

# THE SILVERTON

ROYAL DOCKS E16

**Fairview**<sup>®</sup>  
NEW HOMES Ltd.

HOMES MADE FOR  
THE LONDONER  
IN YOU.





# LOOKING FOR A NEW KIND OF LONDON?

WELCOME TO SOMEWHERE  
THAT UNDERSTANDS YOU.

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There's a different kind of buzz to E16. Exciting. Spirited. A playground for the curious, and the trendsetters.

This is a place alive with possibilities. Friendly independent shops to explore. Vibrant cafés and bars to relax in with like-minded people. Welcoming open green spaces, including Thames Barrier Park. Together with the simplest of connections back into the heart of the city, when you need them.

Then there's the Thames, the iconic river at the heart of the capital flowing near your brand new home. Be it a stylish, superbly designed 1, 2 or 3 bedroom apartment or 2, 3 or 4 bedroom duplex.

Welcome to The Silverton. The new kind of London you've been waiting for.







Thames Barrier Park,  
Silvertown

## WORK HARD. PLAY HARDER.

WITH ALL YOU NEED JUST  
IN THE RIGHT PLACE.

Discover the vibe that comes from living near the water. An exciting one where endless evenings can be spent sipping bubbles with friends. Skipping from one venue to the next – the Windjammer, Oiler Bar and Heroica Lounge – before returning to your balcony, terrace or winter garden to perfectly end the evening.

The next morning, relax in one of the many local cafés. Tuck into tasty food, grab a coffee and get some focus, or catch up on the news and your social channels. Totally switch off with a walk along the river or escape to local green space, like Thames Barrier Park, Royal Victoria Gardens or Lyle Park. This is an exclusive lifestyle – get ready to embrace it.



# LOVE LIFE NEAR THE WATER. WITH THE CITY ON TAP.

## DISCOVER A NEW SENSE OF FREEDOM.

Feel an instant sense of belonging at The Silverton. It's a home for people with vision, drive and that capitalise on opportunities. The chance to live near a riverside area that has all you need close by – and with great connections that easily take you further.

Walk to Pontoon Dock DLR Station in just 6 minutes. From here you can be at Canary Wharf in 18 minutes, with links to the Elizabeth Line, and Bank in 20 minutes\*.

Jump on the IFS Cloud cable cars to Greenwich. Catch a riverboat at the Royal Wharf Pier. Venture to another country from London City Airport.

This is your opportunity. Don't settle for anything less.

\*Journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.

- 1. Pontoon Dock, Silvertown
- 2. IFS Cloud Cable Car, Royal Docks
- 3. Stothert & Pitt Cranes, Silvertown

