

# 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

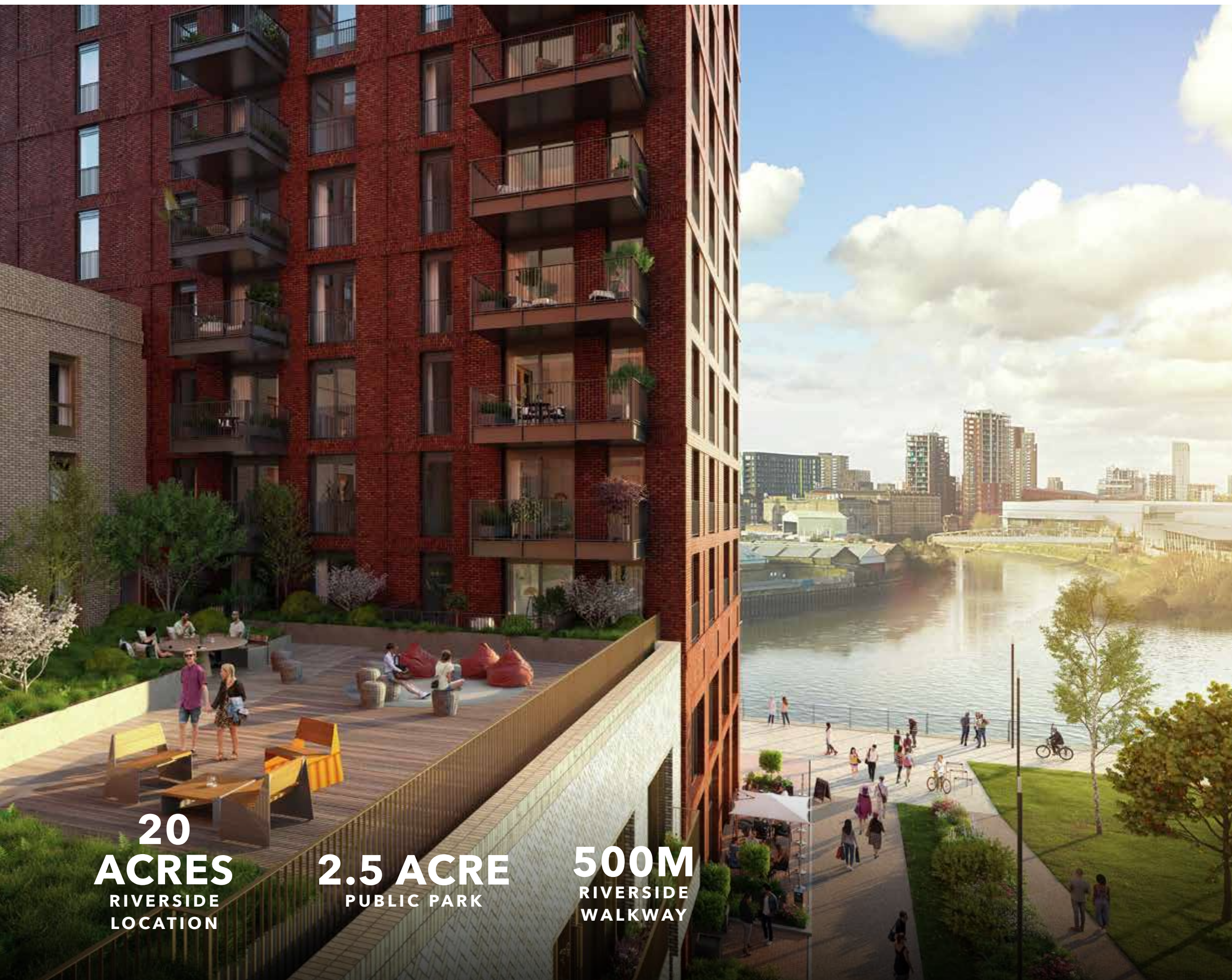
**12**  
**MINUTE**  
cycle ride to  
Canary Wharf

**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

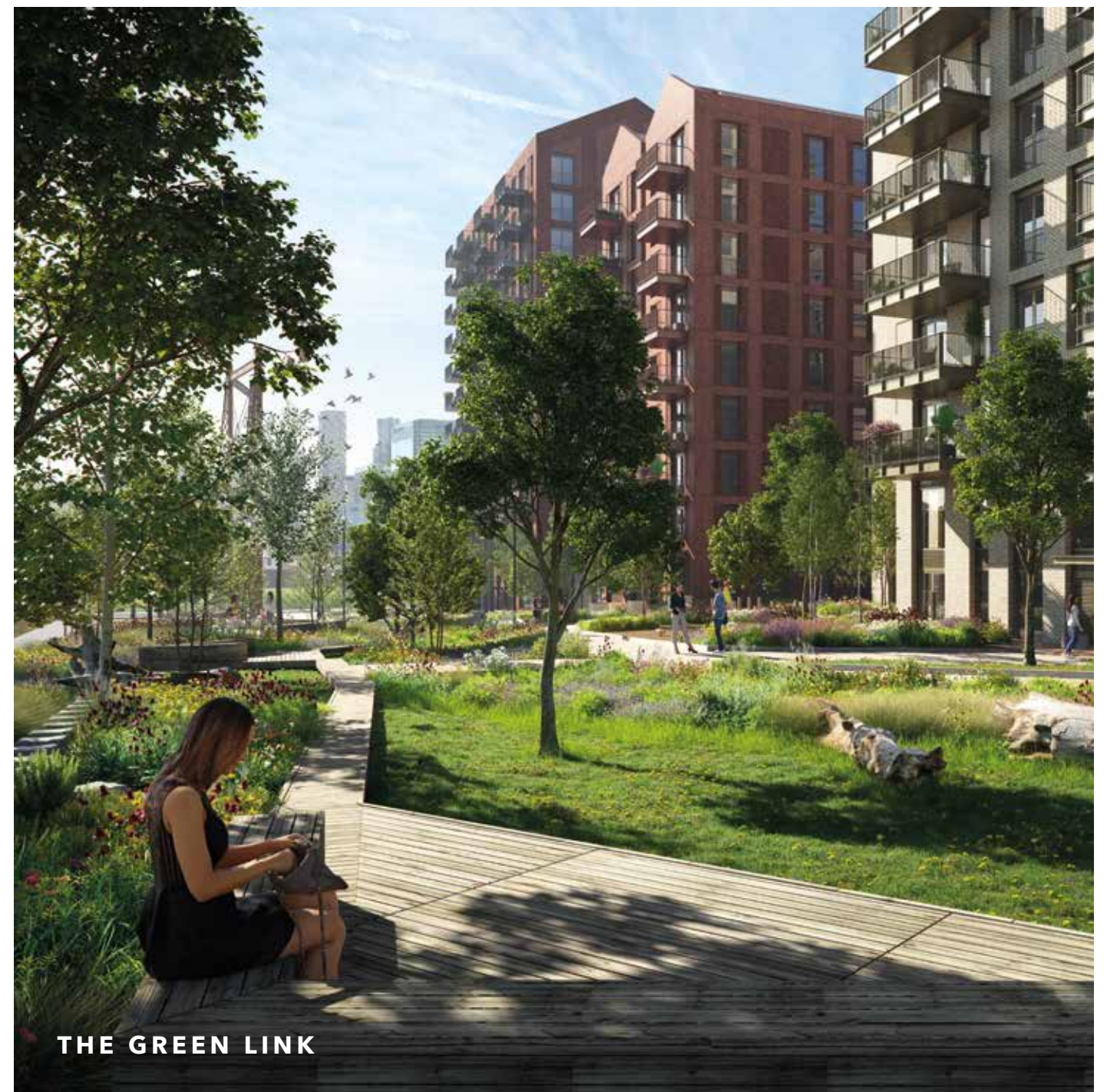
Computer generated images, indicative only.



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

Veale Wasbrough Vizards LLP  
Narrow Quay House, Narrow Quay,  
Bristol BS1 4QA  
DX 7831 Bristol  
Tel: 0117 925 2020  
Fax: 0117 925 2025

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

Proud to be a member of the Berkeley Group of companies



**St William**  
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St William's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. St William reserves the right to make these changes as required. 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. Poplar Riverside is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Poplar Riverside to ascertain the availability of any particular property. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St William Homes LLP reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St William Homes LLP reserves the right to make these changes as required. A number of choices and options are available to personalize your home. Choices and options are subject to timeframes, availability and change. Computer-generated images are indicative only and subject to change. Prices and details correct at time of going to press June 2022.