

# POPLAR RIVERSIDE

E14

## PORTER HOUSE

Introducing Porter House, the latest collection of homes at Poplar Riverside, benefiting from riverside views, a 500m riverside walkway and world-class facilities for residents' to enjoy. Set within Zone 2/3 and only a 12 minute cycle ride to Canary Wharf.

Poplar Riverside is set to become one of East London's most vibrant neighbourhoods, located on the banks of the River Lea and within the Lower Lea Valley, which is currently undergoing rapid change. Offering over 2,800 homes, a beautiful new 2.5 acre park and 90,000 sq ft of commercial offering.

**St William**  
Designed for life

## LOCATION

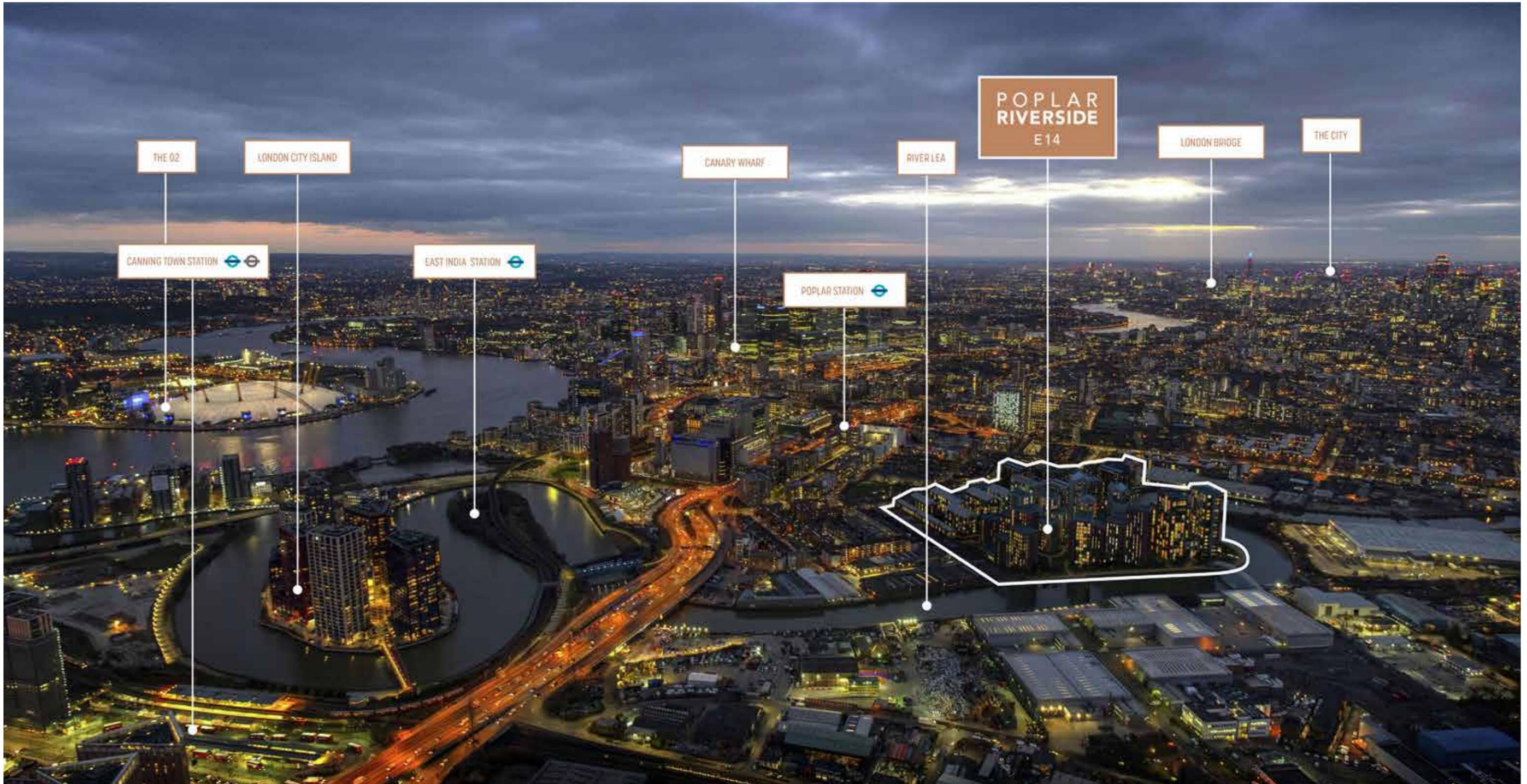
Perfectly located in Zone 2/3. By bicycle, Canning Town Underground station can be reached in 6 minutes, Canary Wharf in 12 minutes and Stratford in 16 minutes.

