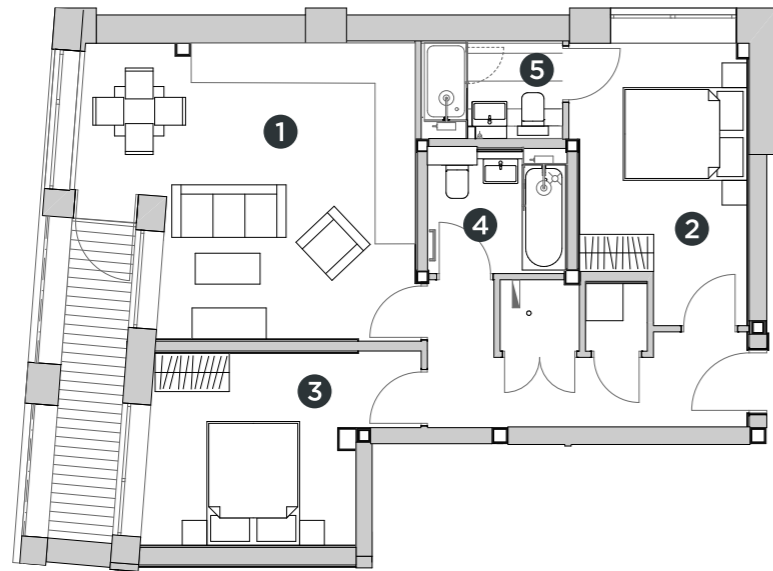


Flat 19 – Fifth Floor

2 BEDROOMS | 63 SQM / 678.1 SQFT

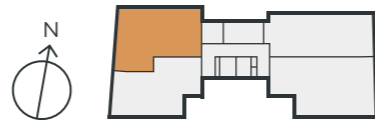


1.	Living/Kitchen/Dining	3.97m x 7.97m	13.02ft x 26.15ft
2.	Bedroom 1	2.75m x 4.71m	9.02ft x 13.68ft
3.	Bedroom 2	2.42m x 3.53m	7.94ft x 11.58ft
4.	Bathroom	2.29m x 2.04m	7.51ft x 6.69ft

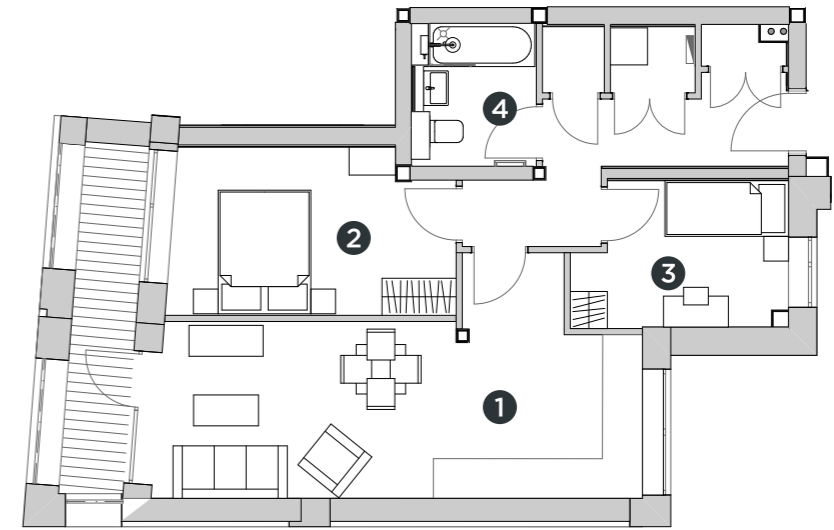


Flat 20 – Fifth Floor

2 BEDROOMS | 70 SQM / 753.5 SQFT

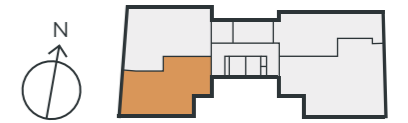


1.	Living/Kitchen/Dining	4.82m x 5.58m	15.81ft x 18.30ft
2.	Bedroom 1	3.15m x 4.23m	10.33ft x 13.88ft
3.	Bedroom 2	4.57m x 2.89m	14.99ft x 9.48ft
4.	Bathroom	2.05m x 2.26m	6.73ft x 7.41ft
5.	En-Suite	1.54m x 2.28m	5.05ft x 7.48ft

