



# Life in COLOUR



Computer generated image for illustration only. Final development as built (including elevations, materials, finishes etc.) may vary. Images showing views are based on the site at the time the image is produced. Please note that landscapes change and a view which is unrestricted now may be restricted in the future based upon future neighbouring developments.



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# Cerulean QUARTER

Introducing Cerulean Quarter, a new vibrant neighbourhood for East London and Canning Town - super connected with a brand new landscaped park to be enjoyed by all ages. Phase 1 includes 1.1 acres of green space and amenities including a jogging track, outdoor exercise equipment and even table tennis for those competitive games. Tree-lined with picnic benches, residents can enjoy life in colour, surrounded by nature.

The Tower, in the first phase, is a 32 storey building offering 178 one, two and three bedroom apartments\* each with their own private balconies. With a further two phases planned to create a neighbourhood of 804 homes\*\*.

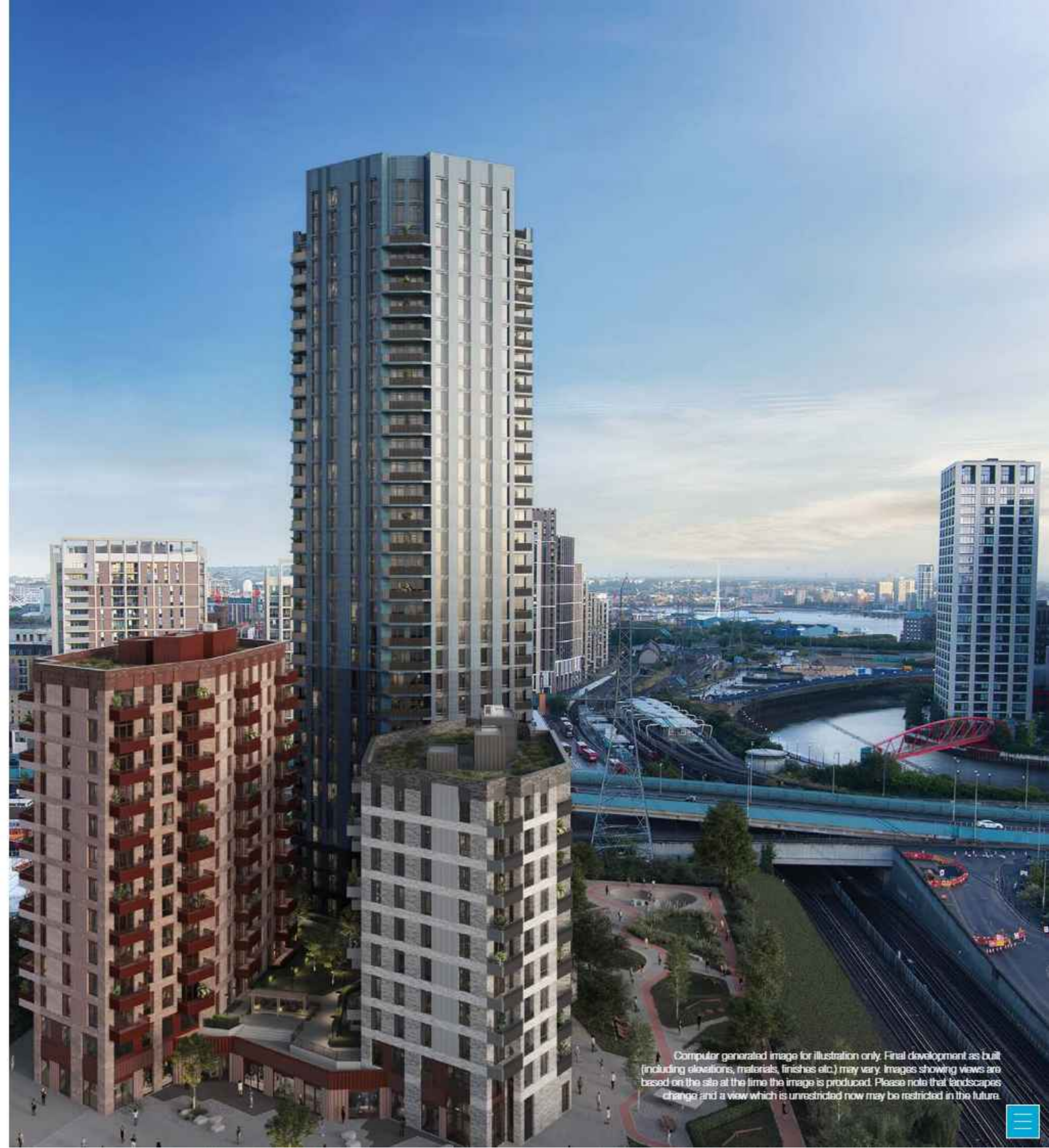
Residents can enjoy a residents' lounge, wellness studio and multi-purpose entertaining space, along with concierge service and access to a selection of new commercial premises and services.

\*Total number of properties 215, of which 178 are for open market sale.

\*\* Please note Phase 1 forms part of the wider Manor Road Regeneration project and future phases 2 & 3 are subject to commercial viability. Phase 2 has planning permission for 290 homes; and Phase 3 has outline consent for 159 homes. For the latter, the future delivery of the phase is pending securing of a satisfactory planning permission from the Local Planning Authority.

Please note planning consent has been granted for a development in Bidder Street Canning Town by a third party. Potential buyers should undertake their own investigations.

Views are based upon the apartment location and elevation and are subject to change based upon future neighbouring developments.



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# The TOWER

Standing at the axis of Silvertown Way and Barking Road, the striking 32 storey tower will be one of the tallest buildings in Canning Town. The Tower will offer some residents incredible views across East London with higher floors benefiting from cinematic London cityscapes\*.

178 one, two and three bedroom homes are available for open market sale, including four stunning penthouses, which all benefit from panoramic views. Each apartment is complete with high specification and contemporary design throughout, including beautiful floor to ceiling windows and fully fitted kitchens with integrated appliances.

The Tower has external blue ceramic tiles, a nod to Canning Town's heritage, and the pivotal role it played by the docks at Silvertown Quay, in addition to the iron works of the 19th century it became famous for around the world.

\*Views are based upon the apartment location and elevation and are subject to change based upon future neighbouring developments.

Communal residents entrance at the base of The Tower. Computer generated image for illustration only. Final development as built (including elevations, materials, finishes etc.) may vary.



# Site PLAN

- 1 Picnic space
- 2 Table tennis
- 3 Sprint track
- 4 Rain gardens
- 5 200m jogging track
- 6 Outdoor gym
- 7 Skate bowl
- 8 Planted terraces and seating areas
- 9 Children's play areas
- 10 Commercial square and seating area
- 11 Outdoor chess area



**PHASE 3** Phase 3 is subject to commercial viability and the securing of satisfactory planning consent from the Local Planning Authority.

## PHASE 1

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Phase 1 consists of 3 blocks:

Block A: 21% apartments (of which 1/3 are open market sale and the balance are shared ownership) by another 1 level 1-6 are shared ownership level 6 is a mix of open market sale homes and shared ownership and levels 7-12 are open market sale homes.

Block B is a combination of Shared Ownership, Intermediate and London Affordable Rent homes apartments. Block C is all London Affordable Rent luxury apartments.

Please note Phase 1 is part of the wider Manor Road regeneration project and future phases 2 & 3 are subject to commercial viability. Phase 2 has planning permission for 790 homes, and Phase 3 has outline consent for 150 homes. In the future, the future delivery of this phase is pending securing of a satisfactory planning permission from the Local Planning Authority.

Location and mix of affordable homes are indicative and subject to change.



# Space to UNWIND



## Linear Park at Cerulean Quarter

Linear Park - a tranquil green space in excess of 1.1 acres\* in a new Manor Road Quarter. Trees and landscaping surround the buildings at Cerulean Quarter which features;

- Table tennis tables
- Sprint track
- 200m jogging track
- Rain garden
- Outdoor gym equipment
- Skate bowl
- Children's play areas
- Picnic tables

The park provides both a walking and cycling link between the Lower Lea Valley and the Limmo Peninsula Ecological Park just across the River Lea.

With the addition of Phase 2, the hard and soft landscaping surrounding the development will total 2.9 acres.

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\*Phase 1 includes 1.1 acres of public park





# AMENITIES

Resident Lounge & co working area - A contemporary working space by day or hangout with your friends at night, a chance to catch up with your neighbours or find peace and quiet in a private booth.

Residents will benefit from the use of a wellness studio with the ability to join interactive gym classes with friends.

Computer generated images and artists' impressions are intended to give an impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description. The final design, styling, layout and materials are subject to change. Please note view shown is not representative of the actual view.







The design of the multipurpose entertaining space provides the perfect setting for a dinner party or catching up with friends. The area can also transform into a multi-use games area.

The podium garden, in the middle of Cerulean Quarter creates the perfect space to unwind with sheltered seating, terraces and two viewing decks for that perfect evening spot.

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Trinity Buoy Wharf

# Your LOCAL AREA

Situated in a thriving neighbourhood in an emerging area of East London, Cerulean Quarter offers you the chance to create a home in one of the capital's fastest growing areas - Canning Town. In the last 30 years, the area has undergone significant regeneration and now offers a variety of restaurant and leisure facilities, and exceptional transport links to the rest of London. It has become a prime location for young professionals, offering a wealth of amenities on its doorstep and inclusive community feel.

From music lovers to history enthusiasts, Canning Town is brimming with an eclectic range of attractions to explore. The Museum of London Docklands provides a fascinating insight into the tales of London, perfect for the culturally minded, whilst Fold is a new institution for the arts with a state-of-the-art performance space and a roster of live music. There's even something for water sports fans with WakeUp Docklands located in Royal Victoria Dock, which is London's inner city water-sports oasis offering wakeboarding and paddle boarding lessons.

The Royal Docks is also a must visit for foodies, and in addition to hosting a calendar of exciting events throughout the year, it is home to a diverse selection of bars and restaurants, from the likes of Nakhon Thai, which offers the finest authentic Thai flavours, to Land's End restaurant for an indulgent super yacht dining experience with modern European fare.





Hackney Wick



**Hackney Wick**  
5 stops away via DLR and a short walk



**Bow Creek**  
A short walk from Carolean Quarter



**Trinity Buoy Wharf**  
A short walk from Canning Town



**Hackney Wick**  
5 stops away via DLR and a short walk

## On your doorstep

Trinity Buoy Wharf a 14 minute walk from Canning Town Underground Station. Home to London's only Lighthouse, a vibrant creative community, a sculpture park, event venues including food and drink with cool outdoor spaces and views of the River Thames. You can also pick up the Uber boat by Thames Clippers here, with 24 pier stops along the River Thames connecting East to West London, it is just 8 stops to London Bridge City Pier.

Hackney Wick is home to artist studios in former industrial spaces, quirky cafes, and creative eateries, with craft breweries and bars along the River Lea Navigation canal, just 5 stops from Canning Town to Stratford on the DLR then 9 mins walk.

All journey times are approximate, based on travel at peak times and subject to change from time to time. Source: TfL.gov.uk July 2024. Cycle and walking times as estimated by Google Maps.



# Culture and COMMUNITY

Once London's gateway to world trade, nowadays the nearby Royal Docks, a short walk from Canning Town, is a commercial and cultural hub of global significance on the waterfront. Culture and community are at the heart of the vibrant destination, where you can experience new exhibitions, family friendly events, festivals and much more.

For a clubbing experience like no other, Fold is one of Canning Town's most exciting music venues, offering a new institution for the arts with live music from some of the best emerging new talent from around the globe, or for performances from better known world-renowned artists, the nearby O2 Arena, just 2 stops on the Jubilee Line from North Greenwich, plays host to some of the finest comedy, musicians, and entertainment.

For theatre lovers, Theatre Royal Stratford East is known for showcasing extraordinary productions, films and a yearly pantomime. Championing the finest local talent, the company's mission is to make theatre affordable for all, with its beautiful Victorian style theatre and show-stopping productions promising a memorable night out.

Canning Town is also home to The English National Ballet, located on London City Island, a short walk from Canning Station.





Trinity Buoy Wharf



Poplar



Canary Wharf



Trinity Buoy Wharf

# Eating OUT

East London offers foodies a huge choice of restaurants, bars and cafes to choose from with cuisines from around the globe.

On your doorstep the vibrant Hallsville Quarter, home to a unique blend of independent food and drink venues, along with plenty of well-known high street names. For fresh Italian flavours head to Yapix coffee and wine house which takes its inspiration from sunny Puglia, or experience the best of Lebanese cuisine at Petit Café. For authentic fresh flavours of Asia, Hallsville Quarter is also home to Tian Tian Market, an Asian supermarket brimming with traditional food products, as well as offering exciting sake, soju and food tasting events.



Poplar Union

Rathbone Market is also well worth a visit, offering fresh fruit and vegetables alongside exotic flavours of the Caribbean with Jerk chicken, in addition to stalls brimming with clothes and accessories.