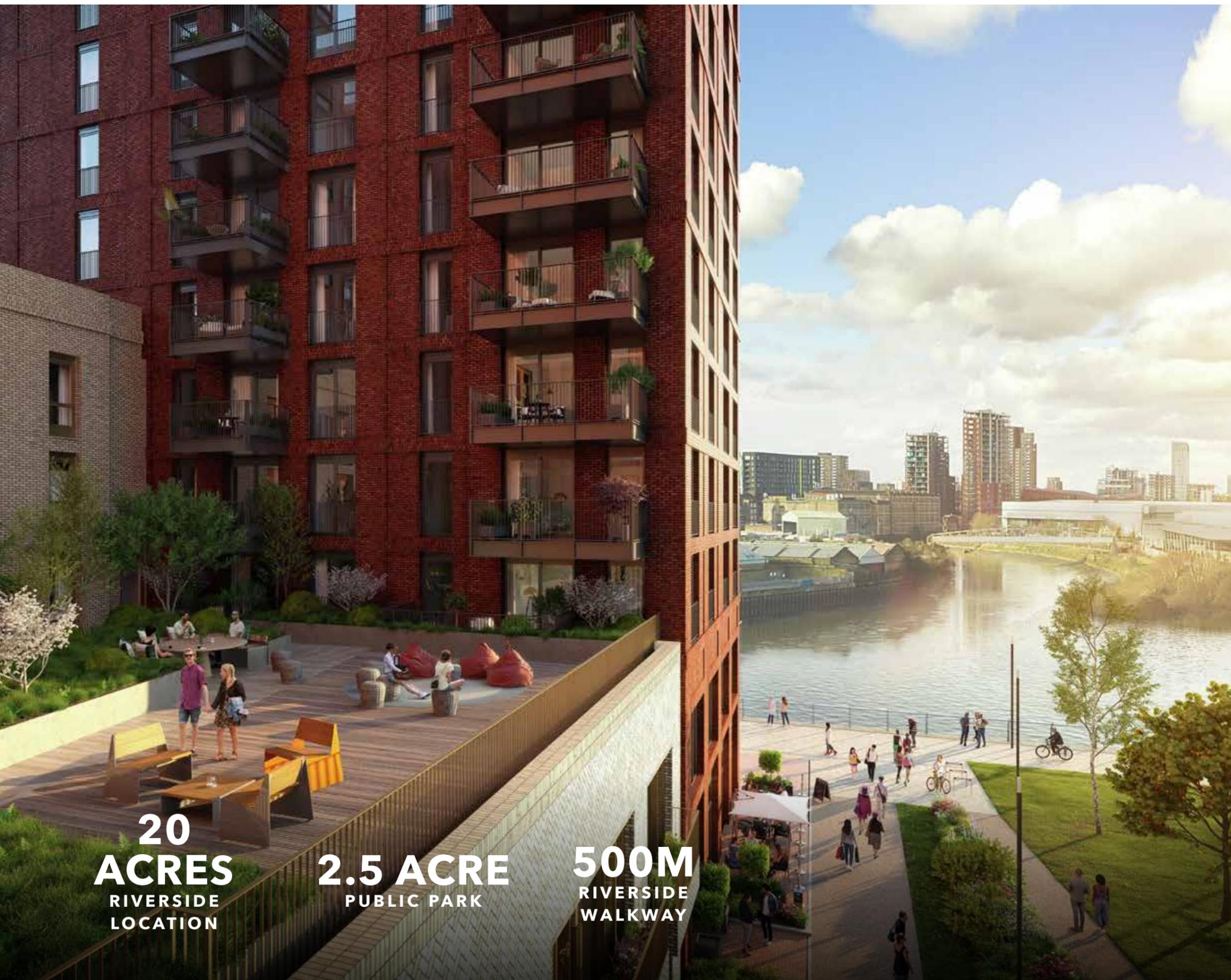
**1**  
**MILE**  
to Canning Town

**12**  
**MINUTE**  
cycle ride to  
Canary Wharf

**6**  
**MINUTES**  
to the City by  
Crossrail

**38**  
**MINUTES**  
to Kings Cross St  
Pancras Station





**20**  
**ACRES**  
RIVERSIDE  
LOCATION

**2.5 ACRE**  
PUBLIC PARK

**500M**  
RIVERSIDE  
WALKWAY

## FIRST PHASE:

### PORTER HOUSE 176 NEW HOMES

- 75 ONE BEDROOMS
- 89 TWO BEDROOMS
- 12 THREE BEDROOM

Sitting on the banks of the River Lea and the new 2.5 acre park, Porter House has an enviable position within the sought after Poplar Riverside. A vibrant new neighbourhood with a 500m riverside walk with a pub as well as cafes, a creche, supermarket and shops.

The collection of 176 contemporary apartments at Porter House all benefit from private outdoor space and a residents roof terrace with views over the beautifully landscaped park. The Riverside Club, located within Porter House, gives residents direct access to 16,000 sq ft of superb facilities.

Designed by Bergman Interiors, the Riverside Club includes a large co-working suite with open plan spaces, bookable meeting rooms as well as private outdoor terrace, a lobby-style Great Room, private cinema and games room. The first floor Riverside Spa features an impressive 20m pool, vitality pool, salt inhalation and steam room with wide views of the River Lea.

WELCOME TO POPLAR RIVERSIDE LIVING.



The 16,000 sq ft stunning residents-only Riverside Club has been designed by Bergman Interiors, and includes a large co-working suite with open plan spaces, bookable meeting rooms, as well as private outdoor terrace, a lobby-style Great Room, private cinema and games room. The first floor Riverside Spa features a stunning 20m pool, vitality pool, salt inhalation and steam rooms with wide views of the River Lea.

- 24hr concierge
- 20m swimming pool and vitality pool
- Spa including sauna, steam and salt inhalation room
- Experience Shower
- Changing rooms
- Cinema room
- Games room and Card room

- Private meeting rooms
- The Great Room
- The Workspace - both shared and private booths for meetings, more formal appointments can be held in the bookable meeting rooms
- Residents' Den Lounge
- Private call booth

Computer generated images, indicative only.



Poplar Riverside will create 90,000 sq ft of new commercial space designated for established retailers, a new Sainsbury's food store, cafés, riverside pub, restaurants, start-ups and entrepreneurs to help provide growth to the local area. Including, Shelduck Square, a 10,000 sq ft public square will serve as a fantastic space for community events.

Poplar Riverside celebrates everything East London has to offer with landscape at its heart.

The Green Link runs the length of Poplar Riverside and features over 6,000 sq ft of planting. As well as also connecting the park, square and gardens, it provides beautiful green frontage for the on-site cafés and restaurants.





## THE DEVELOPER

St William is a joint venture between the Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'

The idea that inspires our approach is the space between buildings where you can create a community and somewhere that is sociable, sustainable and safe.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.

## LOCATION

Poplar, Leven Road, London

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## TENURE

999 year lease from first completion (Q2 2024)

## ARCHITECTS

Masterplan - JTP Architects

Phase 1 - EPR Architects

## LANDSCAPE ARCHITECTS

LDA Design

## INTERIOR DESIGN

MAKE - Interior apartments

Bergman Interiors - Resident facilities and concierge

## WARRANTY

2 years under St William and 10 year

NHBC warranty

## COMPLETION

Block A1: Q3 - Q4 2025

Block A2: Q1 - Q2 2026

## PARKING

In line with Tower Hamlet's net zero carbon commitments, we are providing a limited number of parking spaces for private users to rent for a maximum of 12 months, subject to availability. Please speak to a sales consultant to find out more.

## GROUND RENT

For all reservations from 30th June 2022, in line with government guidelines, a peppercorn ground rent will be applicable to all apartments.

## SERVICE CHARGE

Service charge is estimated at £4.38 - £4.65 per sq ft per annum. Please be advised that this is subject to change and is listed as indicative only.

## COUNCIL TAX

Tower Hamlets

Over \*£320k = £3,039.96 per annum

Information to be taken from Council Tax Guide 2022-2023

## TERMS OF PAYMENT

£2,500 reservation fee (pounds sterling) will be required at the point of reservation

- 10% deposit (minus the reservation fee) is due upon exchange of contracts
- Further 10% advance payment of the contracted price is payable 12 months after exchange
- Further 5% advance payment of the contracted price is payable 18 months after exchange
- Further 75% advance payment of the contracted price is payable upon legal completion

## SOLICITORS

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OUR VISION  
**2030**  
TRANSFORMING TOMORROW

Proud to be a member of the Berkeley Group of companies



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