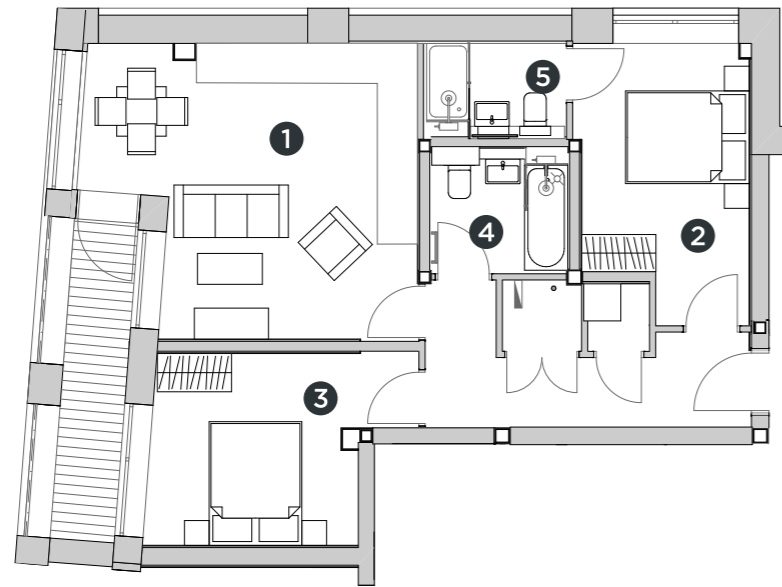


Flat 23 – Sixth Floor

2 BEDROOMS | 63 SQM / 678.1 SQFT

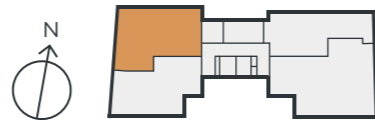


1.	Living/Kitchen/Dining	3.97m x 7.97m	13.02ft x 26.15ft
2.	Bedroom 1	2.75m x 4.71m	9.02ft x 13.68ft
3.	Bedroom 2	2.42m x 3.53m	7.94ft x 11.58ft
4.	Bathroom	2.29m x 2.04m	7.51ft x 6.69ft

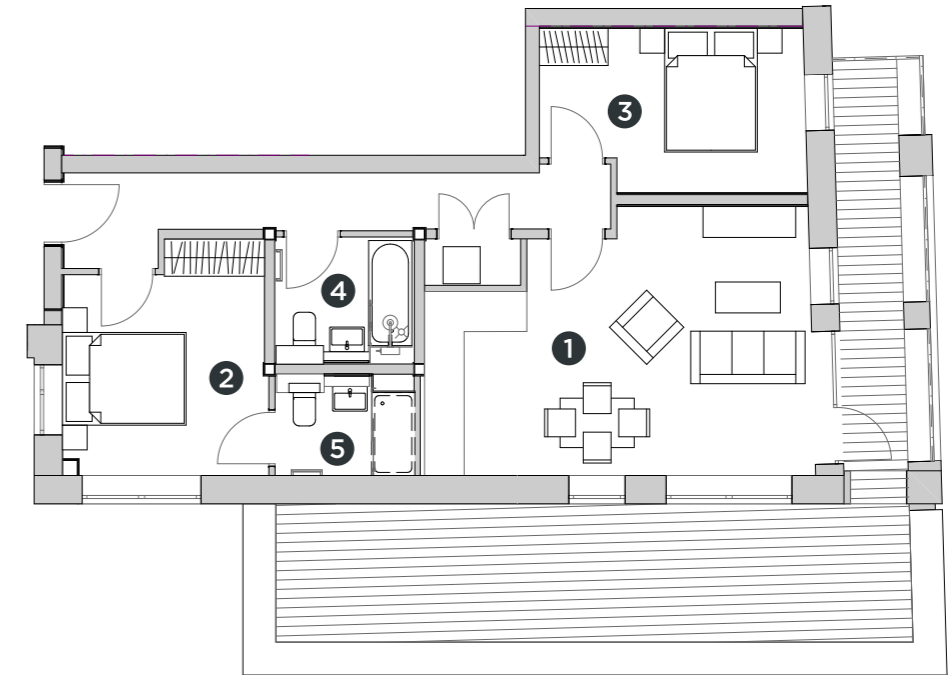


Flat 24 – Sixth Floor

2 BEDROOMS | 70 SQM / 753.5 SQFT

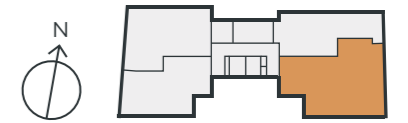


1.	Living/Kitchen/Dining	4.82m x 5.58m	15.81ft x 18.30ft
2.	Bedroom 1	3.15m x 4.23m	10.33ft x 13.88ft
3.	Bedroom 2	4.57m x 2.89m	14.99ft x 9.48ft
4.	Bathroom	2.05m x 2.26m	6.73ft x 7.41ft
5.	En-Suite	1.54m x 2.28m	5.05ft x 7.48ft