For dining in style with striking river views, The Gun, a waterside pub and restaurant at the Docklands is one to visit, situated in a Grade II listed building with an extensive riverside terrace for catching the sunset over the city's skyline. Two of London's finest foodie destinations, Canary Wharf and Hackney Wick are a short distance away offering everything from fine dining culinary experiences at the likes of Iberica or Gaucho, to trendy street food establishments such as GRATE Brewery & Pizzeria or Barge East, which offers seasonal British ingredients with unspoil views of the canal.



The Gun





Canary Wharf



Old Bond Street



Westfield Stratford



Brick Lane



Covent Garden

# SHOPPING

It's no wonder that London is hailed as the Capital of Shopping in Europe, home to some of the biggest fashion houses in the world with its extensive retail offering. Shopping in style is easily done from Canning Town, with a selection of the best boutiques, designer labels and high street stores all a short distance away. Both Canary Wharf Shopping Centre and Westfield Stratford shopping centre are just two stops on the Jubilee line, where you can explore everything from small independent brands to designer labels spanning fashion, beauty, homeware and more.

One of London's most popular shopping streets, Oxford Street, is less than 40 minutes from Canning Town, home to over 300 shops in the heart of the West End including spectacular flagships from leading brands. It's no surprise over 72,000 visitors flock to Oxford Street daily, and just a stone's throw away is

the renowned Bond Street, which is known around the globe for its high-end fashion stores encompassing some of the world's most prestigious retailers. Covent Garden, also in London's West End, is a hub for luxury fashion, jewellery as well as award-winning restaurants.

Over in the nearby East London you'll find all sorts of hidden shopping gems, perfect for indulging in a spot of retail therapy and uncovering some of the trendiest new labels around. With its ever-rotating mix of pop-ups and cult stores there really is something for everyone, including a dynamic selection of independent stores on Shoreditch High Street, vintage shops brimming with retro finds on Brick Lane and Spitalfields Market, which is home to independent traders offering unique interiors, original artworks and cutting-edge fashion.

All journey times are approximate, based on travel at peak times and subject to change from time to time. Source: TfL.gov.uk July 2024





Imperial College London

# UNIVERSITIES

London is home to some of the most prestigious universities in the world and welcomes students from across the globe.

Within 1 hour of Canning Town, there are many highly respected institutions. Whether you're looking to study maths, physics, chemistry, engineering, medicine, humanities or specialise in the arts, there are an abundance of under and post-graduate courses and options to choose from.

University College London, also known as UCL, is consistently ranked as one of the top ten universities in the world and is celebrated for being the first university in England to welcome students of any religion, and to welcome women to university education. It is recognised

as one of the world's leading multi-disciplinary universities with a dedication to world-class research and more than 400 undergraduate degree programmes on offer.

Based in the heart of Central London and spread across five campuses, King's College London is one of the UK's most historic and prestigious universities. King's prides itself on being one of the largest multi-faculty institutions in the UK, renowned for delivering world-leading research and exceptional education for students.

The London School of Economics and Political Science, also known as LSE, is rated as one of the top universities in London, with its academic profile spanning a broad range of social sciences with 40 Bachelor's degree programmes and over 140 Master's and Diploma programmes.

Located in South Kensington, Imperial College London is ranked among the top ten best universities in the world, and is recognised as the UK's only university focusing entirely on science, engineering, medicine and business. Imperial also prides itself on being one of the UK's most international universities, with research collaborations spanning the globe and its students representing over 140 countries.

Queen Mary University of London is an established, leading research-intensive university dating back to 1785, embedded in Central London with campuses in Mile End, Whitechapel, West Smithfield along with other locations. With staff and students from over 160 nationalities across its community, it is one of the most diverse higher education institutions in the world, in addition it is in the top 25 ranked universities in the UK.



Map is for illustrative purposes only. Source: Google Maps July 2024



# Getting AROUND

Located in Canning Town, Cerulean Quarter is perfectly positioned for an effortless commute into Central London and beyond, whether it be by tube, bus, cycling or even by boat. Stationed on the DLR and Jubilee Lines, a short direct journey will take you to Bank station where you can continue your travels to the likes of Tottenham Court Road and Oxford Street to indulge in some retail therapy, or change to the Piccadilly line at Holborn to head to the bright lights of the West End.

The new addition of the Elizabeth Line also adds to the sought-after location of Cerulean Quarter, which can be accessed just two stops from Canning Town via Stratford, making traveling around London easier than ever before.

One of London's central business districts, Canary Wharf, is only two stops on the Jubilee Line. Or, for those who want to cycle, Canary Wharf is accessible via cycle paths for commuters on wheels. If you want to soak up the sights of the capital on your travels, the Uber Boat by Thames Clippers offers a fast and scenic way to commute via the water, with boats departing frequently from the Royal Docks to Central London.



## Jubilee Line from Canning Town

North Greenwich 1 Stop	Canary Wharf 2 Stops	London Bridge 5 Stops	Waterloo 7 Stops
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## Elizabeth Line from Canary Wharf

Stratford* 2 Stops	Liverpool Street 2 Stops	Bond Street 5 Stops	Heathrow Central 13 Stops
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## DLR from Canning Town

London City Airport 3 Stops	Canary Wharf** 5 Stops	Stratford 5 Stops	Bank 7 Stops
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## Cycle from Cerulean Quarter\*\*\*

Trinity Buoy Wharf 8 Mins	Canary Wharf 16 Mins	Stratford 20 Mins	Hackney Wick 26 Mins
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\*Includes changing at Whitechapel \*\*Includes changing at Poplar \*\*\*Cycle times as estimated by Google Maps

All journey times are approximate, based on travel at peak times and subject to change from time to time.

Source: TfL.gov.uk July 2024



Crossrail Place, Canary Wharf





# International Travel

For those traveling further afield, Canning Town is just three stops from London City Airport, or you can change at London Bridge to travel to Gatwick Airport. If you're traveling from Heathrow Airport, this is also easily accessible with only 13 stops on the Elizabeth Line from Canary Wharf.

Catching the Eurostar from Kings Cross St Pancras to Paris, Brussels and Amsterdam has never been easier, with only 5 stops on the Jubilee Line from Canning Town, changing at London Bridge, before 5 more stops via the Northern Line.

## Getting There

London Heathrow Airport from Canary Wharf



London Gatwick Airport from Canning Town



London City Airport from Canning Town



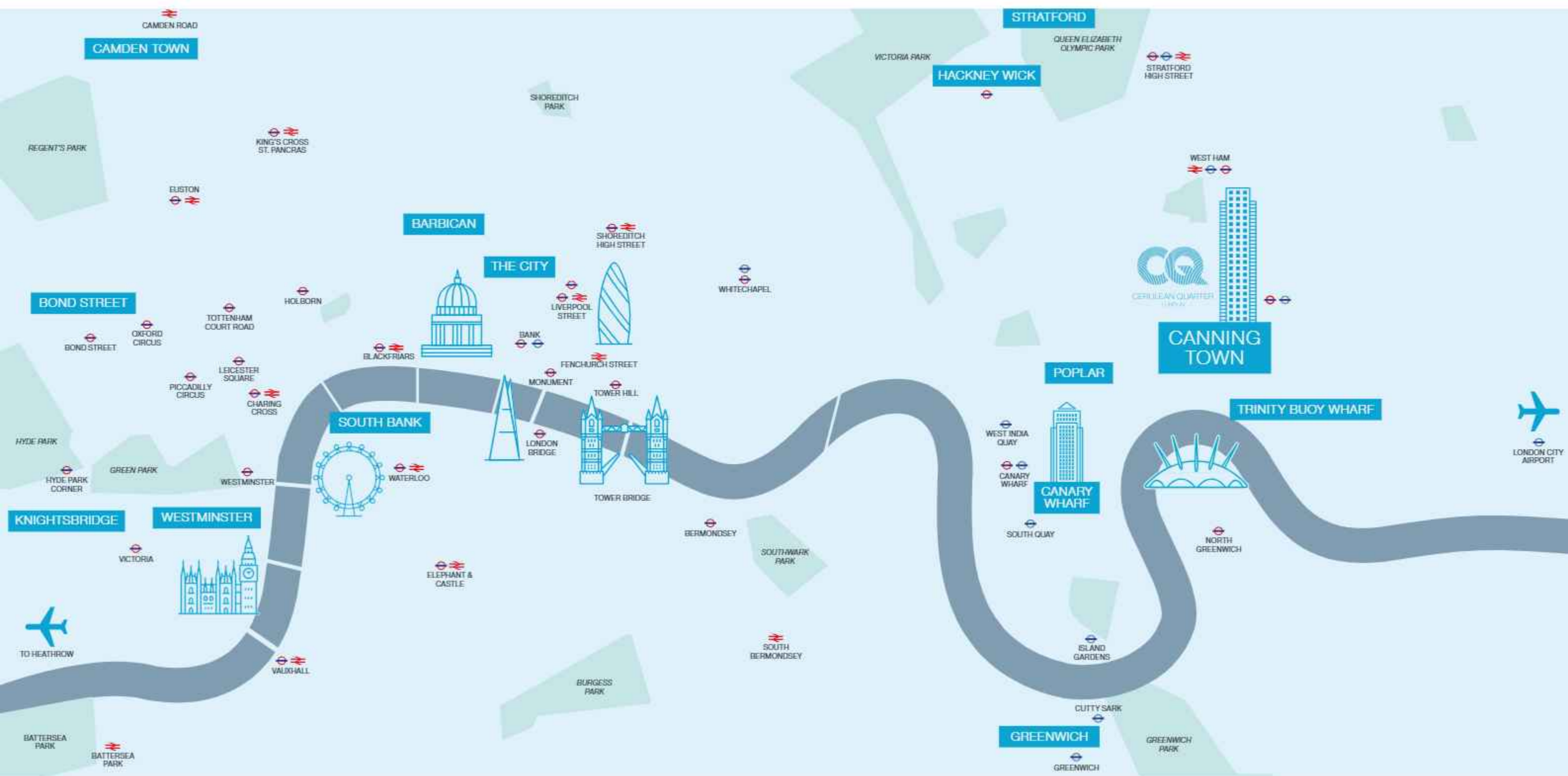
Eurostar from Canning Town



Source: TfL.gov.uk July 2024



# Location



# Cinematic Landscapes



Details and final as built product may vary on completion of development. Computer generated images are intended for illustrative purposes only. They are not representative of final layout of exterior. Balcony furniture/plants, soft furnishings etc. are not part of the specification. Please check specific layouts with our Sales Consultant. Images showing views are based on the site at the time the image is produced. Please note that landscapes change and a view which is unrestricted now may be restricted in the future. Views are based upon the apartment location and elevation and are subject to change based upon future neighbouring developments.





Details and final as built product may vary on completion of development. Internal computer generated images are intended for illustrative purposes only. They are not representative of final layout of interior. Room styling and all related items including furniture, soft furnishings, wall coverings, window treatments etc. are not part of the specification. Wall colours shown are for styling purposes, please refer to the perfect finish pages for wall finish details. Please check specific layouts with our Sales Consultant.





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# The Perfect FINISH

## Kitchens

- Matt finish Linear handleless Indigo kitchen cabinets designed by Symphony Kitchens.
- Contrasting Compac composite quartz work surfaces with drainage grooves and back painted glass splashback
- Blanco single undermount stainless steel sink with contemporary Hansgrohe single lever mixer tap
- Built-in Samsung appliances to include single oven, induction hob, microwave, dishwasher, and fridge freezer
- Samsung integrated concealed recirculating cooker hood
- LED lighting underneath wall-mounted cabinets



## Bathrooms

- Contemporary white porcelain wall hung RAK WC with soft close seal and chrome finish dual flush plate
- Contemporary white RAK semi-recessed sink with Hansgrohe single lever mixer tap
- Bathrooms will feature a white finish steel bath with tiled bath panel
- Full height Porcelanosa tiling around bath and from floor to underside of the engineered stone vanity shelf
- Full height tiling to wall with lowel radiator and contrasting Porcelanosa floor tiles
- Hansgrohe thermostatic shower mixer over bath with clear glass bath screen
- Bathrooms will benefit from a shaver socket
- Chrome finish towel rail
- \*\* Mirrored vanity unit with 3 shelves, demisters to all doors and LED strip light to the underside of the cabinet
- Hansgrohe chrome finish toilet roll holder and robe hook

### DISCLAIMER:

\*\* Full width cabinet including three mirrored cabinet doors installed to bathrooms in one-bedroom apartments.

++ Full width cabinet including three mirrored cabinet doors installed to en-suites of two and three-bedroom apartments and two door mirrored cabinet installed to main bathrooms of two- and three-bedroom apartments.



Images of show apartment.

## En suites

- Contemporary white porcelain wall hung RAK WC with chrome finish dual flush plate
- Contemporary white Duravit sink with Hansgrohe mixer tap
- Full height Porcelanosa tiling to shower enclosure and from floor to underside of the engineered stone vanity shelf with contrasting Porcelanosa floor tiles
- Hansgrohe thermostatic shower mixer, rail and shower head with a low-profile shower tray and glass shower enclosure
- Chrome finish towel rail
- ++ Mirrored vanity unit with 3 shelves, demisters to all doors and LED strip light to the underside of the cabinet
- En-suites will benefit from a shaver socket
- Hansgrohe chrome finish toilet roll holder and robe hook



Images of show apartment. Room styling and all related items including furniture, soft furnishings etc. are not part of the specification. Please check specific layouts with our Sales Consultant.



## Lighting and Electrical

- White slimline sockets and switch plates except for the kitchen which will benefit from a stainless-steel finish above worktop
- Recessed LED downlights throughout (except storage and utility cupboards)
- Face mounted LED circular light fittings to utility cupboards
- Living room to have FM/DAB, \* 2No Satellite, single TV BT outlets and 2 no double sockets. Master bedroom will have FM/DAB, \* 1 no satellite and 2 no double socket outlets
- Telephone point to living room only and will be subject to installation and subscription, dependent on the occupier subscribing to the service. Data point in the bedroom.

\*will be subject to installation and subscription, dependent on the occupier subscribing to the service

## Security

- Video entry system to each apartment
- Wood veneer apartment entrance door fitted with a multi-point lock, spyhole and security door guard chain

## Heating

- Apartments will feature underfloor heating to all areas except bathrooms and en-suites
- Whole house ventilation system to each apartment (Please note whole house ventilation is not air conditioning or comfort cooling)

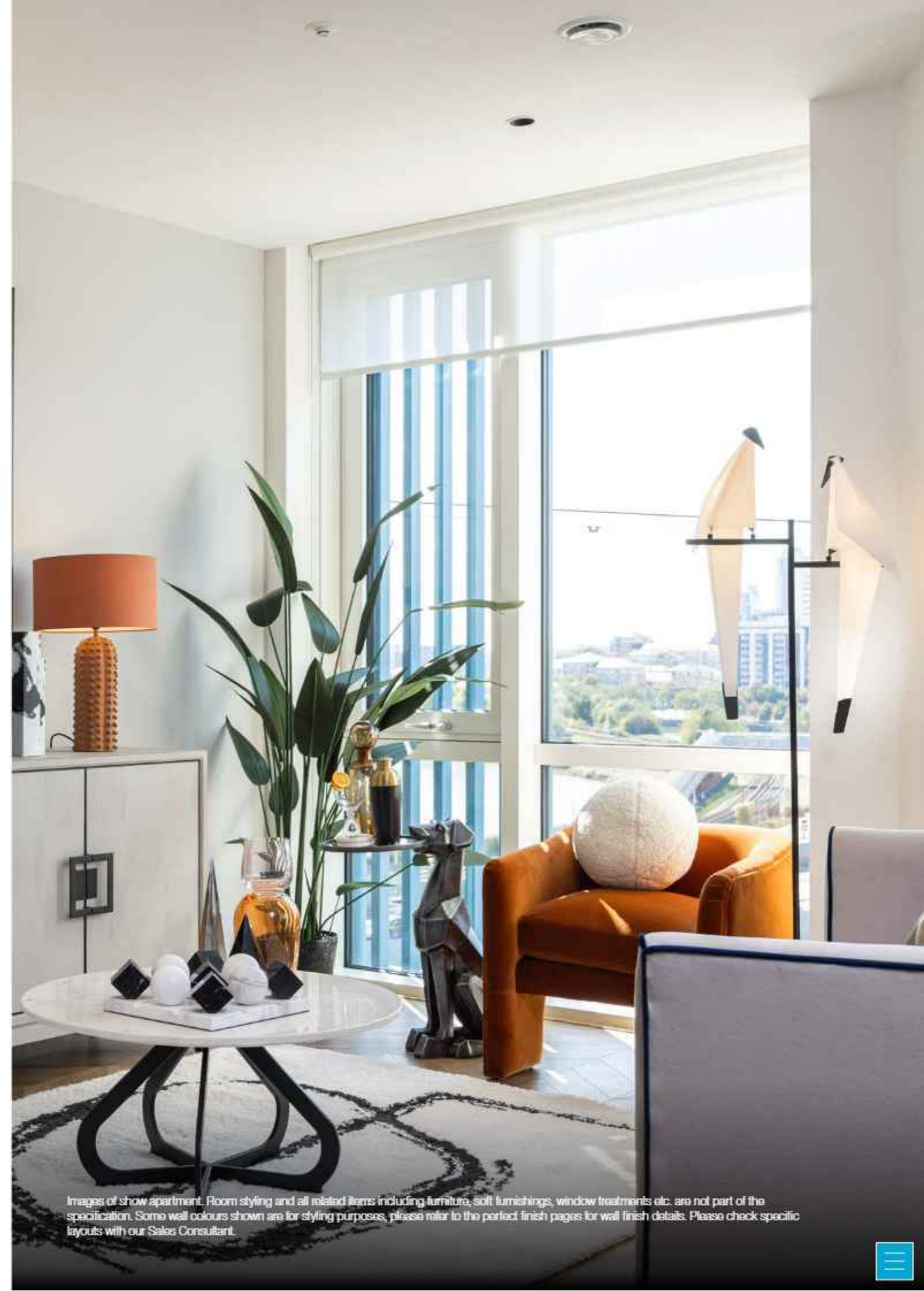
## Decoration and Internal Finish

- Walls and ceilings painted with a white matt finish
- Architraves and skirting boards finished with a white eggshell finish
- Oak veneer apartment entrance and internal doors (excluding utility cupboard doors) with satin stainless-steel handles
- Painted timber flush internal doors fitted to utility cupboards with satin stainless-steel fittings
- Master bedroom to include fitted wardrobe with shelf and hanging rail
- Amtico Signature range flooring laid in a pleat/chevron pattern to hallway, utility cupboard, kitchen, and living/dining areas
- Fitted carpet to bedrooms
- Samsung washer dryer supplied and typically located in the utility cupboard

## Warranty

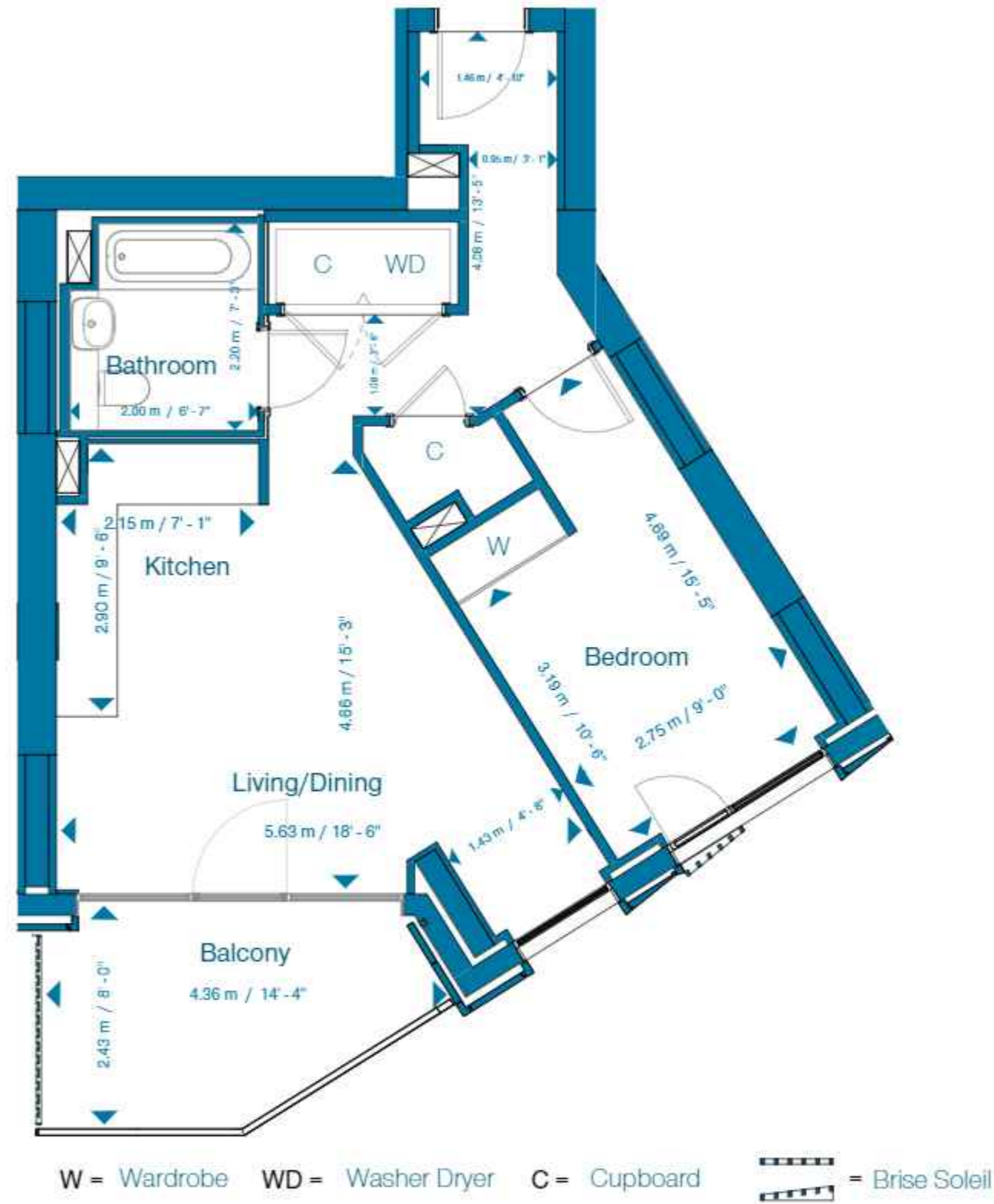
- Your home also has the benefit of a NHBC warranty

We reserve the right to change specifications from time to time. We may need to substitute equipment, appliances and materials mentioned in this brochure but we will seek to ensure that the replacement brand is of similar quality. Details and final as built product may vary on completion of development. Internal computer generated images are intended for illustrative purposes only. They are not representative of final layout of interior. Room styling and all related items including furniture, soft furnishings, wall coverings, window treatments etc. are not part of the specification. Please check specific layouts with our Sales Consultant.



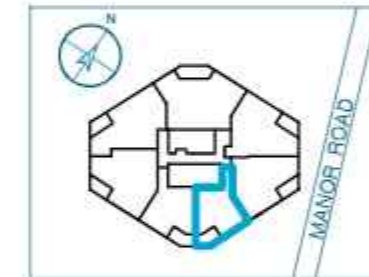
One Bedroom Apartments





TOTAL AREA:  
51.7 m<sup>2</sup> / 556.0 ft<sup>2</sup>

LVL:	PLOT:	KITCHEN:
06	A.06.06	2.90 m x 2.15 m
07	A.07.06	9'-6" x 7'-1"
08	A.08.06	LIVING/DINING
09	A.09.06	5.63 m x 4.86 m
10	A.10.06	18'-6" x 15'-3"
11	A.11.06	BEDROOM:
12	A.12.06	4.89 m x 2.75 m
13	A.13.06	15'-5" x 9'-0"
14	A.14.06	
15	A.15.06	
16	A.16.06	
17	A.17.06	
18	A.18.06	
19	A.19.06	
20	A.20.06	
21	A.21.06	
22	A.22.06	
23	A.23.06	
24	A.24.06	
25	A.25.06	
26	A.26.06	
27	A.27.06	
28	A.28.06	
29	A.29.06	

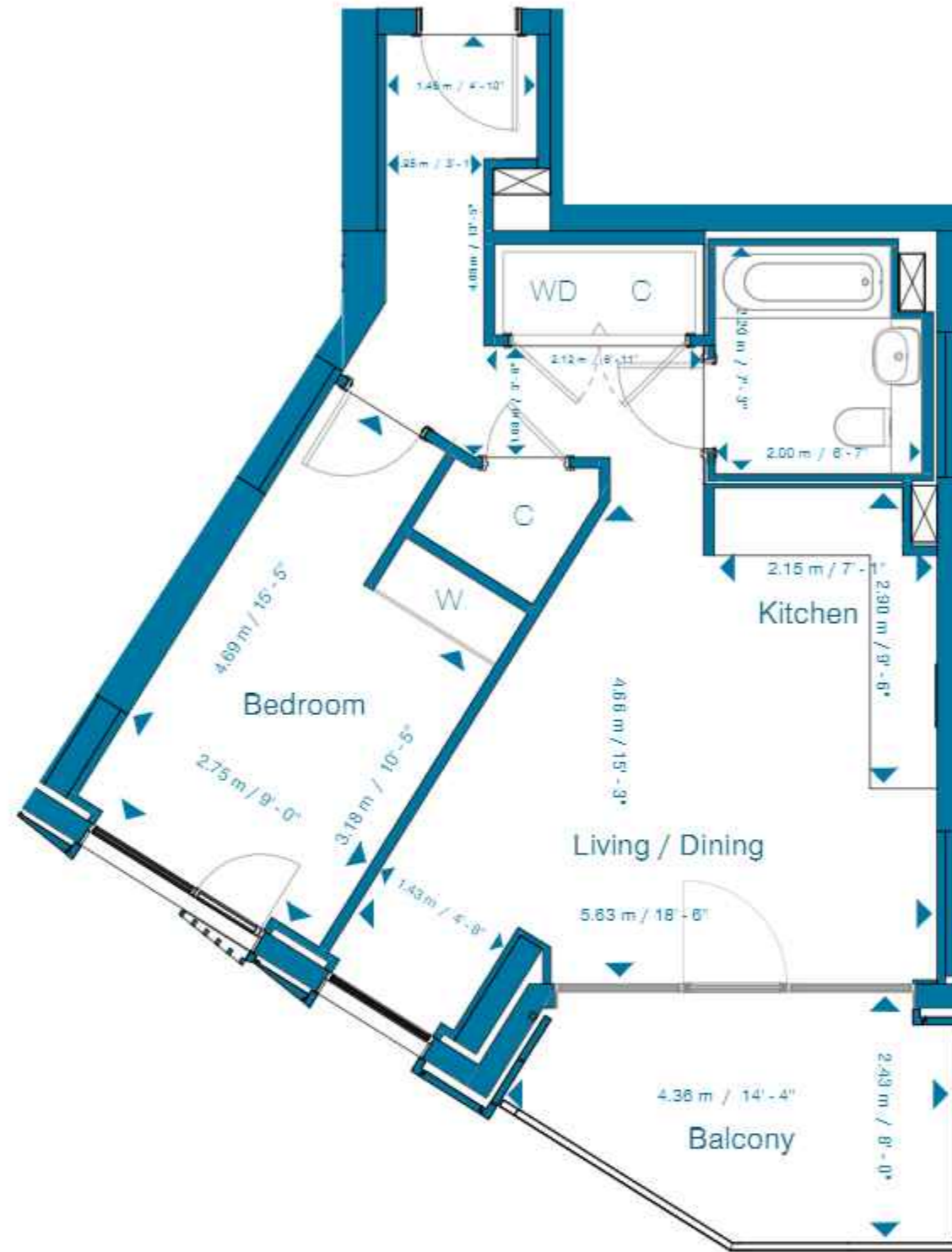


Shared ownership  
 Open market sale

Room dimensions and other measurements are approximate (with a tolerance of plus or minus (+/- 5%) in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, doors and windows are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types. Levels 1-5 are shared ownership homes, level 6 is a mix of shared ownership and open market sale homes.

## ONE BEDROOM TYPE A07



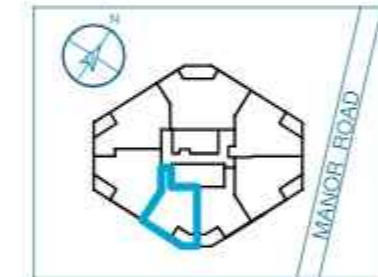


W = Wardrobe    WD = Washer Dryer    C = Cupboard     = Brise Soleil

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TOTAL AREA:  
51.7 m<sup>2</sup> / 556.0 ft<sup>2</sup>

LVL:	PLOT:	ROOM:
07	A.07.07	KITCHEN: 2.90 m x 2.15 m
08	A.08.07	9'-8" x 7'-1"
09	A.09.07	LIVING/DINING: 5.83 m x 4.66 m
10	A.10.07	18'-6" x 15'-3"
11	A.11.07	
12	A.12.07	BEDROOM: 4.69 m x 2.75 m
13	A.13.07	15'-6" x 9'-0"
14	A.14.07	
15	A.15.07	
16	A.16.07	
17	A.17.07	
18	A.18.07	
19	A.19.07	
20	A.20.07	
21	A.21.07	
22	A.22.07	
23	A.23.07	
24	A.24.07	
25	A.25.07	
26	A.26.07	
27	A.27.07	
28	A.28.07	
29	A.29.07	



## ONE BEDROOM TYPE A08

Two Bedroom Apartments

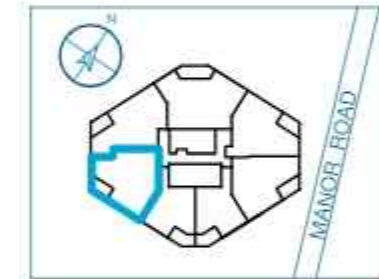


W = Wardrobe    WD = Washer Dryer    C = Cupboard     = Blind Soffit

TOTAL AREA:  
80.9 m<sup>2</sup> / 869.8 ft<sup>2</sup>



LVL:	PLOT:	ROOM:	DIMENSIONS
07	A.07.01	KITCHEN:	3.48 m x 2.31 m
08	A.08.01		11'-5" x 7'-7"
09	A.09.01	LIVING/DINING:	5.64 m x 3.43 m
10	A.10.01		18'-6" x 11'-3"
11	A.11.01		
12	A.12.01	BEDROOM 1:	5.23 m x 2.85 m
13	A.13.01		17'-2" x 9'-4"
14	A.14.01	BEDROOM 2:	5.09 m x 2.65 m
			16'-8" x 8'-8"



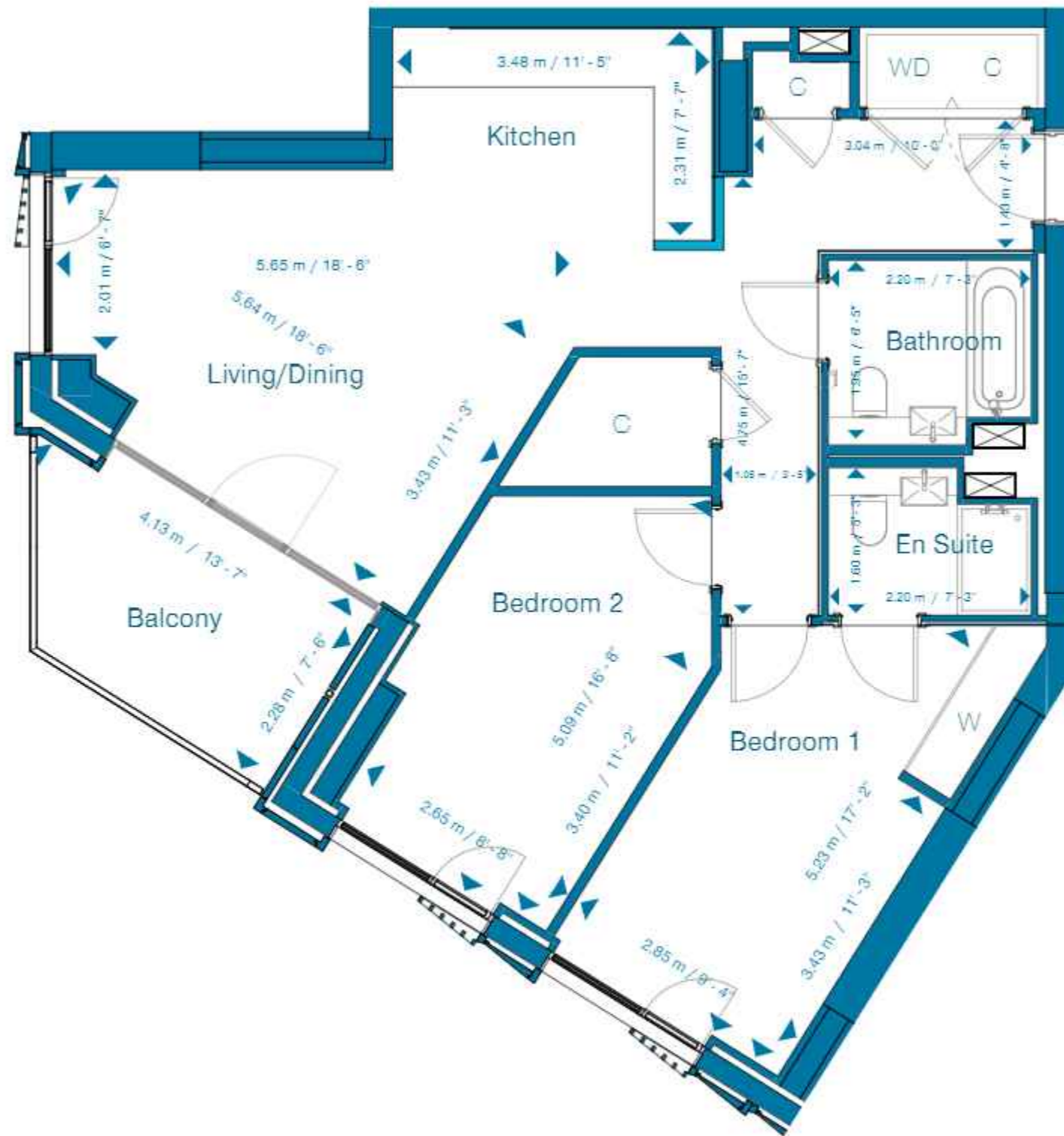
Room dimensions and other measurements are approximate (with a tolerance of plus or minus (+/- 5%) in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, doors and windows are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types. Levels 1-5 are shared ownership homes, level 6 is a mix of shared ownership and open market sale homes.

## TWO BEDROOM TYPE A01 (A) - LEVELS 07-14

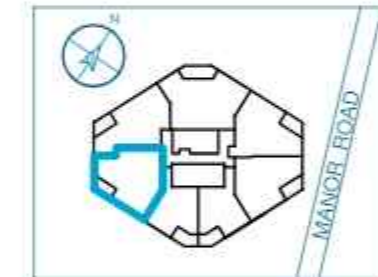


W = Wardrobe    WD = Washer Dryer    C = Cupboard     = Brise Soleil

TOTAL AREA:  
91.0 m<sup>2</sup> / 972.2 ft<sup>2</sup>




LVL:	PLOT:	KITCHEN:
15	A.15.01	3.48 m x 2.31 m
16	A.16.01	11'-6" x 7'-7"
17	A.17.01	LIVING/DINING:
18	A.18.01	5.64 m x 3.43 m
19	A.19.01	18'-6" x 11'-3"
20	A.20.01	BEDROOM 1:
21	A.21.01	5.23 m x 2.85 m
22	A.22.01	17'-2" x 9'-4"
23	A.23.01	BEDROOM 2:
24	A.24.01	5.09 m x 2.65 m
25	A.25.01	16'-8" x 8'-8"
26	A.26.01	
27	A.27.01	
28	A.28.01	
29	A.29.01	
30	A.30.01	



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## TWO BEDROOM TYPE A01 (B) - LEVELS 15-30

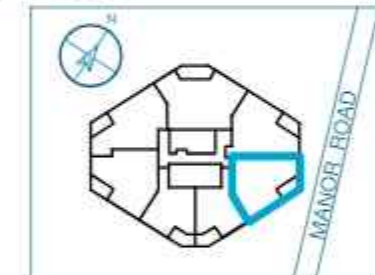




W = Wardrobe WD = Washer Dryer C = Cupboard  = Brise Soleil



TOTAL AREA:  
70.9 m<sup>2</sup> / 757.1 sq ft

LVL:	PLOT:	KITCHEN:
06	A.06.05	3.13 m x 2.27 m
07	A.07.05	10'-3" x 7'-8"
08	A.08.05	LIVING/DINING:
09	A.09.05	5.55 m x 4.87 m
10	A.10.05	18'-2" x 16'-0"
11	A.11.05	BEDROOM 1:
12	A.12.05	4.92 m x 2.84 m
13	A.13.05	16'-2" x 9'-4"
14	A.14.05	BEDROOM 2:
15	A.15.05	4.85 m x 2.93 m
16	A.16.05	15'-11" x 9'-7"
17	A.17.05	
18	A.18.05	
19	A.19.05	
20	A.20.05	
21	A.21.05	
22	A.22.05	
23	A.23.05	
24	A.24.05	
25	A.25.05	
26	A.26.05	
27	A.27.05	
28	A.28.05	
29	A.29.05	
30	A.30.05	