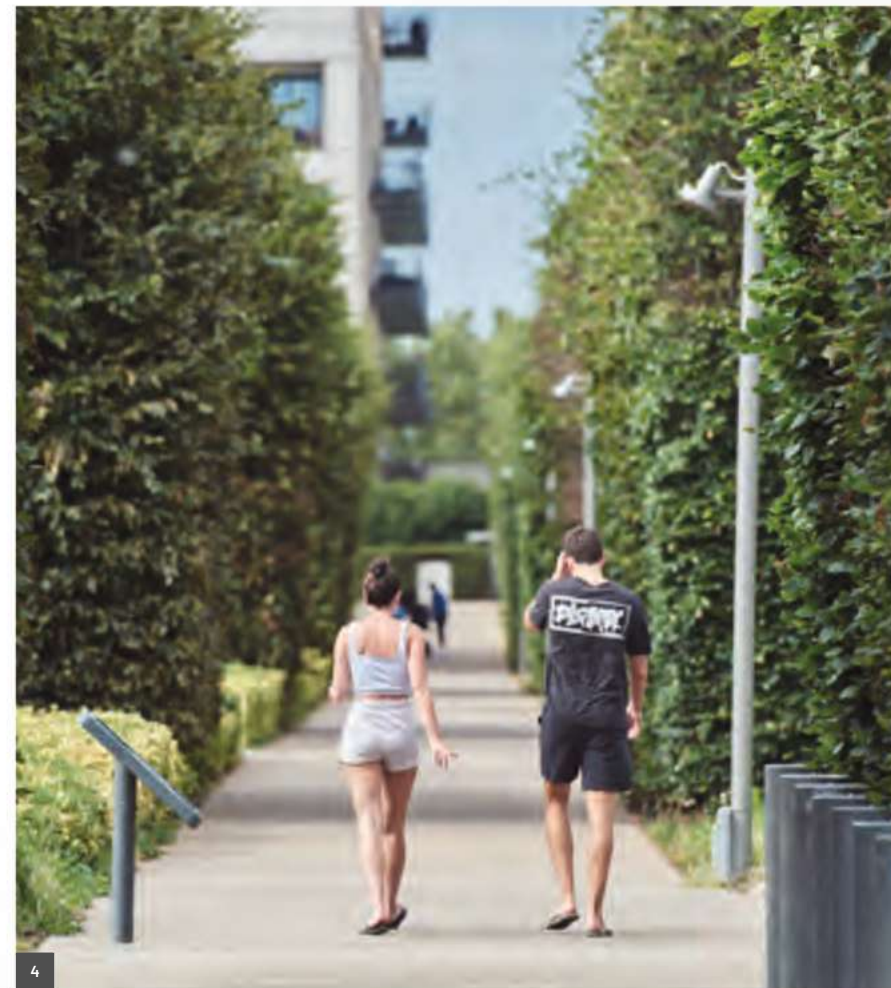




- 1. The Windjammer, Silvertown
- 2. Wakeup Docklands, Royal Docks
- 3. Thames Barrier Park, Silvertown



- 4. Thames Barrier Park, Silvertown
- 5. IFS Cloud Cable Car, Royal Docks
- 6. Thames Barrier Park, Silvertown







**THE SILVERTON**  
ROYAL DOCKS E16

- THAMES BARRIER 0.4 MILES
- NEW CHARLTON 3.3 MILES
- ROYAL WHARF PIER 0.9 MILES
- GREENWICH PENINSULA ECOLOGY PARK - TCV 3.9 MILES
- GREENWICH 4.1 MILES
- THAMES BARRIER PARK 0.3 MILES
- CITY OF LONDON 6.2 MILES
- CANARY WHARF 3.3 MILES
- THE O2 4.6 MILES

SAINSBURY'S LOCAL 0.6 MILES

PONTOON DOCK DLR 0.3 MILES

NISA LOCAL 0.2 MILES

CHARLTON ATHLETIC FOOTBALL CLUB 3.1 MILES

MARYON WILSON ANIMAL PARK 2.7 MILES

BRICK LANE MUSIC HALL 0.1 MILES

LONDON CITY AIRPORT 0.6 MILES

# EMBRACE YOUR NEW LOCATION.

CULTURAL VENUES, ICONIC LANDMARKS, GOOD TRANSPORT LINKS AND RELAXING OPEN SPACES, EASILY ENJOY THEM ALL FROM YOUR BRAND NEW HOME.

The nearby Nisa and Sainsbury's Local are ideal for picking up those daily essentials after work or at the weekend. Don't feel like cooking? Enjoy a delicious meal at Canary Wharf. Then head closer to home for some live music, entertainment or culture. Both Brick Lane Music Hall and The Beams, an immersive cultural exhibition space, are on your doorstep.

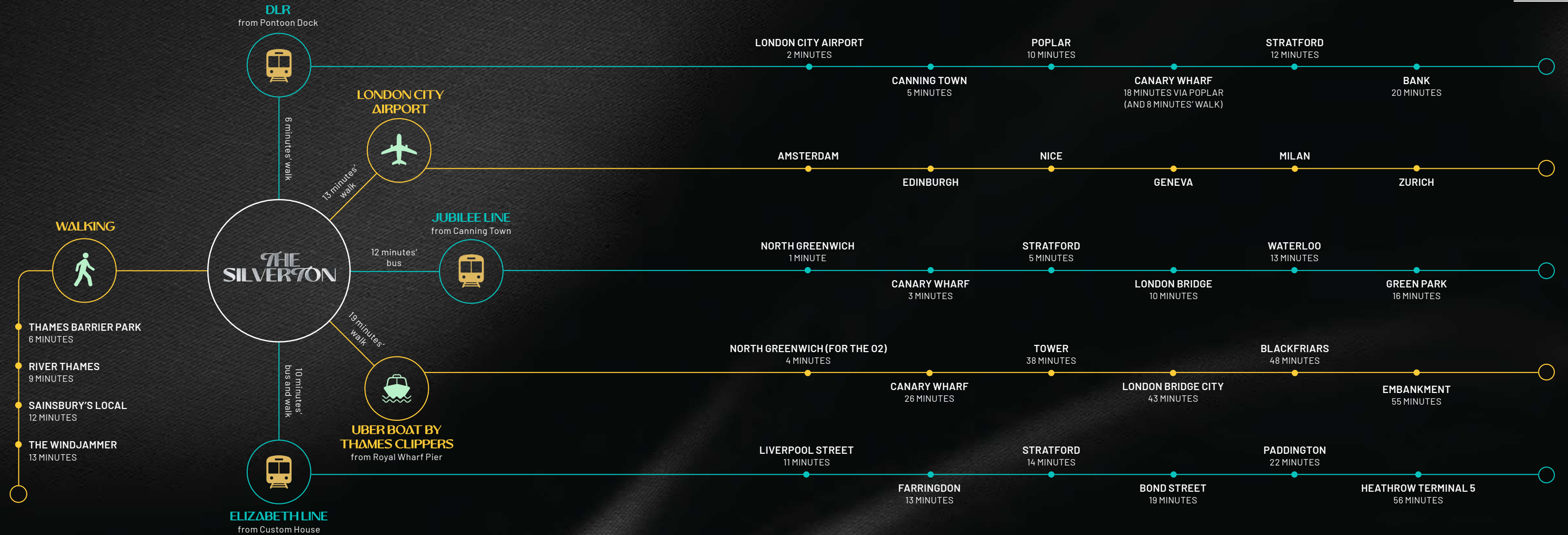
Unwind with a good book or podcast at Thames Barrier Park or stroll along the river. For total relaxation, simply travel to somewhere with sandy beaches and turquoise seas from London City Airport. Doing whatever you want is easy from The Silverton.



# TRAVEL WITH EASE.

GO BY PLANE, TRAIN, BOAT OR EVEN CABLE CAR.

Getting around the city – or even further afield – is simple from The Silverton. Whichever mode of transport you prefer to use.



Journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.



# GO WITH THE FLOW.

HAVE ALL YOU WANT – WHENEVER YOU NEED IT.

Pick up your essentials at the local grocery store. Quickly drop off and collect your children from nursery or school. Relax in a café. Stretch your legs in Thames Barrier Park. There's plenty on your doorstep. And so much more within easy reach.

## SHOPPING

- Nisa Local**  
E16 2BY  
5 minutes' walk (0.2 miles)
- Sainsbury's Local**  
E16 2PG  
12 minutes' walk (0.6 miles)
- Morrisons**  
E16 1ED  
12 minutes' bus and walk (2.0 miles)
- Canary Wharf Shopping Centre**  
E14 5AB  
27 minutes by DLR (3.1 miles)
- Outlet Shopping at The O2**  
SE10 0DX  
32 minutes' bus and tube (4.8 miles)

## EDUCATION

- The Alphabet House Nursery School Waterside**  
E16 2GR  
4 minutes' walk (0.2 miles)
- Oasis Academy Silvertown**  
E16 2BB  
12 minutes' walk (0.6 miles)
- Royal Wharf Primary School**  
E16 2ZA  
14 minutes' walk (0.7 miles)
- University of East London**  
E16 2RD  
21 minutes' bus (1.8 miles)
- Ravenscroft Primary School**  
E16 4BD  
21 minutes' bus and walk (2.0 miles)

## LEISURE

- Brick Lane Music Hall**  
E16 2DA  
3 minutes' walk (0.1 miles)
- The Beams**  
E16 2HB  
3 minutes' walk (0.2 miles)
- Thames Barrier Park**  
E16 2HP  
6 minutes' walk (0.3 miles)
- ExCel London**  
E16 1XL  
20 minutes' bus (1.1 miles)
- Wakeup Docklands**  
E16 1AH  
15 minutes' bus and walk (1.1 miles)
- Dock Beach**  
E16 1AH  
16 minutes' bus and walk (1.2 miles)
- Crossfit Canning Town**  
E16 1YE  
13 minutes by bus (2.0 miles)
- The Gym Group Canning Town**  
E16 1YE  
14 minutes by bus (2.0 miles)
- Trinity Buoy Wharf Art Gallery**  
E14 0JW  
29 minutes by DLR and walk (2.5 miles)
- The O2**  
SE10 0DX  
22 minutes' bus and tube (4.8 miles)

## HEALTHCARE

- E16 Health – Pontoon Dock**  
E16 2TH  
10 minutes' walk (0.5 miles)
- The Practice Albert Road**  
E16 2DY  
13 minutes' walk (0.6 miles)
- Newham University Hospital**  
E13 8SL  
19 minutes' bus (1.8 miles)
- Royal Docks Medical Practice**  
E6 5AB  
21 minutes' bus (2.5 miles)

## CAFÉS AND RESTAURANTS

- Starbucks**  
E16 2TH  
10 minutes' walk (0.4 miles)
- Little Hudson Café**  
E16 2TF  
10 minutes' walk (0.5 miles)
- S'more Taste of Asia**  
E16 2PR  
12 minutes' walk (0.5 miles)
- Kaboom Lounge**  
E16 2TB  
13 minutes' walk (0.6 miles)
- The Windjammer**  
E16 2PN  
13 minutes' walk (0.6 miles)

- Triple Two Coffee**  
E16 2TF  
15 minutes' walk (0.7 miles)
- The Oiler Bar**  
E16 1AG  
16 minutes' bus and walk (1.2 miles)
- Nakhon Thai Restaurant**  
E16 1AH  
16 minutes' bus and walk (1.2 miles)
- Breadmeister Artisan Bakery**  
E16 1DH  
12 minutes' bus (1.7 miles)
- Husk Brewing – Brewery & Taproom**  
E16 1DH  
13 minutes by bus (1.7 miles)
- Top 1 Forever Restaurant**  
E16 1AQ  
18 minutes' bus and walk (1.7 miles)
- 8slices Pizzeria**  
E16 1AT  
19 minutes' bus and walk (1.8 miles)
- Heroica Lounge**  
E16 1FA  
15 minutes' bus and walk (2.0 miles)
- Pepenero**  
E16 1EA  
13 minutes' bus (2.1 miles)

Journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.





# LINE UP FOR AN EASY COMMUTE.

WITH ACCESS TO THE ELIZABETH LINE AND JUBILEE LINE VIA THE DLR, GETTING TO WORK OR MEETING FRIENDS IS EFFORTLESS.

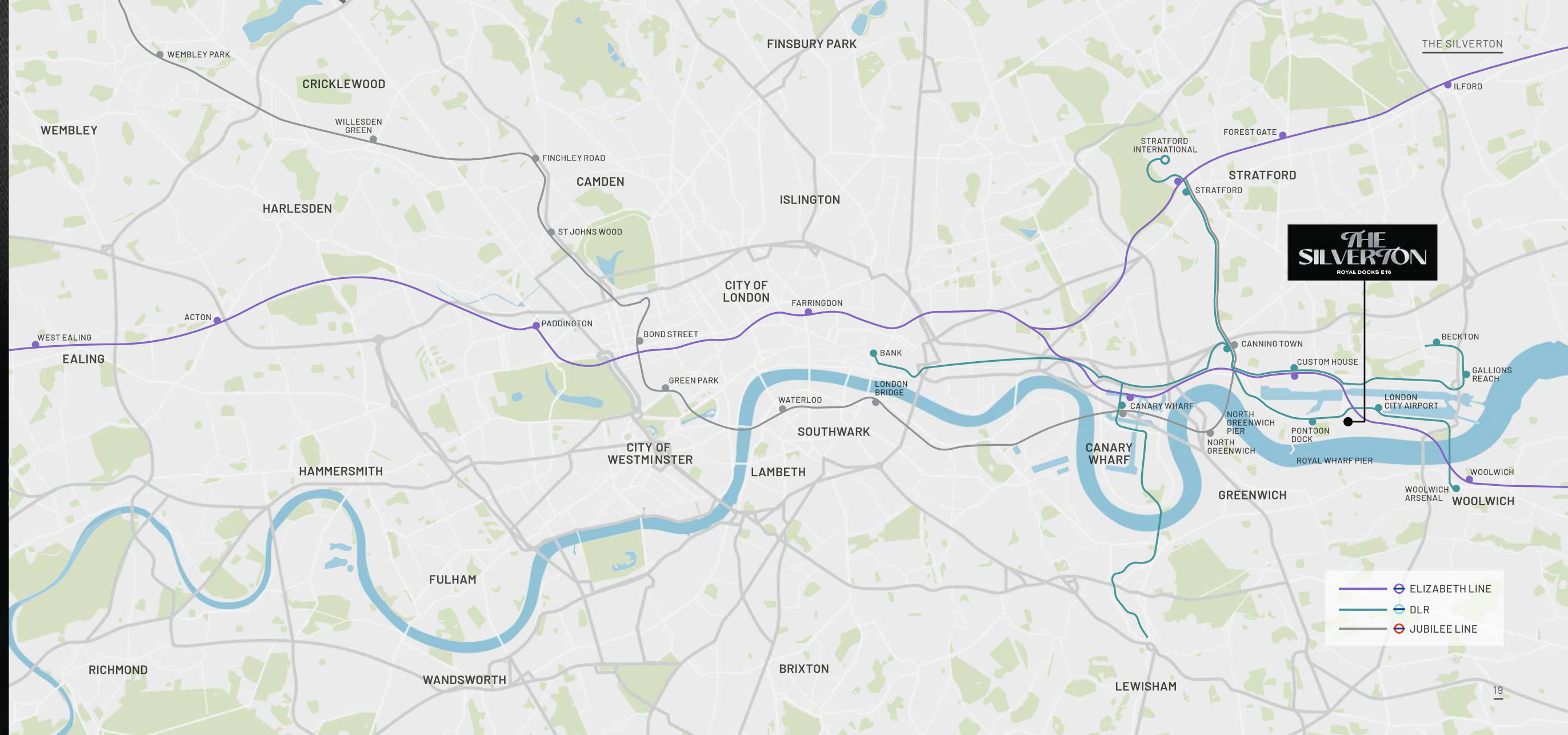
In just 6 minutes, you could walk to Pontoon Dock DLR Station. Then it's just 18 minutes to Canary Wharf and 20 minutes to Bank\*.

The DLR can also connect you to the air-conditioned Elizabeth Line, giving you another option to travel across the capital, together with the Jubilee Line.

You don't always have to travel by rail though. If you want to head to the Greenwich Peninsula, simply hop on the IFS Cloud cable cars. Or jump on a riverboat at the Royal Wharf Pier.

Heading abroad? For business or pleasure? Then London City Airport is within easy reach of your new home.

\*Journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.





# STYLISH NEW HOMES. INSIDE AND OUT.

MODERN, SPACIOUS AND WELCOMING. THAT'S HOW WE DESCRIBE OUR 1, 2 & 3 BEDROOM APARTMENTS AND 2, 3 & 4 BEDROOM DUPLEXES.

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## DESIGNED FOR HOW YOU WANT TO LIVE.

THIS IS MORE THAN YOUR HOME.  
THIS IS YOUR RECHARGING STATION.

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With so much vibrancy and things happening nearby, your new home will be a welcome retreat. A stylish, bright and modern space. Where the tranquillity of the river is just moments away.

Somewhere you can wake up refreshed. Charged and ready for whatever the day brings. Knowing you've got the sanctuary of The Silvertown to return to at the end of it.

Whether you choose to unwind in the courtyard garden or on your own private balcony, terrace or winter garden. There's no place like home. There's no place like The Silvertown.





**Alexander apartments\***  
1, 2 & 3 bedroom apartments  
and 2, 3 & 4 bedroom duplexes

**Affordable Housing**

- Disabled parking space
- Cycle space

## THE PERFECT LIFESTYLE CHOICE FOR YOU.

WORK, REST AND PLAY FROM THE COMFORT OF YOUR STYLISH NEW HOME.

Your new home has been thoughtfully designed for modern living. A stylish space with enough flexibility to suit home working, entertaining or relaxing. It's also been tastefully finished in neutral colours, enabling you to easily add your own touches.

At the heart of The Silvertown is a beautifully landscaped courtyard garden, complete with a play area. Somewhere for you to unwind and catch up with other residents. Or simply enjoy being outside on your own private balcony, terrace or winter garden.

\*Some plots throughout this block are Affordable Housing and/or Shared Ownership. Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.



# YOU DO YOU.

CREATING SPACES FOR YOU  
TO LEAVE YOUR MARK.

Your brand new, spacious and light home will have all you need. Including the freedom to add your own stamp to it and make it a true reflection of who you are.





# ATTENTION TO DETAIL.

## GENERAL SPECIFICATION.

- Amtico flooring to living/dining area and hall
- Standard hanging pendant to living/dining area, hallway and bedrooms
- Walls painted in Timeless white and ceilings in white
- Painted doors with polished chrome/satin finish handles
- USB charging points in kitchen/living area and all bedrooms
- Audio video phone handset
- TV/FM/SAT/Telephone socket to living area with playback connection to master bedroom
- Smoke and heat detectors fitted
- Secure cycle storage



# WARM AND WELCOMING.

## MODERN KITCHENS.

- Gloss grey handleless wall and base units
- Soft close doors and drawers
- Quartz 'Salt & Pepper' worktops
- Wall units fitted with surface mounted lights
- Integrated stainless steel electric oven, black frameless induction hob and combi microwave
- Integrated canopy cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer
- White downlights with white light LED bulbs
- Amtico flooring to open plan kitchen/living/dining area
- Separate kitchen, floor-tiled - Boulevard Grey





## FEEL REFRESHED.

### BEAUTIFUL BATHROOMS.

- White sanitaryware with chrome finish fittings
- Full height tiling around bath and shower enclosures†
- Future Stone white porcelain wall tiling and flooring in bathrooms and ensuites (where applicable)
- White downlights with white light LED bulbs
- Chrome heated towel rail in main bathroom and ensuites
- Radiators in ground floor duplex apartment WC
- Shaver socket

†Full height tiling around bath only in apartments where there is no ensuite.  
For wheelchair adaptable units, please speak to a Sales Advisor for more information.



## ENJOY PURE RELAXATION.

### RELAXING BEDROOMS.

- Fitted grey carpets
- Secondary telephone socket to master bedroom
- TV socket





# BUILDING WELL-DESIGNED HOMES ACROSS THE CAPITAL AND HOME COUNTIES SINCE 1961.

THAT'S SOMETHING HOMEOWNERS ACROSS OUR DEVELOPMENTS WOULD AGREE WITH.

## RESERVE YOUR NEW HOME

With us, it's simple and straightforward. Once you pay your £2,000 reservation fee, the price of your new home will be fixed and the deposit will be credited once the sale has completed.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (passport/driving licence/utility bill)
- Proof of income
- Available deposit funds

If you already have a solicitor who will act on your behalf following the reservation, please provide us with their details. However, if you need help finding one, we can provide you with a list of recommended solicitors and conveyancers.



STACEY,  
BRENTWOOD ACRES

*"The whole apartment is spacious, it's great for hosting and allows me a nice space to work from whenever I am working from home. The design and high quality finish is much better in comparison to others I have viewed."*



DAVINA AND HAMZA,  
EPPING GATE.

*"In truth, the primary reason we chose to buy with Fairview is because they are the only developer offering Save to Buy. That said, we're glad it's Fairview who offer the scheme because everyone we've met and that has helped us in the process have been wonderful!"*

## FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

## OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.



# THE FINER DETAILS.

ALL THE IMPORTANT INFORMATION ABOUT THE SILVERTON. READ AT YOUR LEISURE.

## DEVELOPMENT OVERVIEW

### THE VENDOR & BUILDING CONTRACTOR

Fairview New Homes

### LOCATION

North Woolwich Road, Royal Docks, London E16 2EE

### LOCAL AUTHORITY

Newham Council

### TENURE

999 Years

### WARRANTY

10 Year NHBC Buildmark Warranty

### ARCHITECT

Boon Brown

### EST COMPLETION

July 2025

### EST SERVICE CHARGE

Please ask your Sales Representative.

### EST GROUND RENT

Peppercorn

### TOTAL NUMBER OF UNITS

78

### CEILING HEIGHT

2.5m (approx.)