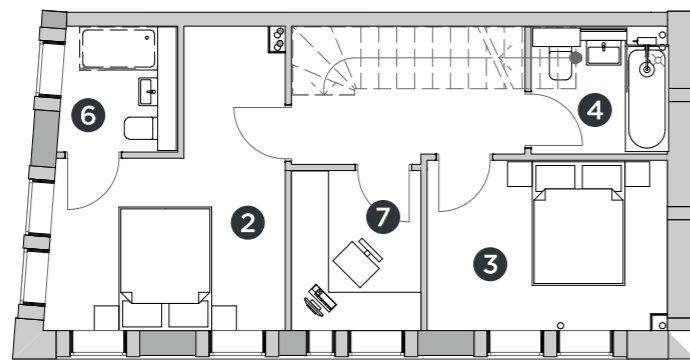
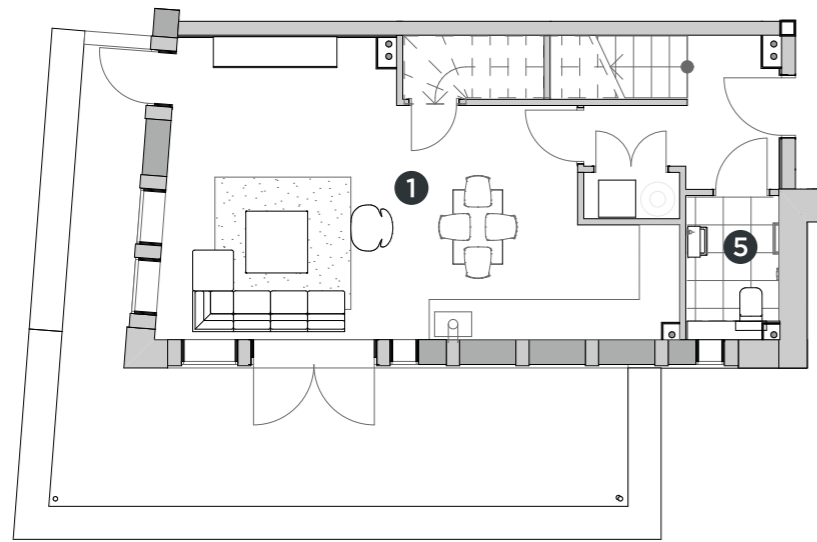


Flat 26 – Sixth Floor

2 BEDROOMS | 71 SQM / 764.2 SQFT

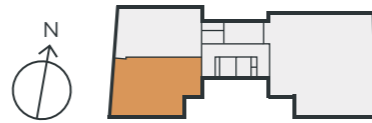


1.	Living/Kitchen/Dining	4.35m x 6.39m	14.27ft x 20.96ft
2.	Bedroom 1	3.82m x 3.28m	12.53ft x 10.76ft
3.	Bedroom 2	2.70m x 4.28m	8.86ft x 14.04ft
4.	Bathroom	2.05m x 2.26m	6.73ft x 7.41ft
5.	En-Suite	1.64m x 2.26m	5.38ft x 7.41ft

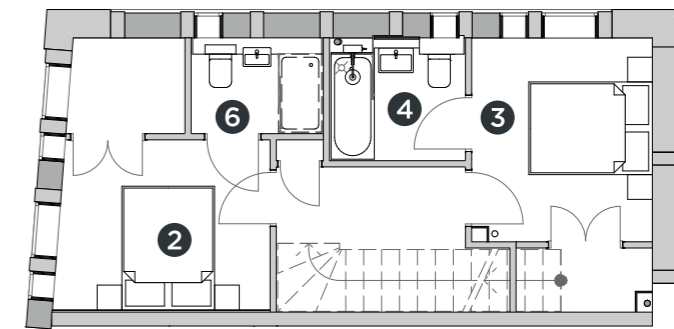
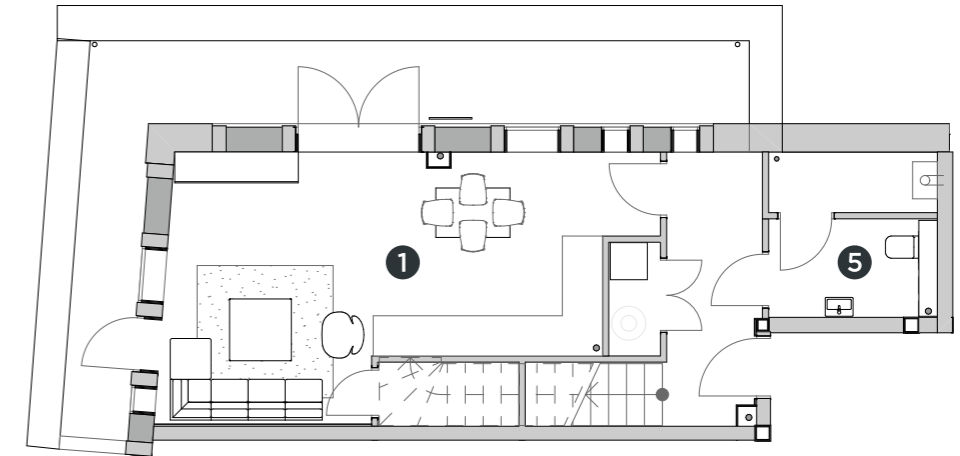


