

QUEENS CROSS

ROYAL DOCKS E16

FACTSHEET

WELCOME TO QUEENS CROSS

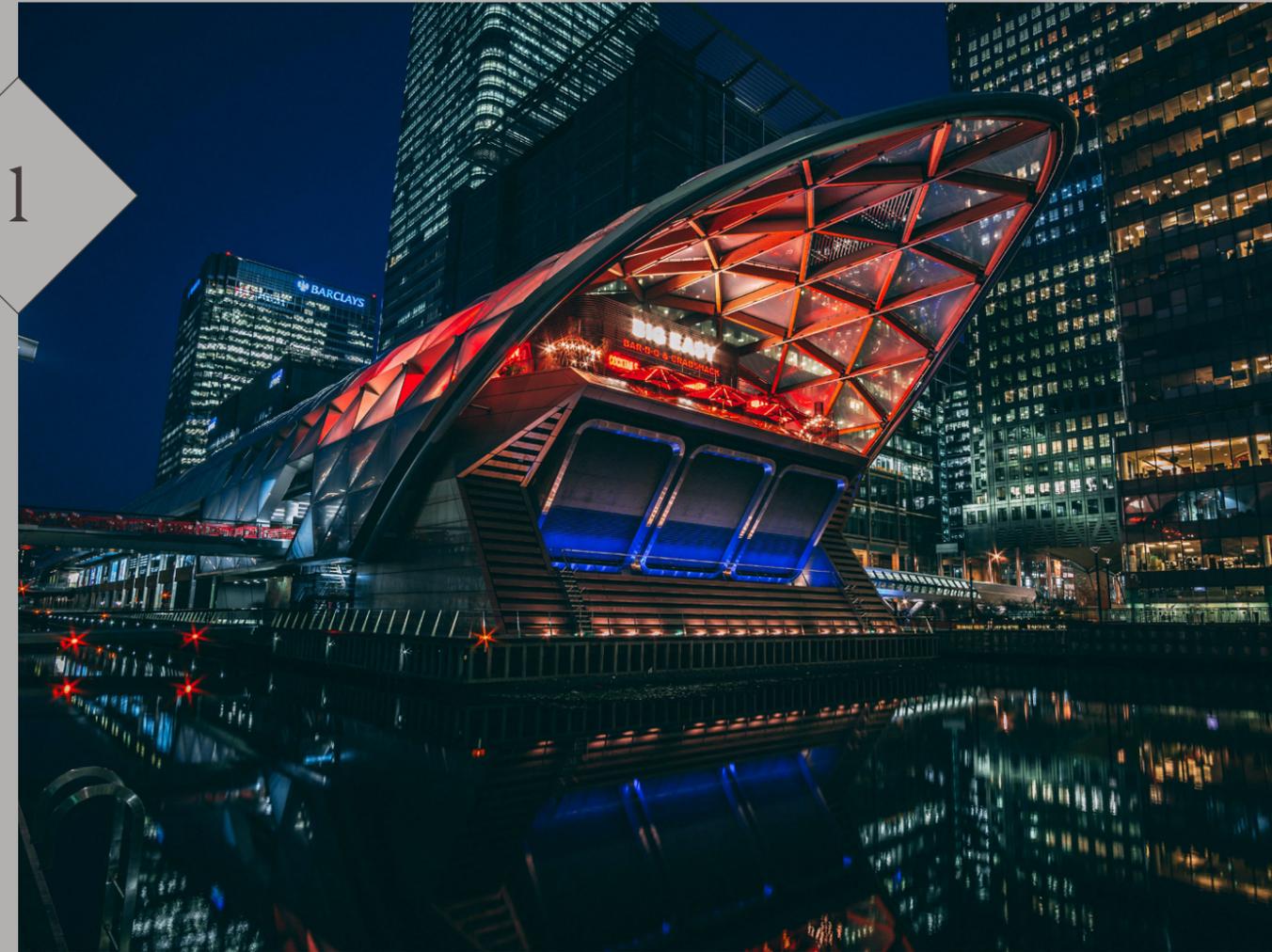
Less than 10-minutes away, the hustle, the bustle, and the rush of central London. Here, a haven of riverside views and a calmer pace of life.

With a name inspired by its location, you'll find Queens Cross nestled between the Elizabeth line and the Royal Victoria Dock. Recharge in the secluded gardens and private residents' club (complete with rooftop running track). Before heading out to the City, only 10-minutes away.

The perfect location, with a world of connections on its doorstep.



City living at its best



GOOD NEIGHBOURS

Get to London's leading financial district – Canary Wharf – in just 3-minutes. It's one stop away on the Elizabeth line.

2

BETTER CONNECTED

Trains, planes, and watermobiles. You'll find them all here. An expansion of infrastructure makes the Royal Docks the best-connected place in London.



3

A SMART INVESTMENT

88%

price increase in the area over the last 10 years!



35%

below the average price for London, suggesting room for further growth!

¹ DataLoft September 2022

4

EDEN HOUSE

Work, train, and reset at your private residents' club, with an exclusive gym powered by Peloton, rooftop running track, and on-site workspace among its highlights. These are the fittest homes in London.



5

HOME TO LONDON'S MAYOR

London's Mayor has moved the Capital's headquarters to the Royal Docks – 3-minutes from Queens Cross. And with it, the opportunity to increase investment in the neighbourhood.



6

A THRIVING WATERSIDE COMMUNITY

There's nothing quite like the calm, fresh river breeze and the soothing sound of rippling water. Dive into open-water swimming and discover a world of watersports less than 100-metres from your door.



8

FIRST-CLASS EDUCATION

London's finest universities are in easy reach, like LSE which is 23-minutes away by DLR/ Underground. And Ofsted has rated schools and colleges like prestigious nearby South Quay College as "Outstanding".



9

TRENDING EAST

£314 m

INVESTMENT



is flowing into the Royal Docks. And Stratford Waterfront, a short journey north, is becoming London's newest tourist destination. Cultural icons the BBC, V&A and Sadler's Wells are all set to open outposts here.

7



LANDSCAPED GARDENS

5,000 sq m

of landscaped gardens across the development, equivalent to 20 tennis courts.

10

AN EYE FOR DESIGN

From the first drawing to the final touch, our teams create desirable spaces that are practical and pleasing to all residents. And every resident can enjoy the views from their own private balcony or terrace.



3
MINUTES
FROM

CANARY
WHARF



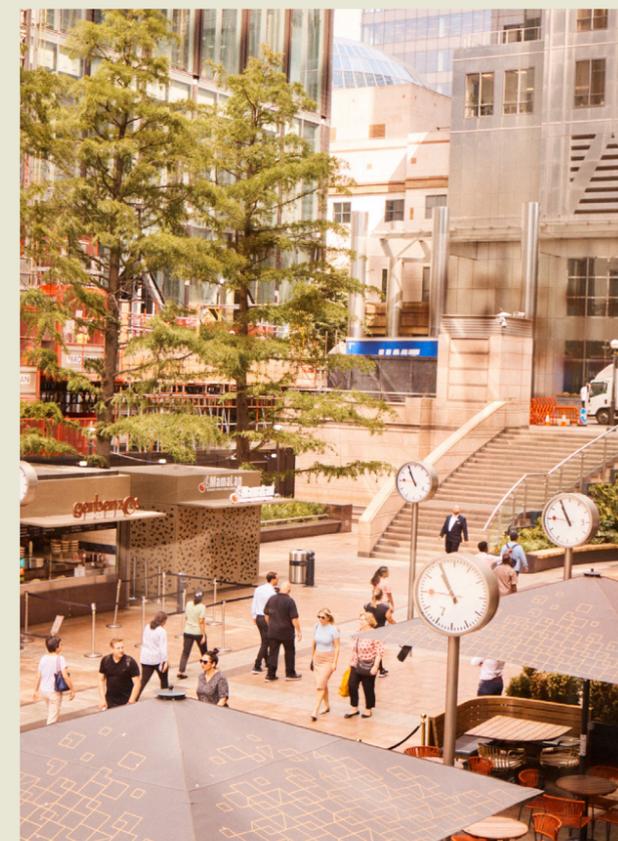
CROSSRAIL PLACE Canary Wharf's iconic Elizabeth line station

Zip along the Elizabeth line to reach London's leading financial district in *3-minutes*. Or take a short stroll along the riverside.

There are over 300 shops, cafés, bars and restaurants here, across five malls.

Get fitted for a new designer suit at Cabot Place Mall. Sample delicious seafood on the waterfront. Climb to one of the many rooftop terraces, and finish your day with a zingy cocktail – with views of Cabot Square's towering fountain.

And if you're one of the 120,000 who work in the area – enjoy the *blissfully* easy commute.



Six Public Clocks by Konstantin Grcic in Reuters Plaza



Enjoy a zingy cocktail at The Alchemist



IT'S ONLY *ONE STOP* TO CANARY WHARF.
YOU CAN CYCLE THERE IN 10 MINUTES.
AND IN THE SUMMER, WHEN
THE WEATHER'S GOOD, I JUST WALK.

Ramsey Hughes
Mount Arvil resident
Queens Cross, E16





WORK,

EDEN HOUSE

YOUR PRIVATE RESIDENTS' CLUB

Take on the day in the coworking space, with its bustling café ambience. In the evening, become a silhouette against the sunset on the rooftop running track.

Hit your fitness goals in style, whenever suits you. Residents enjoy exclusive access to a Peloton powered gym, indoor cycling and yoga room.

And, as you'd expect, there's a 24-hour concierge service. So, if you ever need help, you'll find a friendly face (and your parcels).



TRAIN,



AND
RESET



DESIGNED
AND POWERED BY



Exclusive access to a Peloton powered, and designed, gym, indoor cycling, and yoga studio, as well as 1000s of classes via the Peloton app.



SCAN TO FIND
OUT MORE

YOU'RE CONNECTED: HERE, THERE, AND EVERYWHERE.

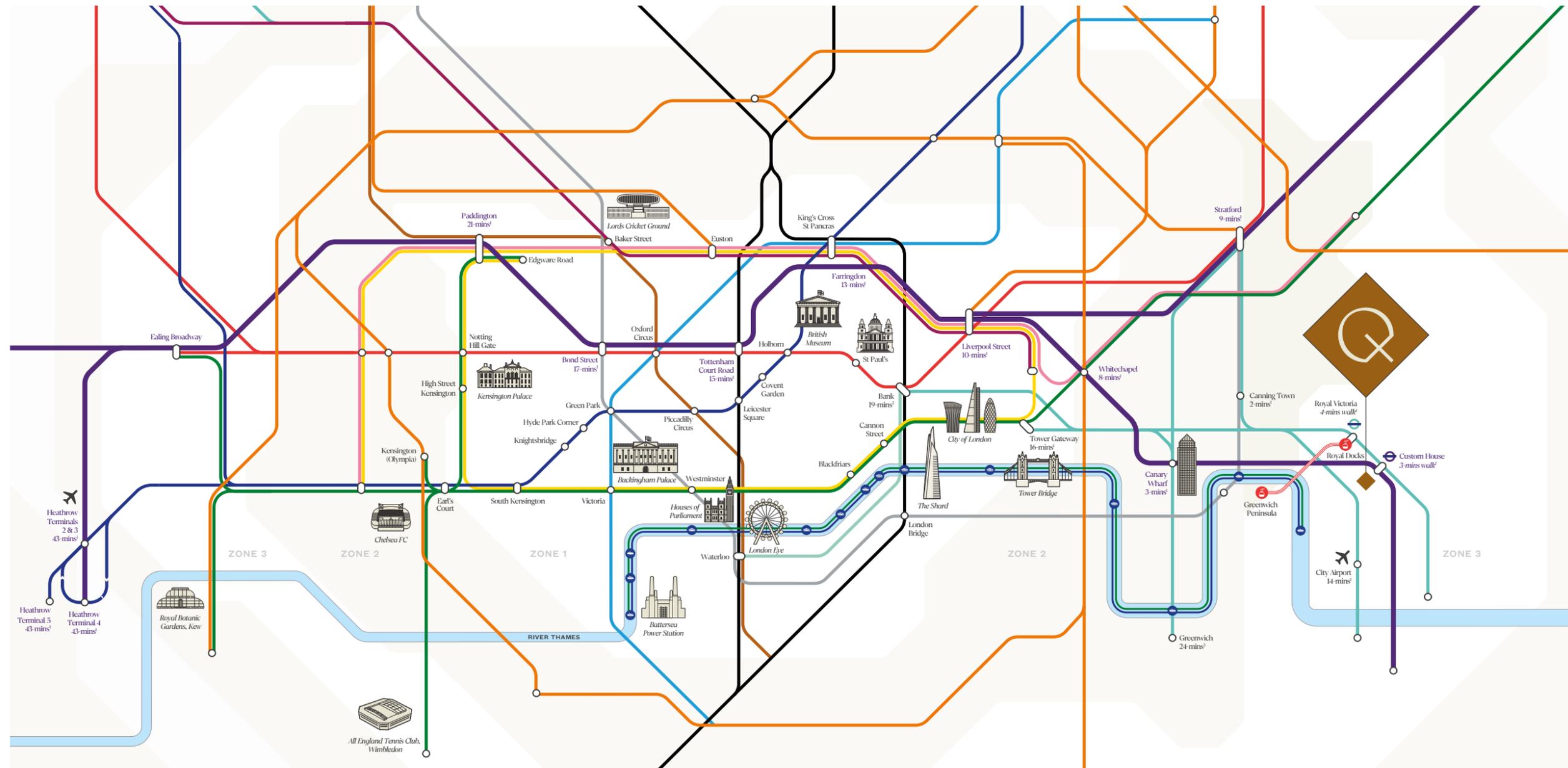
Canary Wharf: 3-minutes.
Liverpool Street and the City: 10-minutes.
Tottenham Court Road and the West End: 15-minutes.
Bond Street: 17-minutes.

All thanks to the newly-opened Elizabeth line, a 3-minute walk from your new home.

New trains and improvements on the DLR, and the Silvertown Tunnel (opening 2025), will soon make it easier to get around nearer to home. And there's always the Uber Boat, if you want to feel the river wind in your hair.

You're connected to the world – London City Airport is 14-minutes away. So you can land in major European destinations in just a few hours.

From 2025, its new terminal (and quieter planes) will serve new destinations, as far flung as the Middle East and America's East Coast.



LONDON UNDERGROUND Key to lines

- | | |
|-------------------------|----------------------|
| Elizabeth line | Metropolitan line |
| DLR | Northern line |
| Bakerloo line | Piccadilly line |
| Central line | Victoria line |
| Circle line | Waterloo & City line |
| District line | London Overground |
| Hammersmith & City line | Emirates Air Line |
| Jubilee line | River Boat |



START: ROYAL VICTORIA

- 2 MINS Canning Town¹
- 9 MINS Stratford¹
- 14 MINS London City Airport¹
- 16 MINS Tower Gateway (Tower Bridge)¹
- 19 MINS Bank¹
- 24 MINS Greenwich¹



START: CUSTOM HOUSE (EXCEL)

- 3 MINS Canary Wharf¹
- 10 MINS Liverpool Street (The City)¹
- 15 MINS Tottenham Court Road¹
- 17 MINS Bond Street¹
- 21 MINS Paddington¹
- 43 MINS Heathrow Airport¹





WELCOME TO

QUEENS · CROSS

Queens Cross sits in a loop of the Thames, offering remarkable views across east London. To the west, Canary Wharf cuts into the sky.

One building. *Two perspectives.* No. 22 towers 22-floors above the gardens below. And nestled to the south is the more intimate No.15 which stands at 15 floors.





YOUR NEW OASIS

A perfect airy space to relax and recharge. Carefully considered open-plan living, with elegant tall windows, lets light stream in through every season, illuminating the striking herringbone flooring, soft greys, and matte bronze finishes found throughout.



SMART COOKING, EASY ENTERTAINING

In the kitchen, dark wooden bespoke shelving and quartz worktops provide striking contrasts.

Every layout has been individually and painstakingly curated to fit each apartment. And they all come fully equipped with integrated appliances, to help you prepare smoothly for that first dinner party.





DEVELOPMENT DETAILS

DEVELOPER:
Mount Anvil

ARCHITECT:
Skidmore, Owings & Merrill

LANDSCAPE ARCHITECT:
Planit-IE

INTERIOR DESIGN:
Johnson Ribolla

DEVELOPMENT ADDRESS:
Western Gateway, London E16 1AZ

MARKETING SUITE ADDRESS:
12A Western Gateway, London E16 1YX

LOCAL COUNCIL:
London Borough of Newham

TENURE:
200 years starting 9th April 1999

ESTIMATED SERVICE CHARGE:

- No.15 - £4.95 per sq ft
- No.22 - £5.20 per sq ft

Service charge is estimated and based on today's rates which may be subject to change

ESTIMATED COMPLETION:

- No.15 - Q4 2025 / Q1 2026
- No.22 - Q3 2026 / Q4 2026

WARRANTIES AND INSURANCES:

- 10-year NHBC Buildmark warranty and insurance policy
- Two-year Mount Anvil homes warranty

CAR PARKING AND FACILITIES:
Car parking spaces are available for Blue Badge holders only.

Electric vehicle charging points and a car club scheme with three-years' membership and £50 credit are available as standard.

NUMBER OF HOMES AT QUEENS CROSS:
219 apartments across two buildings
No. 15: 103 apartments in total
No. 22: 116 apartments in total



BUYING AT QUEENS CROSS

UK RESERVATION TERMS

- £2,500 reservation fee up to £999,999 and £5,000 from £1,000,000
- 10% (minus reservation fee) of purchase price payable within 21 days, on exchange of contracts
- 2.5% stage payment payable six months after reservation
- 2.5% second stage payment payable 12 months after reservation
- 5% third stage payment payable 18 months after reservation
- Balance of 80.00% payable on completion

OVERSEAS RESERVATION TERMS

- £2,500 reservation fee up to £999,999 and £5,000 from £1,000,000
- 10% of purchase price payable within 21 days, on exchange of contracts (minus reservation fee)

OR

- Exchange contracts in the room with 10% payable within 21 days (less the initial reservation fee)

AND

- 2.5% stage payment payable six months after reservation
- 2.5% second stage payment payable 12 months after reservation
- 5% third stage payment payable 18 months after reservation
- Balance of 80% payable on completion

IMPORTANT NOTICE:

For detailed information about the specification of specific homes, talk to one of our sales consultants. While we make every effort to ensure information is correct, it has been supplied as a guide. This means that we (Mount Anvil and ExCeL London) reserve the right to make changes to the specification as necessary and without notification. We reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting of this. This means you'll be expected to accept any consequential change in outlook or amenity as a result of such changes. All visuals in this brochure are artistic interpretations of Queens Cross for indicative purposes only.



MOUNT ANVIL: INVESTING IN QUALITY

WE TAKE OUR WORK PERSONALLY

90% of our people are also shareholders in our business, so there's more pride poured into every project.

Our unique collective approach brings together some of the best minds in the industry to create carefully considered and beautifully built homes that will endure. It's an approach that drives continuous improvement, raising the bar with every development.

Here we set out what quality means to us, going above industry standards with each of our teams.



QUEEN'S WHARF, W6

Project Directors

Mount Anvil Project Directors typically have more than 25 years' industry experience, so delivery of your home is in safe hands.

Land Buying

2.3× growth

Finding the right location to invest in. Mount Anvil schemes have delivered up to 2.3 times the average price growth for new build apartments in the same postcode.

Architecture

In-house architects refine the layouts of our homes making sure they are practically considered to create more liveable space. That's why our developments are consistently amongst London's fastest selling.

Design Planning

We've developed bespoke 4D software to plan and deliver projects to the highest standard with fewer complications.



DOLLAR BAY, E14

Interior Design

77%

of our suppliers are British-based companies, making it easier for us to visit manufacturers, ensuring they meet the high standards we set for ourselves.

Health & Safety

No. 1

We're the UK's most highly-rated company. It's built into our culture; into everything we do and every decision we make.



Customer experience

Your personal Customer Experience Manager will be by your side throughout the buying process, whether it's contacting your solicitors or showing you around your home

Customer care

24h homeowner care

If a problem arises, we've got you covered with year-round, 24-hour homeowner care.

UNRIVALLED LONDON KNOWLEDGE

QUEENS CROSS IS ANOTHER COLLABORATION BETWEEN MOUNT ANVIL AND EXCEL LONDON.

Building for the future is what the Royal Docks has always strived for. It once pushed industry forward, but now the area is redefining itself as a connected place to call home. Together, with our partners at ExCeL London, we're proud to be helping shape this part of London, creating a legacy of homes that people love, in a place they want to live.

Homes by Mount Anvil are part of a collection that are in tune with their surroundings. They're built to last, and built for lasting value; we strive to raise the bar with each new development, which is evidenced by the buyers and partners that keep coming back to us. We promise and deliver exceptional homes that are known for world-class design, lasting quality and genuine customer care. We call that Better London Living.

TARGETING GROWTH AND ENSURING THE HIGHEST STANDARDS

In taking time to find the right locations to invest in, Mount Anvil schemes have delivered up to 2.3 times the average price growth for new build apartments in the same postcode. Over three quarters of their suppliers are British-based companies, making it easier for them to visit manufacturers and ensure they meet the exceptionally high standards they set for themselves.



EXCEL LONDON

ExCeL London opened in November 2000, in an area of huge regeneration in London's historic Royal Docks. Today, the venue hosts 400 events per year, welcoming four million visitors from every corner of the globe.

Events hosted at ExCeL London generate £4.5bn in economic impact for London and support 37,600 jobs. Under the ownership of Abu Dhabi National Exhibition Centre (ADNEC), ExCeL London has seen significant investment in new facilities, including the opening of London's International Convention Centre (ICC) and on-site hotel developments.

WE'VE SPENT 30 YEARS FOCUSED ON LONDON, CREATING OUTSTANDING PLACES WHERE PEOPLE CAN THRIVE. FOCUS MEANS WE CAN COMMIT, WE CAN DO THAT BIT EXTRA, SO WE CAN SPEND MORE TIME DESIGNING, REFINING AND DELIVERING HOMES PEOPLE LOVE, IN PLACES THEY WANT TO LIVE.

Killian Hurley
Chief Executive, Mount Anvil



Winner
Housebuilder of the Year, 2020



Winner
Housing Design Awards, 2022



Gold standard
Health & Safety, 2021



Finalist
Housebuilder Awards, 2021



Winner, Building for a Healthy Life
RESI Awards, 2021





Crafted by



Mount Anvil,
better London living



The information in this document is indicative and is intended to act as a guide only as to the finished product. The finished product may vary from the information provided. 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 may vary within a tolerance of 5% and are not intended to be used for carpet sizes, appliance sizes or items of furniture. All furniture shown is indicative only, all planting on balconies and terraces are shown for decorative purposes and do not form part of the specification.

Queens Cross is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Mount Anvil and EXCeL London 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. Mount Anvil and EXCeL London reserve 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. Mount Anvil and EXCeL London reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting this. This means you'll be expected to accept any consequential change in outlook or amenity because of such changes.