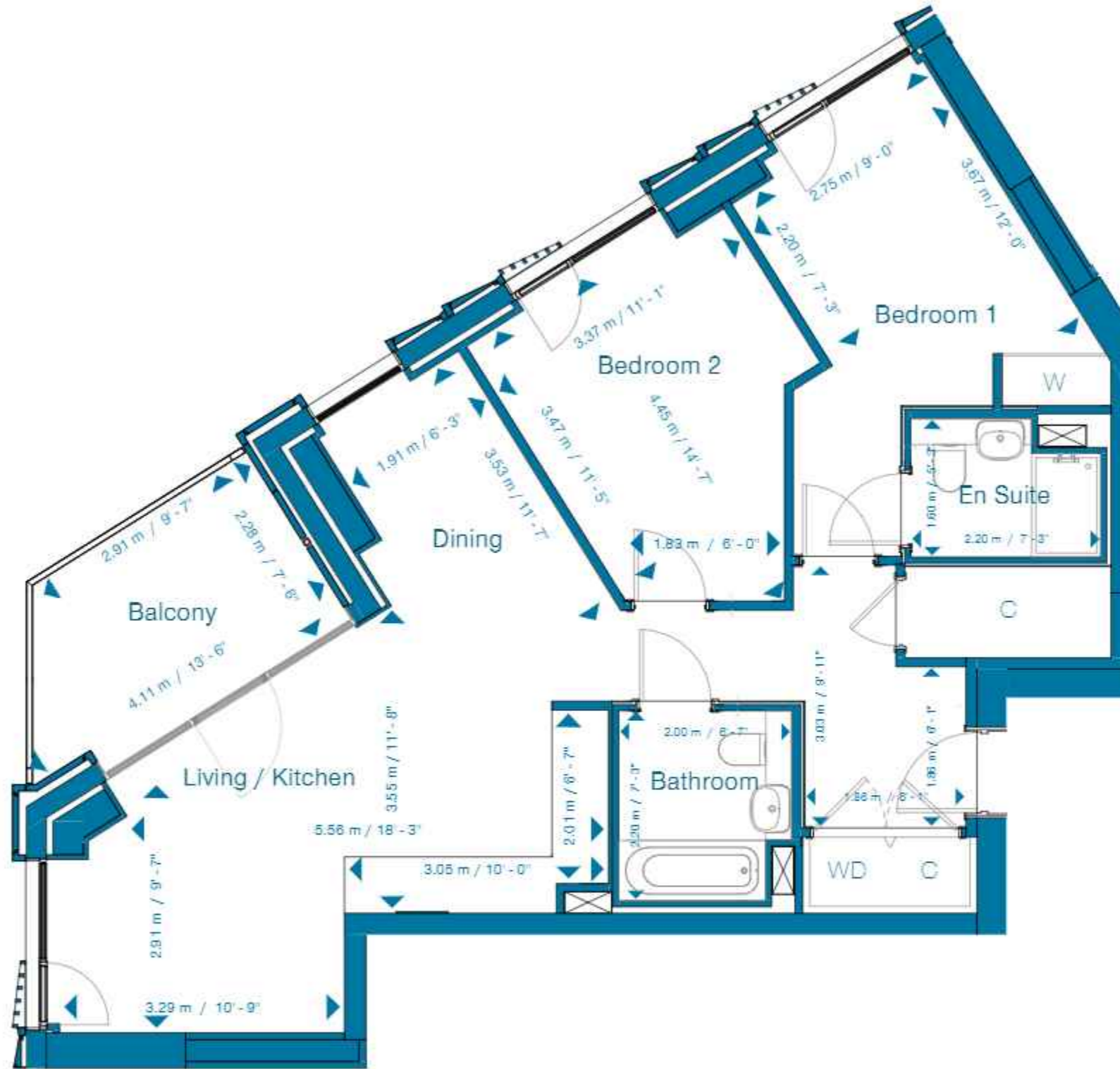
 Shared ownership  
 Open market sale


Room dimensions and other measurements are approximate (with a tolerance of plus or minus (+/- 5%) in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, doors and windows are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types. Levels 1-5 are shared ownership homes, level 6 is a mix of shared ownership and open market sale homes.

## TWO BEDROOM TYPE A05



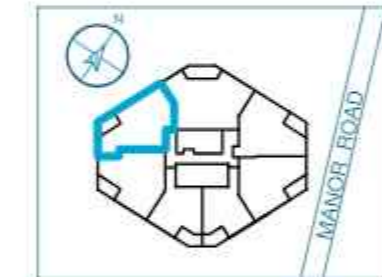




W = Wardrobe    WD = Washer Dryer    C = Cupboard     = Brise Soleil

TOTAL AREA:  
768 m<sup>2</sup> / 8248 ft<sup>2</sup>

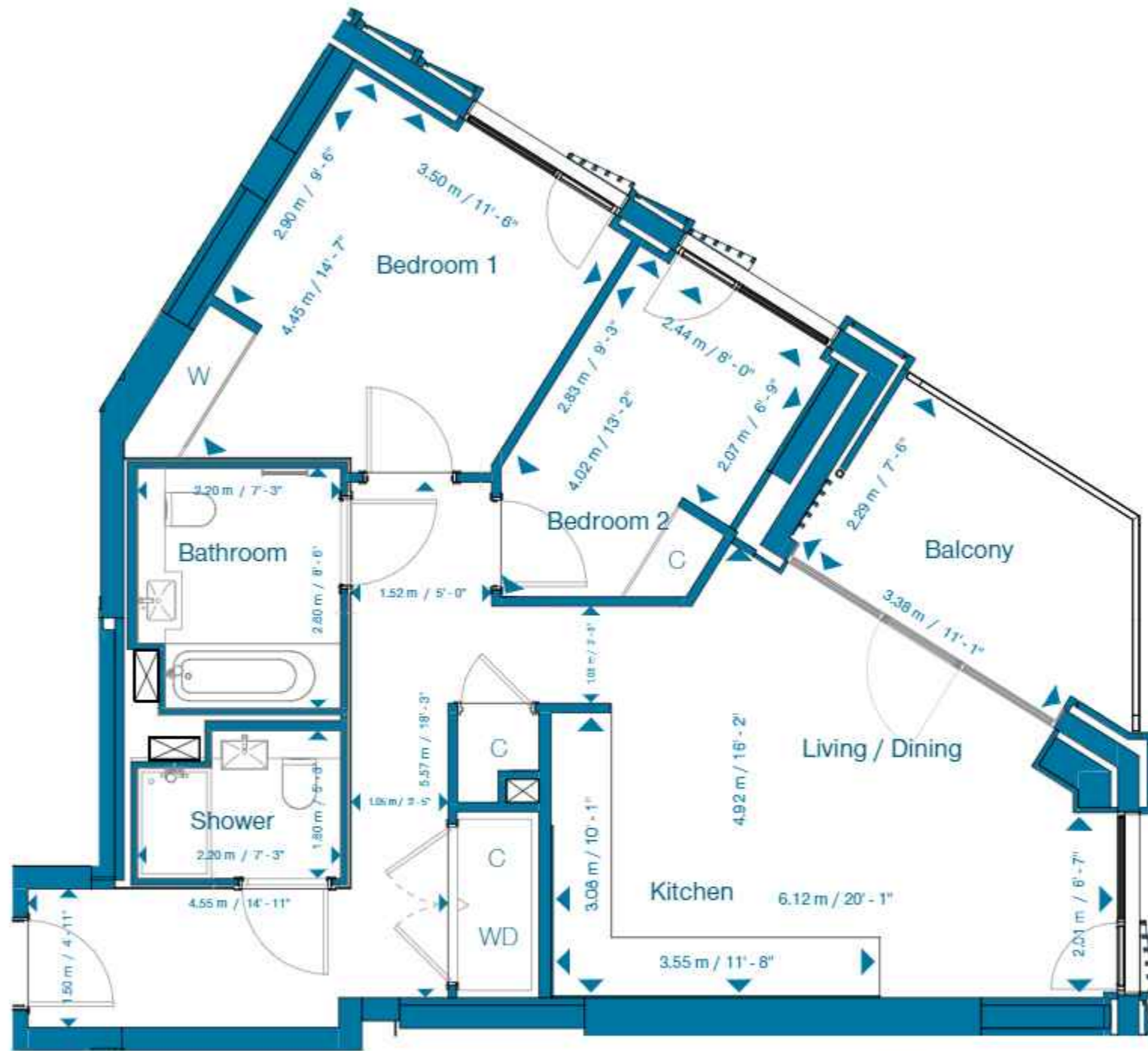
LVL:	PLOT:	ROOM:
07	A.07.02	KITCHEN:
08	A.08.02	3.05 m x 2.01 m
09	A.09.02	10'-0" x 6'-7"
10	A.10.02	LIVING/KITCHEN:
11	A.11.02	5.58 m x 3.55 m
12	A.12.02	18'-3" x 11'-8"
13	A.13.02	DINING:
14	A.14.02	3.53 m x 1.91 m
15	A.15.02	11'-7" x 6'-3"
16	A.16.02	BEDROOM 1:
17	A.17.02	3.67 m x 2.75 m
18	A.18.02	12'-0" x 9'-0"
19	A.19.02	BEDROOM 2:
19	A.19.02	4.45 m x 3.37 m
20	A.20.02	14'-7" x 11'-1"
21	A.21.02	
22	A.22.02	
23	A.23.02	
24	A.24.02	
25	A.25.02	
26	A.26.02	
27	A.27.02	
28	A.28.02	
29	A.29.02	
30	A.30.02	



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## TWO BEDROOM TYPE A06

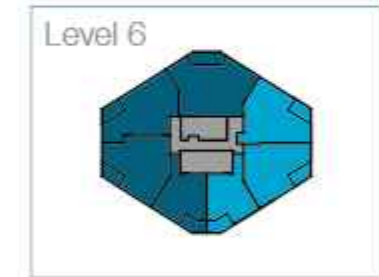
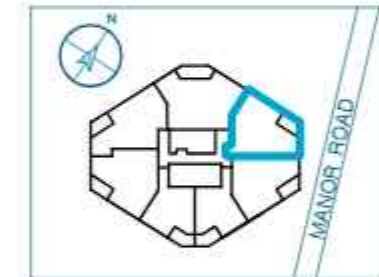




W = Wardrobe    WD = Washer Dryer    C = Cupboard    = Brise Soleil

TOTAL AREA:  
75.3 m<sup>2</sup> / 810.2 ft<sup>2</sup>

LVL:	PLOT:	KITCHEN:
06	A06.04	3.55 m x 3.08 m
07	A07.04	11' - 8" x 10' - 1"
08	A08.04	LIVING/DINING:
09	A09.04	6.12 m x 4.92 m
10	A10.04	20' - 1" x 16' - 2"
11	A11.04	BEDROOM 1:
12	A12.04	4.45 m x 3.50 m
13	A13.04	14' - 7" x 11' - 6"
14	A14.04	BEDROOM 2:
15	A15.04	4.02 m x 2.44 m
16	A16.04	13' - 2" x 8' - 0"
17	A17.04	
18	A18.04	
19	A19.04	
20	A20.04	
21	A21.04	
22	A22.04	
23	A23.04	
24	A24.04	
25	A25.04	
26	A26.04	
27	A27.04	
28	A28.04	
29	A29.04	
30	A30.04	



Shared ownership  
 Open market sale

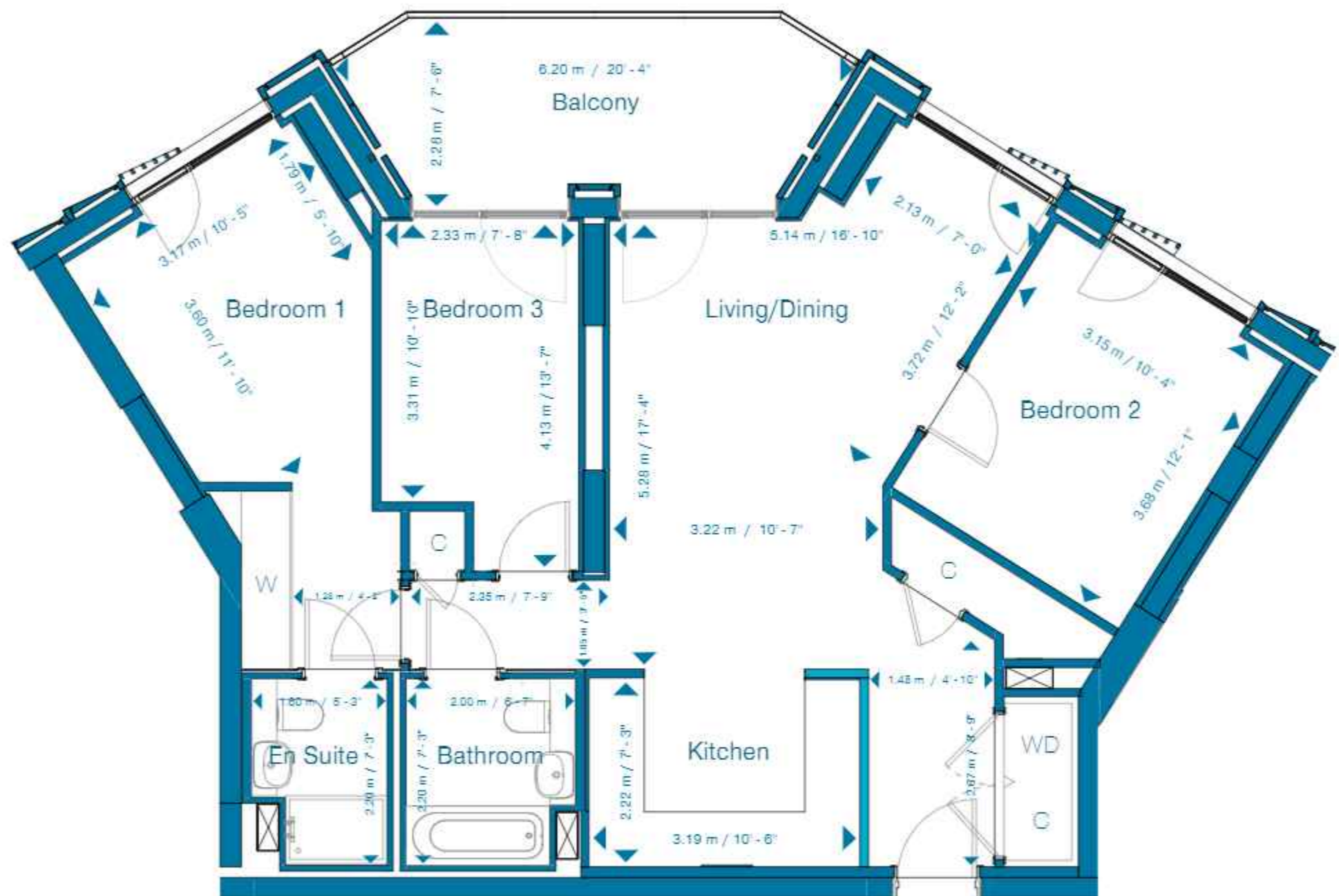
Room dimensions and other measurements are approximate (with a tolerance of plus or minus (+/- 5%) in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, doors and windows are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types. Levels 1-5 are shared ownership homes, level 6 is a mix of shared ownership and open market sale homes.


## TWO BEDROOM TYPE A14



Three Bedroom Apartments

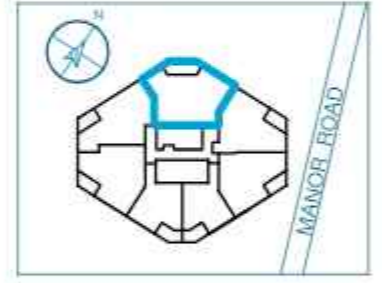




W = Wardrobe    WD = Washer Dryer    C = Cupboard     = Brise Soleil

TOTAL AREA:  
902 m<sup>2</sup> / 9704 ft<sup>2</sup>

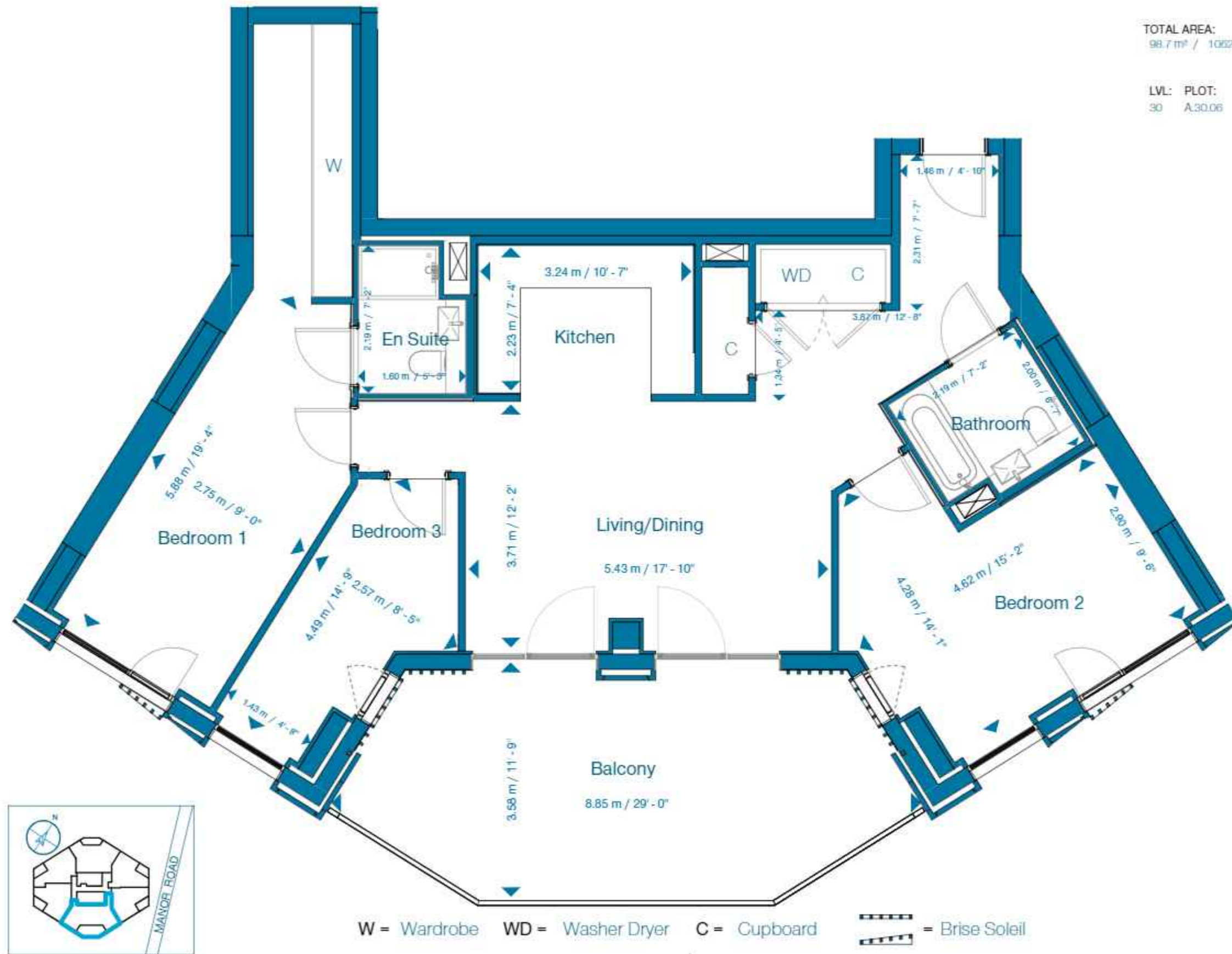
LVL:	PLOT:	KITCHEN:
07	A.07.03	3.19 m x 2.22 m
08	A.08.03	10'-8" x 7'-3"
09	A.09.03	LIVING/DINING:
10	A.10.03	5.28 m x 5.14 m
11	A.11.03	17'-4" x 18'-10"
12	A.12.03	BEDROOM 1:
13	A.13.03	3.60 m x 3.17 m
14	A.14.03	11'-10" x 10'-8"
15	A.15.03	BEDROOM 2:
16	A.16.03	3.68 m x 3.15 m
17	A.17.03	12'-1" x 10'-4"
18	A.18.03	BEDROOM 3:
19	A.19.03	4.13 m x 2.33 m
20	A.20.03	13'-7" x 7'-8"
21	A.21.03	
22	A.22.03	
23	A.23.03	
24	A.24.03	
25	A.25.03	
26	A.26.03	
27	A.27.03	
28	A.28.03	
29	A.29.03	
30	A.30.03	



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## THREE BEDROOM TYPE A03





TOTAL AREA:  
98.7 m<sup>2</sup> / 1062.5 ft<sup>2</sup>

LVL: 30  
PLOT: A.30.06

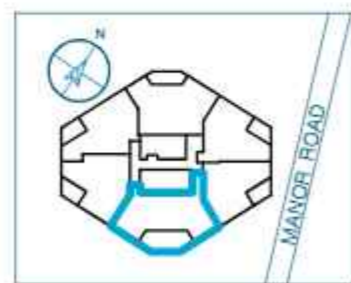
KITCHEN:  
3.24 m x 2.23 m  
10'-7" x 7'-4"

LIVING/DINING:  
5.43 m x 3.71 m  
17'-10" x 12'-2"

BEDROOM 1:  
5.88 m x 2.75 m  
19'-4" x 9'-0"

BEDROOM 2:  
4.62 m x 4.28 m  
15'-2" x 14'-1"

BEDROOM 3:  
4.49 m x 2.57 m  
14'-9" x 8'-5"



W = Wardrobe    WD = Washer Dryer    C = Cupboard    [hatched pattern] = Brise Soleil

Room dimensions and other measurements are approximate (with a tolerance of plus or minus (+/- 5%) in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, doors and windows are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types. Levels 1-5 are shared ownership homes, level 6 is a mix of shared ownership and open market sale homes.

## THREE BEDROOM TYPE A09




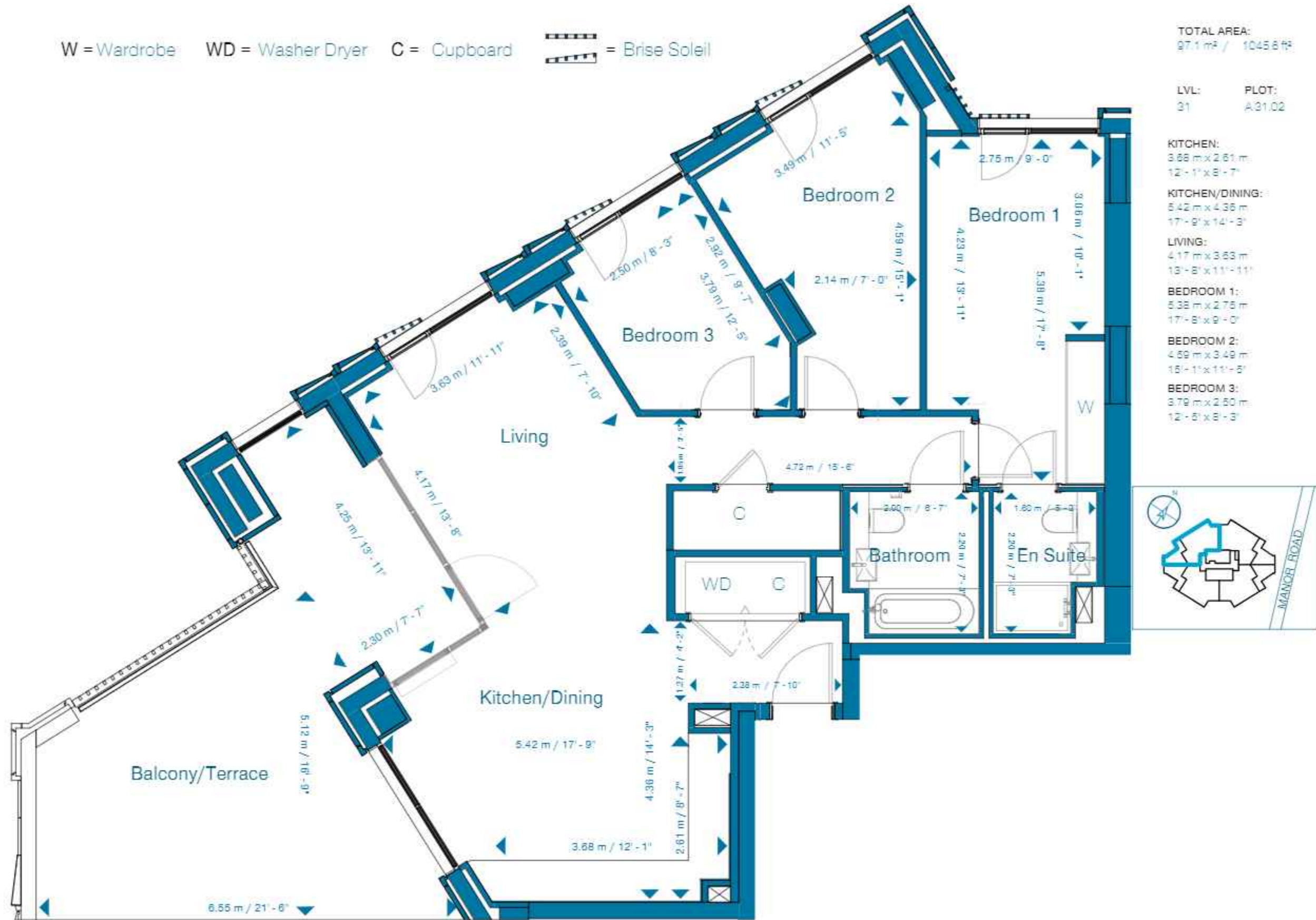


Room dimensions and other measurements are approximate (with a tolerance of plus or minus (+/- 5%) in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, doors and windows are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types. Levels 1-5 are shared ownership homes, level 6 is a mix of shared ownership and open market sale homes.