Flat 27 – Seventh/Eighth Floor

2 BEDROOMS | 93 SQM / 1001 SQFT

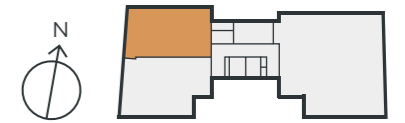


1.	Living/Kitchen/Dining	4.92m x 8.43m	16.14ft x 27.66ft
2.	Bedroom 1	4.89m x 3.91m	16.04ft x 12.83ft
3.	Bedroom 2	2.75m x 3.90m	9.02ft x 12.80ft
4.	Bathroom 1	2.33m x 1.54m	7.64ft x 5.05ft
5.	Bathroom 2	2.06m x 2.22m	6.76ft x 7.28ft
6.	En-Suite	2.03m x 1.95m	6.66ft x 6.40ft
7.	Study	2.59m x 2.09m	8.50ft x 6.86ft



Flat 28 – Seventh/Eighth Floor

2 BEDROOMS | 88 SQM / 947.2 SQFT



1.	Living/Kitchen/Dining	4.43m x 7.96m	14.53ft x 26.12ft
2.	Bedroom 1	2.75m x 3.51m	9.02ft x 11.52ft
3.	Bedroom 2	3.30m x 2.93m	10.83ft x 9.61ft
4.	Bathroom 1	1.58m x 2.73m	5.18ft x 8.96ft
5.	Bathroom 2	2.00m x 2.20m	6.56ft x 7.22ft
6.	En-Suite	1.55m x 2.13m	5.09ft x 6.99ft









Specification

Kitchens

- Matt carbon grey units with handle less soft close drawers and doors
- Neff oven, hob and extractor hood in brushed stainless steel
- Zanussi integrated dishwasher and fridge freezer
- Lunar quartz worktops & upstands
- Glass splashback behind the hob
- Stainless steel undermounted one and a half sink bowl with mixer tap in brushed nickel
- Under wall cabinet spotlights

Bathroom

- Contemporary white sanitaryware by Roca
- Modern taps and fittings in matt black
- Heated towel radiator in matt black
- Wall mounted sink vanity unit in gloss anthracite by Roca
- White steel bath by Roca
- Porcelain limestone effect floor and wall tiles
- Shower cubicles (where applicable) finished with white glazed feature wall tiles
- Wall mounted mirror

Flooring

- Engineered oak flooring in hallways and open-plan kitchen living area
- Fitted carpets in grey to all bedrooms

Tenure

- Lease Hold 999 years



The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions given on plans may vary within a tolerance of 5% and are not intended to be used for carpet sizes, appliance sizes or items of furniture. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

General

- Video door entry system
- Brushed stainless steel ironmongery
- Brushed stainless steel sockets & switches in the kitchen and open-plan living areas
- White sockets & switches with screwless plates in the bedrooms
- Ceiling pendants in the bedrooms & hallways
- Recessed downlights in the kitchens and bathrooms
- Balcony lights
- Front doorbell
- Smoke & heat detectors
- All interior finishes to doors, architraves & skirting finished in white satin
- Walls finished in white emulsion
- Fitted wardrobes finished in white satin in selected bedrooms (see floor plans)
- Alpha Combi Boiler with gas saver system
- MVHR Heat recovery unit installed in each flat

Communal Areas

- Door entry system
- Stylish main entrance lobby with dropped ceiling feature and grey durable porcelain tiles
- Lift lobbies & landings fitted with stylish grey carpet tiles
- Lift access to all floors
- Cycle storage
- Bin refuse store

Warranty

- 10 year Build warranty provided by ICW



ENQUIRIES:



JLL New Homes - City & East London
20 Water Street
Wood Wharf
London
E14 5GX
020 7087 5100

DEVELOPER:



