

# QUEENS · CROSS



ROYAL DOCKS E16

◆ CALM  
AND  
CONNECTED  
LIVING

Less than 10-minutes away, the hustle,  
the bustle, and the rush of central London.

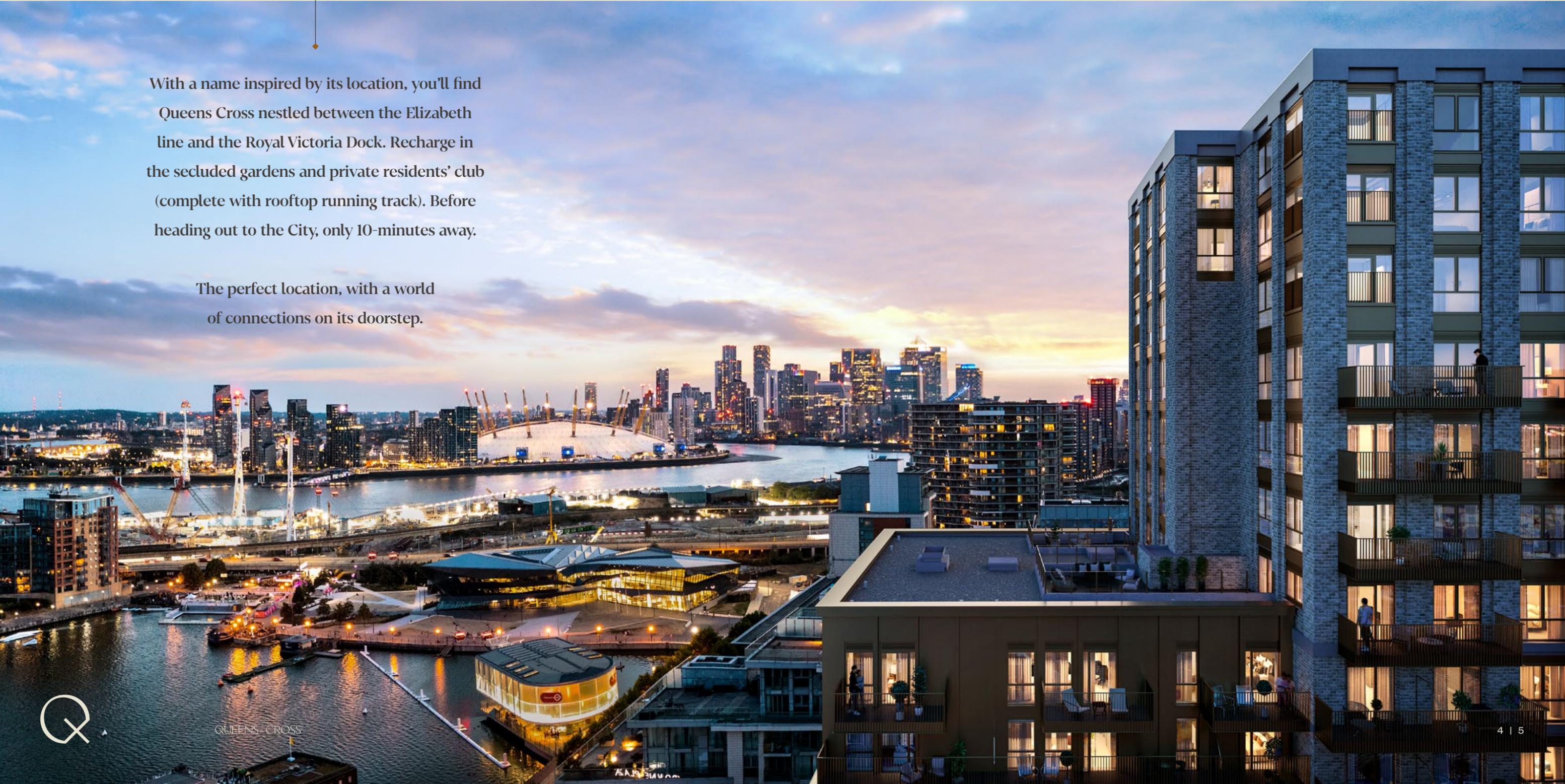
Here, a haven of riverside views and  
a calmer pace of life.

WELCOME TO

# QUEENS · CROSS

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.



  
LONDON CITY  
AIRPORT

RIVER  
THAMES

THE O2

ROYAL  
VICTORIA DOCK

  
CANARY  
WHARF

CITY HALL  
(THE CRYSTAL)

THE CITY  
OF LONDON

  
EMIRATES  
AIR LINE

  
ROYAL  
VICTORIA

EXCEL  
LONDON

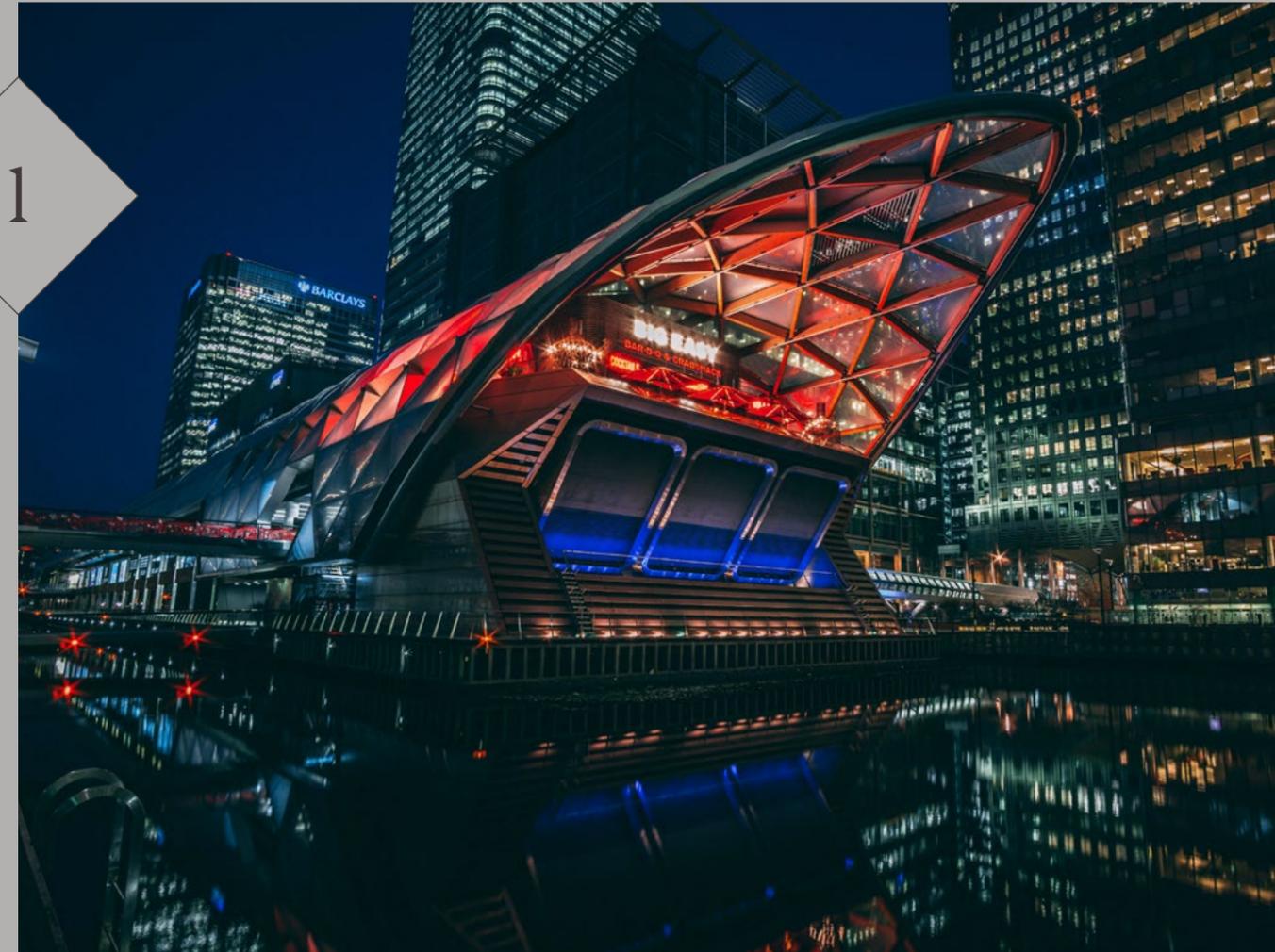
  
CUSTOM  
HOUSE

  
STRATFORD



QUEENS  
CROSS  
ROYAL DOCKS E16

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 from Custom House station 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.



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.



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!

<sup>1</sup>Dataloft September 2022



5

### HOME TO LONDON'S MAYOR

London's Mayor has moved the Capital's headquarters from Tower Bridge to the Royal Docks — City Hall, and the economic growth it stimulates, is a 3-minute walk away.



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. 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. 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 there.

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 homes that are practical and pleasing.



# THE BEATING HEART



# OF THE EAST



3  
MINUTES  
TO



CROSSRAIL PLACE Canary Wharf's iconic Elizabeth line station

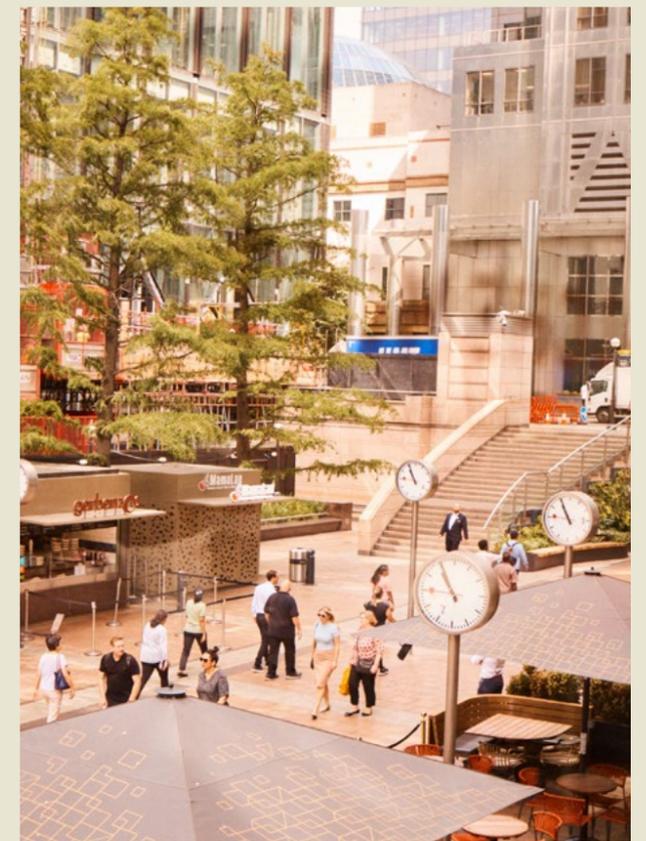
# CANARY WHARF

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  
Royal Eden Docks, E16



◆ A  
THRIVING

WATERSIDE  
COMMUNITY

# THE SOOTHING SOUND OF RIPPLING WATER

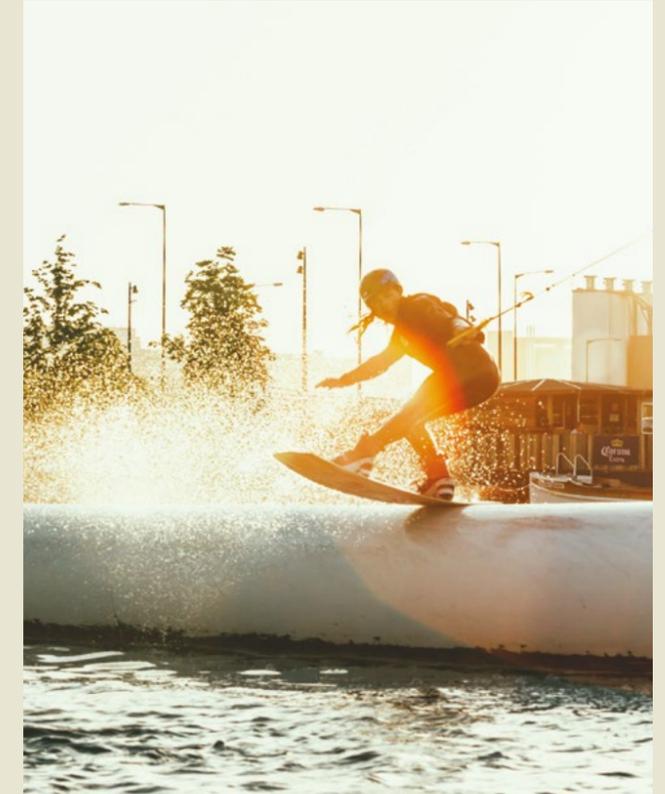


TO BE SURROUNDED BY WATER IS UNIQUE, IT HAS A CALMING INFLUENCE.

**Anna Gibb**  
*Local artist and architect*



QUEENS · CROSS



There's nothing quite like the calm, fresh river breeze along the waterfront.

Dive into open-water swimming and discover a world of watersports. Get involved in sailing, rowing, and wakeboarding right outside your door. And there's no shortage of buzz, as the Royal Docks also plays host to major sports events including Formula E and the London Triathlon.

- ← [Swim the Royal Docks with Love Open Water](#)
- ↖ [Master stand up paddleboarding with Wake Up Docklands](#)
- ↑ [Join the Victoria Dock parkrun. Every Saturday at 9:00am](#)



£314m  
INVESTMENT

For a calmer day out, there's no shortage of sunny waterside ambles, thanks to 18-kilometres of river and dock frontage. Wander between the cafés and bars dotted around the neighbourhood. Or saunter past the new City Hall, where the Mayor of London works.

There's still plenty to come, thanks to a £314m investment plan to bring more cultural and sporting events to the area.



THE ROYAL DOCKS IS AN AMAZING PLACE,  
AND WE HAVE THE OPPORTUNITY TO  
TURBO-CHARGE THE REGENERATION OF  
THE AREA, JUST AS THE OPENING OF CITY  
HALL DID FOR ITS SURROUNDINGS.

Sadiq Kahn  
Mayor of London





Across the water – a short trip on the Emirates Air Line – lies Greenwich Peninsula. Here, you'll find The O2. It's one of the world's largest shopping and entertainment complexes, with regular performances from the biggest names in entertainment.

Plus, retail therapy is only 9-minutes away at Westfield Stratford. It's Europe's biggest mall, with over 320 shops and restaurants. For those who like a flutter, it's also home to the UK's largest casino.

↑ Shopping, dining and entertainment at the O2

→ Retail therapy at Westfield Stratford



# ◆ YOU'RE CONNECTED:◆

CUSTOM HOUSE STATION, ELIZABETH LINE ⌚ 3-mins walk



TRAINS,  
PLANES,  
&  
WATERMOBILES.



Retail therapy along Bond Street 17-mins

# HERE,

# THERE,

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.



Grab dinner with friends at Canary Wharf 3-mins



Pop to a meeting in the City of London (Liverpool Street) 10-mins

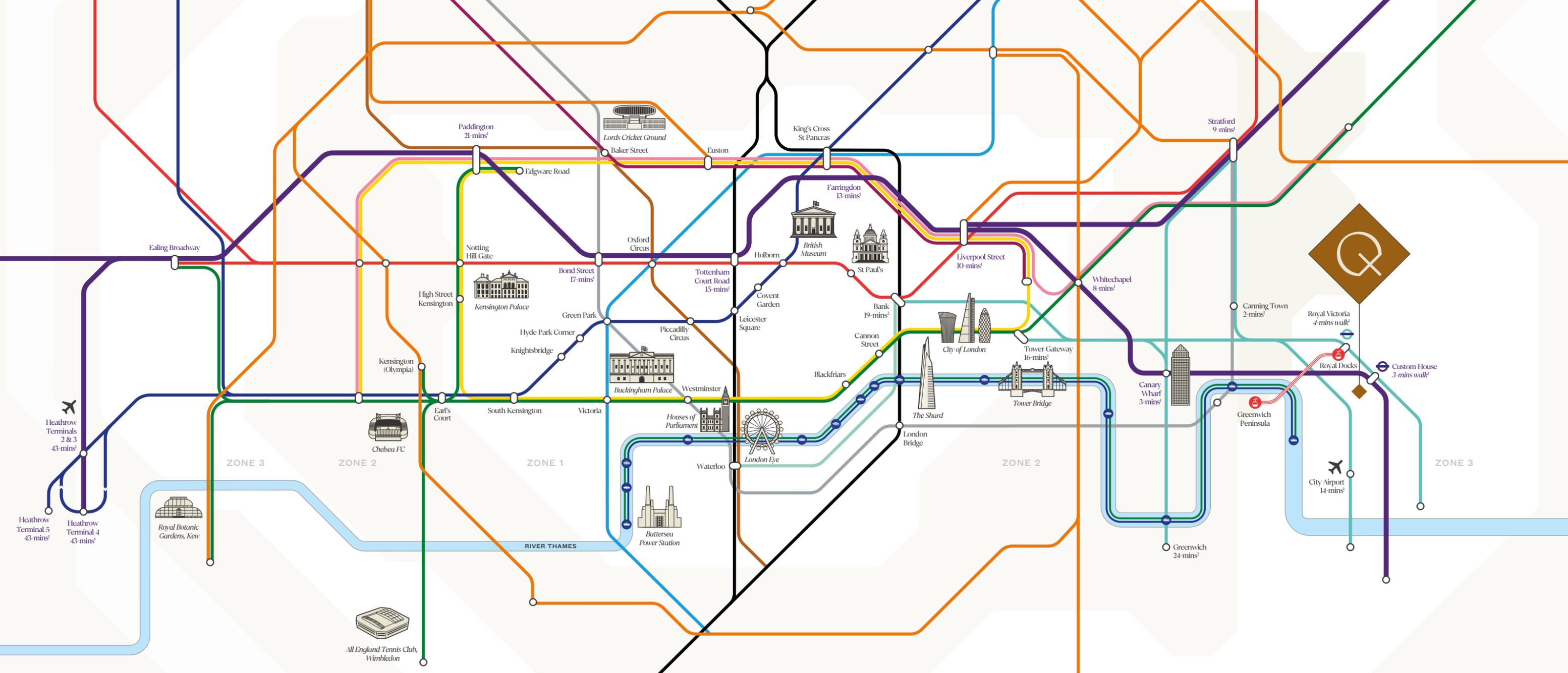
# AND EVERYWHERE

You're connected to the world – London City Airport  
is 14-minutes away. So you can land in over 30 major  
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 more cities on America's East Coast.

BARCELONA  
BERLIN  
BUDAPEST  
DUBLIN  
EDINBURGH  
FRANKFURT  
GENEVA  
LUXEMBOURG  
MANCHESTER  
MILAN  
NEWYORK  
NICE  
PRAGUE  
VENICE  
WARSAW  
ZURICH





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 Town<sup>1</sup>
- 9 MINS Stratford<sup>1</sup>
- 14 MINS London City Airport<sup>1</sup>
- 16 MINS Tower Gateway (*Tower Bridge*)<sup>1</sup>
- 19 MINS Bank<sup>1</sup>
- 24 MINS Greenwich<sup>1</sup>



START: CUSTOM HOUSE (EXCEL)

- 3 MINS Canary Wharf<sup>1</sup>
- 10 MINS Liverpool Street (*The City*)<sup>1</sup>
- 15 MINS Tottenham Court Road<sup>1</sup>
- 17 MINS Bond Street<sup>1</sup>
- 21 MINS Paddington<sup>1</sup>
- 43 MINS Heathrow Airport<sup>1</sup>





## FIRST-CLASS EDUCATION

Queens Cross is a perfect base for schools and higher education options across London. Within a 5-kilometre radius there are 27 primary schools, 13 secondary schools and three academies, all rated 'outstanding' by Ofsted, the Government's Office for Standards in Education.

Some of the Capital's — and the world's — best universities are located within 30-minutes on public transport.



LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE (LSE) 23-mins by DLR/Underground



KING'S COLLEGE LONDON 31-mins by DLR/Underground

UNIVERSITY OF EAST LONDON 14-mins by DLR



<sup>1</sup>Source: Reports.ofsted.gov.uk, 2021. Journey times are taken from Custom House station.





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.

# LONDON'S FITTEST HOMES.



## EDEN HOUSE

YOUR PRIVATE RESIDENTS' CLUB.  
WORK, TRAIN, AND RESET.

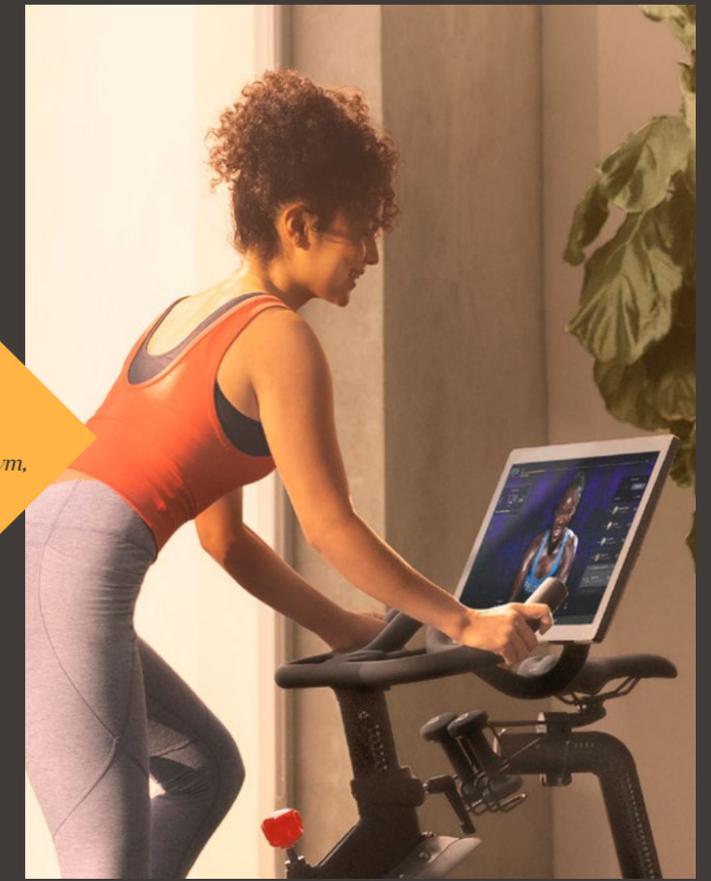
DESIGNED  
AND POWERED BY



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





ONE OF A KIND. ALL YOURS.

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. Enjoy exclusive access to a Peloton powered gym, indoor cycling and yoga room.

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).







Cool off on the ground floor — luxurious sauna, steam, and treatment rooms, plus a 20-metre swimming pool are waiting for you.



ARTFULLY  
LANDSCAPED



# ARDENNS



Explore over 5,000 sq m (equivalent to 20 tennis courts) of thoughtfully-designed landscaping across the development that bring greenery and tranquillity back to the city.

Wander across the stepping stone paths to discover sun traps and wildflower meadows. Lose yourself in thought under a silver birch. Or play it cool with a game of badminton.



## 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.



IN A WORLD WHERE COLOUR HAS TAKEN OVER INTERIOR DESIGN, WE DECIDED TO MOVE *BOLDLY AGAINST THE TREND*. THE RESULT IS ELEGANT AND TIMELESS. A COMPLETELY NEUTRAL PALETTE WHICH PLAYS WITH NATURAL TEXTURE AND SOFT TONES.

**Natalie Slack**  
Interior Design Manager  
Mount Anvil





## RISE AND SHINE

In the morning, the window walls flood your bedroom with natural light.

Tread across the soft silk-effect carpets to find built-in fitted wardrobes, shelving, and hanging rails. And, yes, all master bedrooms are TV-ready.



## SOAK UP THE RELAXATION

In the bathroom, grey porcelain tiled floors and walls are offset by quartz countertops and a bespoke feature vanity unit. Integrated cabinets line the room, to keep the space free and open.

Think of it as a spa in your own home. Drench yourself under the rainfall shower, and surface refreshed.

SHOWER ROOM





**BREATHE IN THE VIEWS**

Enjoy unique views across London's waterside wonders – from The O2 and Canary Wharf, to the private gardens below.



# Specification

## INTERIOR FINISHES

- Black entrance door with bronze effect ironmongery, FSC & SBD certified
- Grey white painted internal doors with bronze effect finish handles. FSC certified.
- Painted walls and ceilings finished in white matt emulsion
- White painted stepped skirtings and architraves
- Herringbone dark timber effect flooring to hallway, kitchen and living / dining room.
- Carpet to bedrooms (excludes studios)
- Full-height built-in wardrobes to master bedrooms with painted grey interior, bronze effect internal clothes rail and bronze effect T-bar handles.



## KITCHENS

- Individually designed layouts
- Quartz stone worktops
- Timber-effect shelf behind quartz upstand to single wall
- Handleless timber effect wall units, full height units and splashbacks
- Low-level cabinets in white grey, matt lacquer finish
- Drawer system with pan space
- Warm white LED lighting to underside of wall cabinets
- Feature single bowl, under-mounted sink, stainless steel finish
- Single lever mixer-tap, stainless steel finish
- Siemens four-ring, touch control, induction hob, black glass finish
- Siemens canopy extractor hood
- Integrated 70/30 fridge freezer
- Integrated slimline dishwasher to studios and full-size to one, two and three bedroom apartments where space permits
- Siemens integrated combination microwave oven, black finish to studios and one bedroom apartments
- Siemens multi-function single oven, black glass finish to two and three bedroom apartments
- Siemens integrated microwave with grill, black glass finish to two and three bedroom apartments

## BATHROOMS / SHOWER ROOMS / ENSUITES

### Shower Rooms – Studio Apartments

- Large format grey porcelain tiled floor and walls
- White marble-effect porcelain tiles
- Bespoke feature vanity unit with semi recessed basin, integrated storage and quartz countertop
- Ribbed timber-effect wall cabinet in light wood colour with internal shelving
- Black framed oval mirror above vanity unit with ambient lighting
- Basin mixer in brushed black finish
- Dual flush plate in black finish
- White WC pan with soft close seat
- Multi-function shower handset with integrated thermostatic mixer on slide rail, brushed black finish
- Electric heated towel rail with thermostatic control
- Glass fixed shower screen, brushed black frame
- 1700mm white low profile shower tray



### Bathrooms

- Large-format grey porcelain tiled floor and walls
- White marble-effect porcelain tiles
- Bespoke feature vanity unit with countertop basin, integrated storage and quartz countertop
- Timber-effect wall cabinet in light wood colour with internal shelving
- Black framed oval mirror above vanity unit with ambient lighting
- Wall mounted basin mixer in brushed black finish
- Dual flush plate in black finish
- White WC pan with soft close seat
- Single function shower handset with hose and bracket, brushed black finish
- Wall-mounted thermostatic mixer/diverter, brushed black finish
- White single-ended acrylic bath with bath filler
- Electric heated towel rail with thermostatic control
- Hinged bath screen, brushed black frame

### Ensuites

- Large format porcelain tiled floor and walls
- White marble-effect porcelain tiles
- Bespoke feature vanity unit with semi recessed basin, integrated storage and quartz countertop
- Ribbed timber-effect wall cabinet in light wood colour with internal shelving
- Black framed oval mirror above vanity unit with ambient lighting
- Basin mixer in brushed black finish
- Dual flush plate in black finish
- White WC pan with soft close seat
- Single function shower handset with hose and bracket, brushed black finish
- Wall-mounted thermostatic mixer/diverter, brushed black finish
- Electric heated towel rail with thermostatic control
- Glass shower screen with sliding door, brushed black frame
- 1200mm low profile shower tray



#### ELECTRICAL FITTINGS

- Energy efficient LED downlights
- White finish switches and sockets throughout except kitchens.
- High speed broadband available via Hyperoptic and BT Openreach (subject to connection)
- Lighting to utility cupboards where applicable
- Matt black sockets to kitchens with integrated USB point
- USB charging point to master bedroom, white finish
- Facility for Sky Q (subject to contract and connection)
- Freestanding washer-dryer in utility cupboard

#### Studio Apartments

- Television (terrestrial and satellite) and telephone points to living area

#### One, Two & Three-bedroom apartments

- Television (terrestrial and satellite) and telephone points to living area and master bedroom
- Television (terrestrial) points to second and third bedrooms

#### BALCONIES AND TERRACES

- Glazed doors onto balconies and terraces with metal balustrades and non-combustible decking
- Level access onto balconies and stepped access onto terraces (as indicated on floorplans)

#### HEATING/COOLING

- Heating, hot water and power from centralised system with metered water and electric supply to all apartments
- Thermostatic heating controls
- Whole Home MVHR ventilation with humidistat and resident controlled boost function

#### SUSTAINABLE FEATURES

- Landscaping to encourage biodiversity
- Mixed recycling facilities
- Heating & hot water via district heating system
- Electric vehicle charging point

#### LIFTS & HALLWAYS

- Tiled floor finish to communal corridors up to 1st floor
- Carpet floor finish to communal corridors above 1st floor
- Two passenger lifts located within each entrance lobby serving all resident apartment entrance levels.

#### RESIDENT FACILITIES

- 24-hour concierge with entrance lobby, reception, seating and post room for parcel storage and collection
- Business lounge with flexible workspace
- 20-metre pool, sauna and steam room
- Gym, indoor cycling and yoga studio powered by Peloton
- Changing and treatment rooms
- Cinema room and entertainment space with kitchenette access
- Landscaped courtyard gardens
- Rooftop running track and reflexology walkway
- 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
- Cycle storage



#### SECURITY & PEACE OF MIND

- Audio-visual entry system to individual apartments with link to concierge
- Power point provided for wireless intruder alarm to be fitted at a later date by purchasers
- Apartments fitted with mains supply heat and smoke detectors fitted with battery back-up and domestic fire sprinkler system
- Multi-point locking and spy hole to apartment entrance doors
- 24-hour concierge service and monitored CCTV
- 200-year lease starting from 1999
- 10-year NHBC Buildmark warranty
- Two-year Mount Anvil warranty
- Fob access control to main entrance lobbies and communal areas
- Secure internal cycle storage provision with CCTV surveillance

#### MANAGEMENT COMPANY

A management company will be set up to manage and maintain the surroundings and resident facilities of your development. They'll ensure that the communal areas such as the gardens and gym stay in top shape and that all services and facilities are in good working order. This maintenance and upkeep of the communal facilities is included in your service charge, which is calculated based on the size of your home.



# MOUNT ANVIL: INVESTING IN QUALITY

## WE TAKE OUR WORK PERSONALLY

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

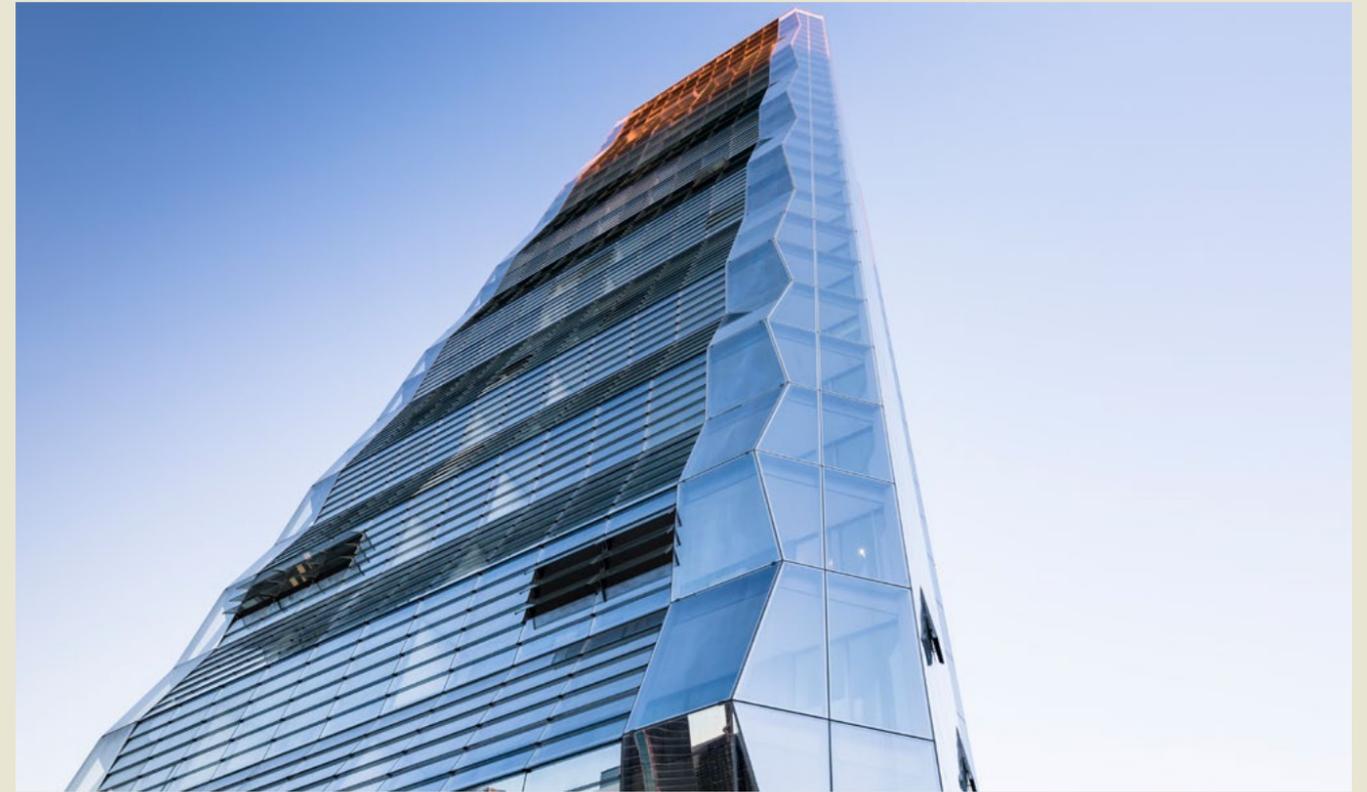
Finding the right location to invest in. Mount Anvil schemes have delivered up to 2.3 times the average price growth for new build apartments in the same postcode.

### 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.

### 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

### 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 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





© James Ewing

ONE WORLD TRADE CENTER

**THE ARCHITECTS:  
SKIDMORE, OWINGS & MERRILL (SOM)**

Together, with SOM, we're proud to help redefine the Royal Docks, creating a legacy of homes in the area that people love, in a place they want to live.

Advocates for the environment, SOM channel all of their expertise toward solutions for reducing carbon impact. Sustainability is not an add-on, but the driving principle of each project.

For almost 90 years, architects SOM have been designing the future. From the first glass-and-steel office building in New York City to supertall towers that have redefined skylines around the world. They're responsible for some of the most significant architectural and engineering achievements in modern history — and now Queens Cross.



© Nick Merrick / Hedrich Blessing

BURJ KHALIFA

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. All kitchen layouts are indicative only and subject to change.

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. Computer-generated images and photography are indicative only and subject to change. Travel times are approximate and calculated via tfl.gov.uk and crossrail.co.uk





QUEENS-CROSS.COM

Crafted by



Mount Anvil,  
better London living

EXCEL  
LONDON