## THREE BEDROOM TYPE A10

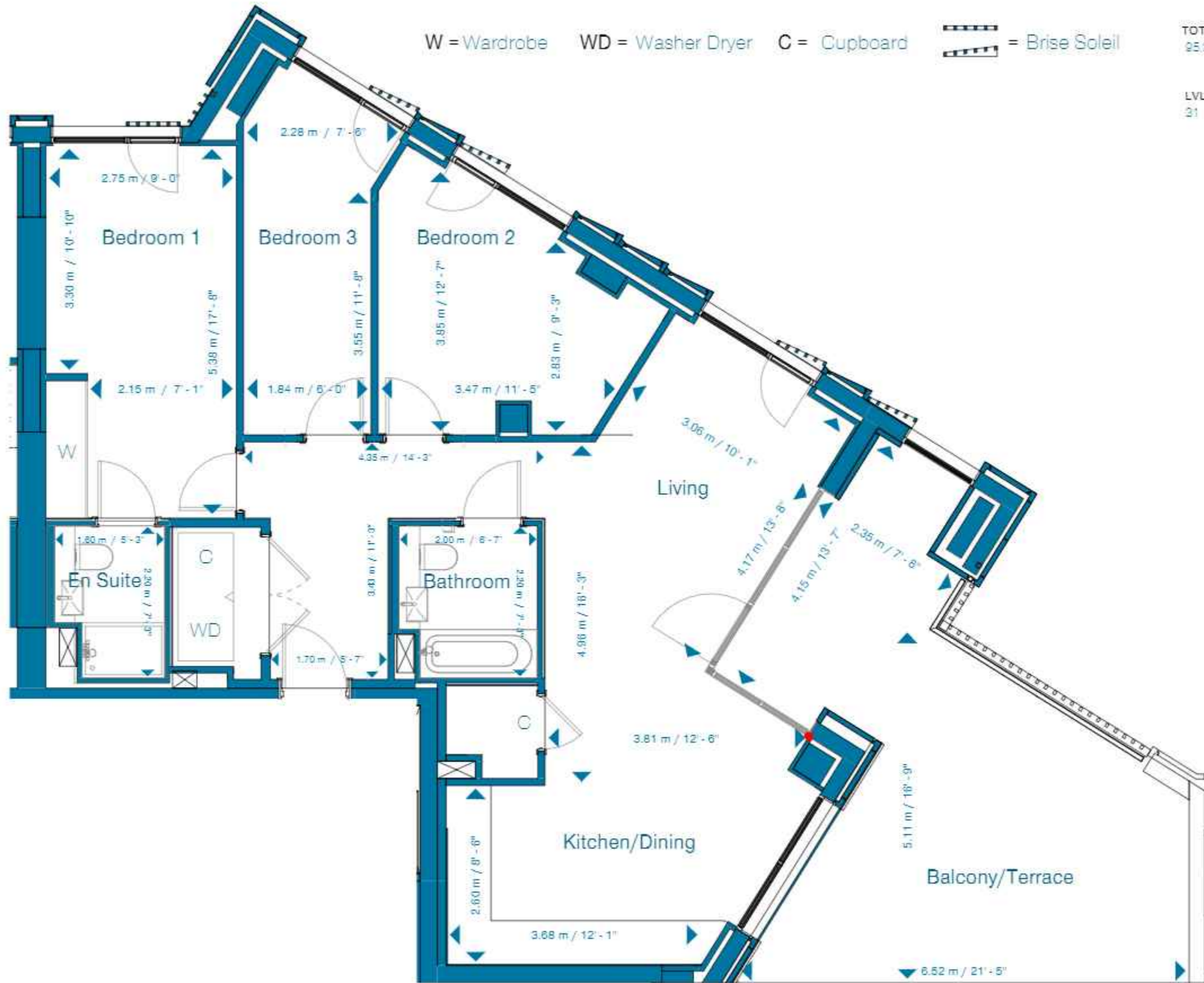


W = Wardrobe    WD = Washer Dryer    C = Cupboard     = Brise Soleil



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## THREE BEDROOM TYPE A11



TOTAL AREA:  
95.3 m<sup>2</sup> / 1025.5 ft<sup>2</sup>

LVL: PLOT:  
31 A.31.03

**KITCHEN:**  
3.88 m x 2.80 m  
12'-1" x 9'-6"

**KITCHEN/DINING:**  
4.96 m x 3.81 m  
16'-3" x 12'-6"

**LIVING:**  
4.17 m x 3.06 m  
13'-8" x 10'-1"

**BEDROOM 1:**  
3.30 m x 2.75 m  
10'-10" x 9'-0"

**BEDROOM 2:**  
3.95 m x 3.47 m  
12'-7" x 11'-5"

**BEDROOM 3:**  
5.39 m x 1.84 m  
17'-8" x 6'-0"



Room dimensions and other measurements are approximate (with a tolerance of plus or minus (+/- 5%) in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, doors and windows are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types. Levels 1-5 are shared ownership homes, level 6 is a mix of shared ownership and open market sale homes.

## THREE BEDROOM TYPE A12







**TOTAL AREA:**  
92.9 m<sup>2</sup> / 999.9 ft<sup>2</sup>

**LVL:** 31  
**PLOT:** A.31.04

**KITCHEN:**  
3.47 m x 3.27 m  
11'-5" x 10'-9"

**KITCHEN/DINING:**  
4.17 m x 3.12 m  
13'-8" x 10'-3"

**LIVING:**  
5.42 m x 3.45 m  
17'-9" x 11'-4"

**BEDROOM 1:**  
4.31 m x 3.35 m  
14'-2" x 11'-0"

**BEDROOM 2:**  
4.80 m x 3.08 m  
15'-9" x 10'-1"

**BEDROOM 3:**  
4.20 m x 2.29 m  
13'-9" x 7'-6"



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## THREE BEDROOM TYPE A13



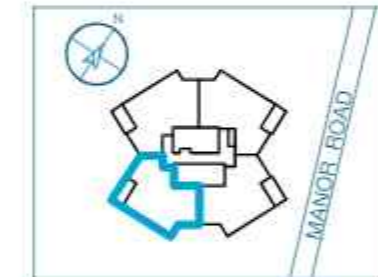
# The Penthouses





TOTAL AREA:  
92.8 m<sup>2</sup> / 998.7 ft<sup>2</sup>

LVL:	PLOT:	KITCHEN:
32	A.22.01	3.47 m x 3.27 m 11'-6" x 10'-9"
		KITCHEN/DINING:
		4.17 m x 3.08 m 13'-6" x 10'-1"
		LIVING SPACE:
		5.42 m x 3.45 m 17'-9" x 11'-4"
		BEDROOM 1:
		4.31 m x 3.35 m 14'-2" x 11'-0"
		BEDROOM 2:
		4.80 m x 3.08 m 15'-9" x 10'-1"
		BEDROOM 3:
		4.20 m x 2.65 m 13'-10" x 7'-8"



W = Wardrobe    WD = Washer Dryer    C = Cupboard    = Brise Sole

Room dimensions and other measurements are approximate (with a tolerance of plus or minus (+/- 5%) in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, doors and windows are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types. Levels 1-5 are shared ownership homes, level 6 is a mix of shared ownership and open market sale homes.

## THREE BEDROOM TYPE A20



W = Wardrobe WD = Washer Dryer C = Cupboard

 = Brise Soleil

TOTAL AREA:  
97.1 m<sup>2</sup> / 1045.6 ft<sup>2</sup>

LVL: 32  
PLOT: A32.02

KITCHEN:  
3.68 m x 2.61 m  
12'-1" x 8'-7"

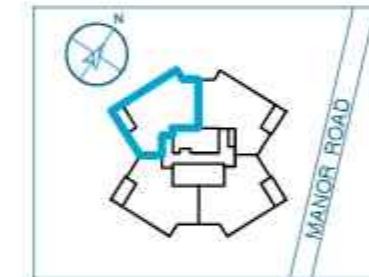
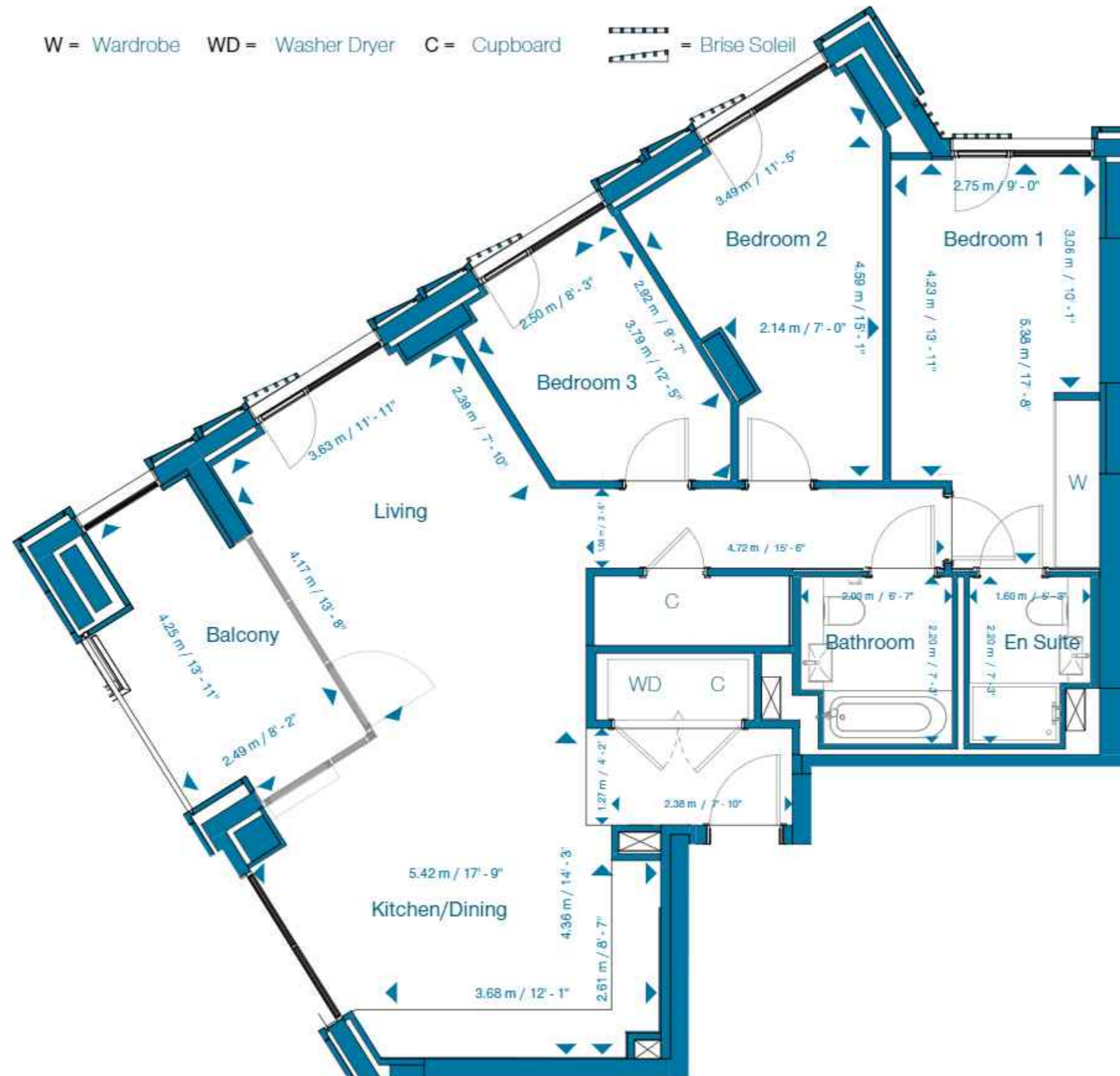
KITCHEN/DINING:  
5.42 m x 4.36 m  
17'-9" x 14'-3"

LIVING:  
4.17 m x 3.63 m  
13'-8" x 11'-11"

BEDROOM 1:  
5.38 m x 2.75 m  
17'-8" x 9'-0"

BEDROOM 2:  
4.59 m x 3.49 m  
15'-1" x 11'-5"

BEDROOM 3:  
3.79 m x 2.50 m  
12'-5" x 8'-3"



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## THREE BEDROOM TYPE A21





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## THREE BEDROOM TYPE A22





TOTAL AREA:  
92.9 m<sup>2</sup> / 999.9 ft<sup>2</sup>

LVL: PLOT:  
32 A.22.04

KITCHEN:  
3.47 m x 3.27 m  
11'-5" x 10'-9"

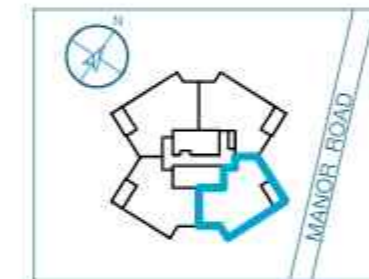
KITCHEN/DINING:  
4.17 m x 3.12 m  
13'-8" x 10'-3"

LIVING:  
5.42 m x 3.45 m  
17'-9" x 11'-4"

BEDROOM 1:  
4.31 m x 3.35 m  
14'-2" x 11'-0"

BEDROOM 2:  
4.80 m x 3.06 m  
15'-9" x 10'-1"

BEDROOM 3:  
4.20 m x 2.29 m  
13'-9" x 7'-8"



W = Wardrobe    WD = Washer Dryer    C = Cupboard    = Brise Soleil

Room dimensions and other measurements are approximate (with a tolerance of plus or minus (+/- 5%) in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, doors and windows are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types. Levels 1-5 are shared ownership homes, level 6 is a mix of shared ownership and open market sale homes.