### ADDITIONAL FEATURES

Private balconies/terraces/winter gardens  
Excellent transport links

### QUALITY CONSTRUCTION

Foundation: Reinforced concrete oversite slab with piled foundation.

Superstructure: Reinforced concrete frame on all floors.  
External walls: Inner skin steel frame system and brickwork on outer with insulation.

## DOCUMENTATION REQUIRED FOR RESERVATIONS

### PROOF OF ID

(one of the following documents):

- Passport
- Photo Driving Licence
- Passport and Visa for non-UK residents

### PROOF OF ADDRESS

(one of the following documents):

- Paper Driving Licence (old style) or Photo Driving Licence with the Counterpart
- Utility Bill dated within the last 3 months

### PROOF OF DEPOSIT AND FUNDS

- Bank statement, ISA, Bonds, Shares certificate (dated within the last 3 months)

### OTHER ASSOCIATED BUYING FEES

- £2,000 reservation deposit\*
- 10% deposit is required at point of exchange of contracts. The outstanding balance is required on legal completion.

\*Reservation fee is subject to change. If a reservation is cancelled, the reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the reservation. Kindly see the New Build Housing Code for more information.

## COUNCIL TAX BANDS 2023/2024

Band A	£1,085.02
Band B	£1,265.85
Band C	£1,446.69
Band D	£1,627.53
Band E	£1,989.21
Band F	£2,350.87
Band G	£2,712.55
Band H	£3,255.06

Figures taken from newham.gov.uk. Correct as of 8th April 2024 and subject to change.



# REASONS TO BUY WITH FAIRVIEW

JUST A SHORT WALK FROM CAFÉS, SHOPS, RESTAURANTS AND THE RIVER THAMES.

6 MINUTES' WALK TO PONTOON DOCK DLR STATION.

JUST 18 MINUTES TO CANARY WHARF BY DLR AND LINKS TO THE ELIZABETH LINE.



1. City Hall, Southwark
2. Thames Barrier Park, Silvertown
3. Stothert & Pitt Cranes, Royal Victoria



ENJOY YOUR OWN PRIVATE BALCONY, TERRACE OR WINTER GARDEN.

TALK TO THE TEAM ABOUT EXCLUSIVE INCENTIVES AVAILABLE.

ADDED PEACE OF MIND WITH A 2 YEAR FAIRVIEW WARRANTY AND 10 YEAR NHBC BUILDMARK WARRANTY.

EXCELLENT CUSTOMER CARE AT ALL STAGES.

PART OF AN £8 BILLION INVESTMENT IN THE LOCAL AREA.



YOU COULD BUY WITH JUST A 5% DEPOSIT WITH DEPOSIT UNLOCK.\*



## THE SILVERTON

North Woolwich Road, Royal Docks, London E16 2EE



\*Source: [www.riverscape.co.uk/location](http://www.riverscape.co.uk/location) accessed 23.02.2024

^Deposit Unlock is subject to contract and status and available on selected properties in England only. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. The scheme is available in the UK, subject to lender criteria. A minimum 5% customer deposit is required. The product is backed by a mortgage indemnity insurance that covers a proportion of the sum loaned by the lender in the event of a loss as a result of repossession. Fairview New Homes make a financial contribution to the cost of the product including the cost of the insurance premium. The buyer's obligations to the lender remain unchanged, as the benefit of the insurance is for the lender. Fairview New Homes do not offer mortgage advice, any financial advice should be obtained from a mortgage adviser or lender. This offer is not available in conjunction with any other promotion. Please speak to your Sales Advisor for further details.

Journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.

Please note: These details are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development or specification at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. The Silvertown is a marketing name and may not necessarily form part of the approved postal address. External finish may vary on certain plots, please check with the Sales Advisor. Computer generated images are for illustrative purposes only. 3656722/May 2024.





DON'T SETTLE FOR  
ANYTHING LESS.



## THE SILVERTON

North Woolwich Road, Royal Docks, London E16 2EE  
Email: [silvertown.sales@fairview.co.uk](mailto:silvertown.sales@fairview.co.uk)

**02045 875 210**

[fairview.co.uk/the-silverton](https://www.fairview.co.uk/the-silverton)



**Fairview**<sup>®</sup>  
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