## THREE BEDROOM TYPE A23



# SUSTAINABILITY

## Sustainability in your home

**hansgrohe**

Hansgrohe constantly strives to reduce water and energy usage. All taps and showers use the latest technology and innovations to help you benefit from using less water and less energy to heat your water.

**amtico**  
flooring

Amtico achieves zero wastage on all pre-production methods, with waste being recycled back into the process to produce your luxury flooring.

**Symphony®**

Your kitchen benefits from FSC® certified timber, water based paints on the paint to order ranges and all plastic cabinet legs are made from 100% recycled plastic.

**PORCELANOSA®**

Porcelanosa is committed to recycling materials to create stronger, more durable and more sustainable tiling for your home



Computer generated image for illustration only. Final development, as built (including elevations, materials, finishes etc. may vary)

## Sustainability in your neighbourhood

The neighbourhood will be highly sustainable, achieving 64% carbon emissions reduction compared to building regulations notional target. The development can achieve Net Zero emissions in operation through the procurement of certified offsite renewable electricity.

### Integration of buildings and landscaping

A brand new public Linear Park in excess of 1 acre, complimented by a private landscaped podium deck garden provides an external space to support health and wellbeing of residents, as well as improving local biodiversity. Bursting with a variety of planting and a new habitat for animals.

### Facade and Building Orientation

The materials and position of the buildings have regard for high thermal performance, low carbon emissions, reduce heat energy demand and risk of overheating. Every home has access to a private balcony to help aid/control of ambient temperature.

Vegetated 'Blue Roofs' are featured to safely store and capture storm water run off and provide a wildlife habitat.

### Mechanical and Electrical Systems

There is an all electric energy strategy avoiding the direct use of fossil fuels, with photovoltaic panels at roof level producing renewable electricity energy on site.

The sustainable urban drainage system minimises stormwater drainage run off and is landscaped in to development as water features. A weather monitoring system is integrated to safely capture rainwater and reuse this for landscape irrigation reducing potable water consumption.



# ECF

Cerulean Quarter is being delivered by ECF, which brings together the combined expertise and ambition of Homes England, the UK Government's national housing agency; Investors Legal & General; and urban regeneration specialists, Muse.

ECF commits to partnership and places for the long term, whilst delivering at pace. With an objective to aid economic, social and environmentally sustainable development and exceptional placemaking, which is transformational and provides lasting benefits for the communities it serves.

## YEAR AWARDS

YEAR	AWARD	AWARD
2014	Canning Town, Phase 3   Best Housing Project - Highly Commended	The Sunday Times British Homes Awards
2015	Quadrant Quay   Residential Development of the Year	Insider Property Awards South West
2016	One New Bailey   CM Building of the Year - Highly Commended	Greater Manchester Chamber of Commerce
2016	Vimto Gardens   Urban Residential Development of the Year	Insider Residential Property Awards North West
2017	Lumire   Development of the Year (schemes of more than 200 homes)	The Sunday Times British Homes Awards
2017	Quadrant Quay   Best Public Space	Abercrombie Awards

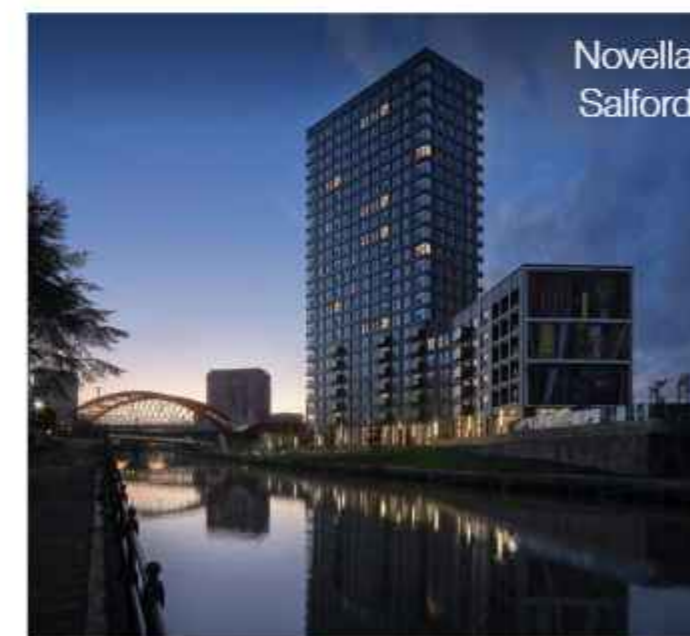
Since 2001, ECF have been working with councils, landowners and communities to create some of the country's most successful and exceptional new neighbourhoods including:

- Canning Town – Rathbone Market
- Salford – Salford Central
- Salford – Novella
- Plymouth – Millbay
- Wakefield – Merchant Gate
- Liverpool – St Paul's Square

2017	Timekeepers Square   Multiple Residential (built)	Manchester Society of Architects Awards
2017	Timekeepers Square   Urban Regeneration Award	Brick Awards 2017
2018	Timekeepers Square   North West Award	Civic Trust Awards 2018
2018	Timekeepers Square   Small Housing Development of the Year (less than 100 units)	Insider North West Residential Property Awards
2018	ECF with Salford Council   Public / Private Partnership of the Year	The Sunday Times British Homes Awards



Millbay Waterfront



Novella Salford



Timekeepers Square





# The LEGACY

Cerulean Quarter is the second major new neighbourhood by the ECF in Canning Town following the completion of its highly successful transformation of Rathbone Market into new homes, retail, community space, urban realm and public amenity.

ECF began working in partnership with the London Borough of Newham in Canning Town in 2008. Through our investment in Canning Town, we built:

- 653 new mixed tenure homes and commercial space
- New library and community centre
- New Public Realm, private podium and ground floor gardens for residents
- A new market square and market traders store for the historical Rathbone Market

Rathbone Market was one of the first new sustainable developments in Canning Town, an area which has undergone phenomenal transformation since. The success of Rathbone Market and the funds partnership with London Borough of Newham, further inspired ECF to fund to invest in Canning Town, with the creation of the new Cerulean Quarter, this time in partnership with the Greater London Authority.

In totality, the development at Manor Road Quarter, will:

- Provide 804 sustainable new homes (including 50% affordable)\* \*\*
- A brand new accessible linear park, at approximately 2.5 acres. The park will provide a range of facilities for all ages, opportunities for people to look after their health and wellbeing and outdoor space to sit back. This park will be transformational for the borough of Newham.
- Up to 2,000 sqm of flexible commercial, retail and work space, at a range of rents and unit sizes that will be attractive to a diverse set of potential operators, including start up's, innovators and larger companies alike.
- New Public Square and amphitheatre style hard landscaping, which will be the perfect social space and pop up events space all year round.

The transformational success of Rathbone Market has not just been recognised within Canning Town. The development has won many accolades to date, including most notably:

The Sunday Times British Homes Awards 2017 Development of the Year (schemes of more than 200 homes) – Lumire, Rathbone Market

The Sunday Times British Homes Awards 2014 Best Housing Project, Highly Commended – Lumire, Rathbone Market

\*\* Phase 1 consists of 355 homes and forms part of a wider regeneration project and the future Phases 2 & 3 are subject to commercial viability and the securing of satisfactory planning consent from the Local Planning Authority.



Lumire



Vermilion



Aurelia



# The ARCHITECT

## EPR Architects

EPR Architects is an award-winning practice with an established reputation for quality architecture, masterplanning and interior design thanks to their extensive experience in delivering high quality buildings across workplace, lifestyle and leisure sectors.

Year on year EPR build their diverse and impressive residential portfolio by designing and delivering award-winning schemes for many of the country's leading clients. EPR's design-led approach focusses on creating progressive, flexible and sustainable homes.



EPR's work spans a range of scales, tenures and typologies, from designing strategic and detailed site masterplans through to high-rise tower and imaginative interior design concepts.

EPR are responsible for award-winning and innovative residential projects including Ram Quarter, Wandsworth, London, a residential-led masterplan transforming an industrial island site into a new urban quarter and Merano Residences, Embankment, London, which was awarded a RIBA National Award in 2019.

## Awards

AJ Clients' Choice Award Winner 2020;  
AJ100 Community Impact Award 2020 (Shortlisted);  
AJ100 Clients' Choice Award 2019 (Shortlisted);  
AJ100 Clients' Choice Award Winner 2017+2018;  
AJ100 Practice of the Year 2018 (Shortlisted)

**The Forbury, Blackheath**  
Evening Standard Awards 2020, Best Small Development;  
British Home Awards 2020, Development of the Year over £10m;  
WhatHouse? Awards 2020, Silver

**Merano Residences, Vauxhall**  
RIBA London Award 2019; RIBA National Award 2019

**Ram Quarter, Wandsworth**  
WhatHouse? Awards 2021, Gold - Best Development  
British Homes Awards 2021, Mixed-use Development of the Year

# Contact



## Sales Enquiries

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# DISCLAIMER

This brochure is intended to give general information about properties which we have built or are building to assist potential customers who may be interested in acquiring one of those properties (subject to contract and availability). We take reasonable steps to ensure information is correct at the time of going to print but you should not rely on it. Certain information is approximate, and designs, features and facilities planned to be provided can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our marketing suite during normal working hours and you can check the specification of each type of apartment prior to making a reservation. Nothing in this brochure or any of our materials, however, should be taken as a substitute for your own further enquiries, inspections or independent legal advice.

**INDIVIDUAL APARTMENT VARIATION:** The designs show the overall style of the development, but elevational treatments may vary between plots in orientation, architectural detail and in the construction, materials used externally and internally. These variations are designed to promote individuality and, in turn, to create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. Please note window, door, balcony and terrace configurations may vary depending on plot.

**SITE PLAN:** Site layout, design, features and facilities are subject to change during the development and may vary on completion. Location of affordable homes are indicative and may change.

**FUTURE PHASES:** The developments forms part of the wider regeneration project.

Phase 1 consists of 3 blocks:

Block A - 215 apartments of which 178 are open market sale homes and the balance are shared ownership by another. Levels 1-5 are shared ownership; level 6 is a mix of open market sale and shared ownership, and levels 7-32 are open market sale.

Block B is a combination of Shared Ownership, Intermediate and London Affordable Rent tenure apartments.

Block C is all London Affordable Rent tenure apartments.

Location of affordable homes are indicative and may change.

As part of the planning consent for this development a number of new homes are designated as section 106 affordable housing. Other homes on the development are for open market sales which can be sold to a variety of interested parties including private individuals for owner occupation, investors, local authorities, and housing associations. This means that the tenure of properties on a development may change over time.

Please note Phase 1 forms part of the wider Manor Road Regeneration project and future phases 2 & 3 are subject to commercial viability. Phase 2 has planning permission for the balance of the public park along with 290 homes, and Phase 3 has outline consent for 159 homes. For the latter, the future delivery of the phase is pending securing of satisfactory planning permission from the Local Planning Authority.

We are a registered developer with New Homes Quality Board.



Protection for new-build home buyers

**IMAGES:** Computer generated images and artists' impressions are intended to give an impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. Images showing views are based on the site at the time the image is produced. Views are based upon the apartment location and elevation and are subject to change based upon future neighbouring developments. Therefore unrestricted views may be restricted in the future.

We do sometimes need to make changes to designs, including elevations, materials, finishes and features during the development and the final as built appearance may vary on completion. Images showing views are based on the site at the time the image is produced. Please note that landscapes change and a view which is unrestricted now may be restricted in the future. We do not control adjoining or surrounding land. Views are based upon the apartment location and elevation and are subject to change based upon future neighbouring developments.

Internal images are for illustrative purposes and may include equipment, items or features which do not reflect the interior or specification. Furniture, soft furnishings, wall coverings etc. are not part of standard specification. Please contact our sales team for the latest information on specification.

**FLOORPLANS:** Room dimensions and other measurements are approximate (with a tolerance of plus or minus 5% in the architects' drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances, or other furnishings. The seller may need to make adjustments to the boundaries of the

property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, window, door, and balcony configurations – are an example for illustration only (actual layouts may vary from those shown). Please consult our Sales Consultant for details of individual apartment types.

**SPECIFICATIONS:** We reserve the right to change specifications from time to time. We may need to substitute equipment, appliances and materials mentioned in this brochure but we will seek to ensure that the replacement brand is of similar quality.

**JOURNEY TIMES:** Journey times to and from the property are taken from publicly available sources, are approximate and are subject to change from time to time (for example if timetables or available transport options change). Information is for guidance only and you should make your own independent enquiries as appropriate.

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**VERSION INFO:**  
v10.1. 2nd August 2024

Design and production by Think (thinkpublicity.co.uk)

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A partnership between



**MUSE**

**Selling Agent:**

