



// Merchants Walk

LONDON E3





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LONDON E3

2 BEDROOM RENTAL
APARTMENTS DESIGNED FOR
THE BEST OF EAST LONDON LIVING



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EAST LONDON LIVING

Discover Merchants Walk, situated between Canary Wharf and the Olympic Village in thriving London E3.

Live here in these light and airy, modern apartments and you will be perfectly placed to enjoy a lively urban lifestyle in the peaceful surroundings of the Limehouse Cut and the Lea Valley.

Historically, the area around Devons Road was industrial. From bakers to soap makers, distillers to porcelain factories, merchants relied on the waterways to transport their goods and materials, and provide power for the mills and factories.

Today, the area around Devons Road is benefiting from extensive investment, enhancing its popularity as an ideal place to live, work and play. The canals now provide a beautiful backdrop for walking, bike riding and enjoying a unique view of London life.



YOUR LOCAL LONDON

The Devons Road DLR station adjacent to Merchants Walk means you can be in the City, Canary Wharf or Central London in mere minutes. Or you can enjoy an array of attractions closer to home.



WESTFIELD STRATFORD CITY

The 'city within a city', Westfield is one of the largest shopping centres in Europe with stores ranging from high street brands to haute couture and edgy urban trends. Or, skip the shops and enjoy the excellent selection of eateries, 17-screen digital cinema, bowling alley, casino and surrounding parkland.

ROMAN ROAD MARKET

Roman Road Market is a lively, friendly place to discover some real bargains in the heart of the East End. Throughout the summer Super Saturday features special events and street performances in addition to the crafts, home & garden items, antiques, food, clothing and books available all year round. There is also a Farmers' Market selling a wide range of seasonal fresh fruit and vegetables and other farm produce.

CHRISP STREET MARKET

Originally a Victorian street market, Crisp Street is a bustling East End market providing a range of convenience to specialist goods, and East End favourites such as pie and mash. Throughout the year the market runs specialist events including a monthly street food market, a Victorian Christmas Market and summer arts and crafts days.



MERCHANTS WALK

The development includes a range of retail and work spaces for every day convenience and community use including shops and eateries. In addition, the neighbouring Grade II listed public house The Widow's Son is undergoing renovation and will provide a place for refreshment and gatherings such as the traditional East End ritual, the celebration of the Widow's Buns.

OPEN AIR ENTERTAINMENT

Need a breath of fresh air? Merchants Walk is close to some of London's best green spaces and opportunities for bike rides, jogging, walks and relaxing with friends.



LIMEHOUSE CUT

The oldest canal in London, dating back to 1766, the Limehouse Cut links the River Thames to the River Lea in Bromley-by-Bow, as well as to the Regents Canal Dock. Recent regeneration means this is now an even better place to feed the ducks, enjoy waterside walks or just watch the colourful narrowboats.

VICTORIA PARK

At 86.18 hectares Victoria Park is one of London's most important historic parks, enjoyed by Londoners for over 170 years as a place of healthy recreation, sports, play and relaxation. In addition to its green open spaces, canals, tennis courts and sports ground, Victoria Park is famous for its open-air music festivals. It even has a boating lake, and two cafés to choose from for your morning coffee.



QUEEN ELIZABETH OLYMPIC PARK

The site of the London 2012 Olympics, London's newest park is now coming alive as visitors explore its unique parklands, waterways, venues and attractions. The north of the park and Copper Box Arena opened in 2013. The south of the park opened in 2014, including three iconic venues, the Stadium, the London Aquatics Centre and the striking ArcelorMittal Orbit sculpture.

MERCHANTS WALK

Landscaped green spaces stretch the entire length of the development for the community to enjoy. Exciting art installations will mix with places to gather and opportunities to enjoy café culture al fresco.



DEVONS ROAD E3

Part of the London Borough of Tower Hamlets, Merchants Walk is included within the Olympic regeneration zone. As a result the area has seen a lot of regenerative work in recent years with still more to follow.

Devons Road benefits from an E3 postcode, which incorporates the surrounding districts of Bromley-by-Bow, Old Ford, Mile End and the Three Mills in Newham. With street markets, high streets, parks and waterways, the area is a fun and vibrant place to live.

The Devons Road area takes its name from the B140 Devons Road and the Docklands Light Railway station of the same name, serving Bow Church to the north and Canary Wharf to the south as part of the Stratford branch. Devons Road DLR is conveniently located in Travelcard Zone 2.

From Merchants Walk: Sainsbury's – 0.5 miles, Fit4Less gym – 0.2 miles, London City Airport – 4 miles



YOUR LONDON BASE

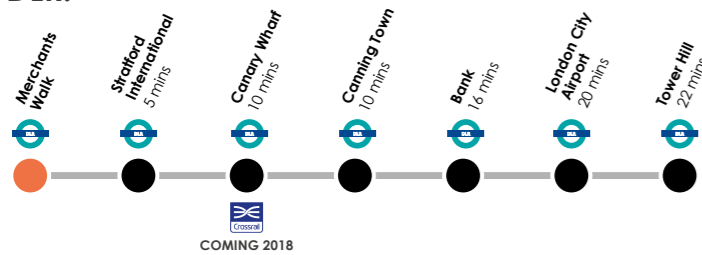
Whether you're travelling on foot, by bike, bus, car or rail, it's easy to make the most of the great things London has to offer from your base at Merchants Walk.

ON FOOT:



* (Hammersmith & City and District lines) ** (Central, Hammersmith & City and District lines)

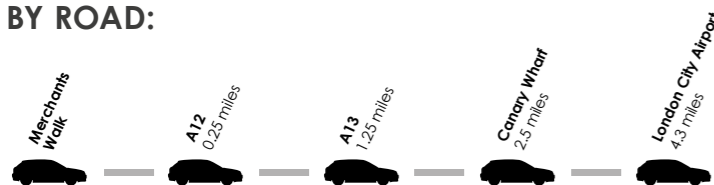
DLR:



TUBE:



BY ROAD:



Travel and walking times cannot be guaranteed. Sources: Transport for London and AA Route Planner.

BUS:

- ### 323 Mile End to Canning Town
- Canning Town bus station
 - Star Lane DLR station
 - Bromley-by-Bow tube station
 - Devons Road DLR station
 - Watts Grove
 - St Pauls Way Trust School
 - Bow Common Lane
 - Mile End tube station

- ### D8 Isle of Dogs to Stratford International
- Stratford International station
 - Stratford City bus station
 - Stratford High Street
 - Bow Road
 - Bow Church DLR station
 - Devons Road DLR station
 - Langdon Park DLR station
 - Chrip Street Market
 - East India Dock Road
 - Billingsgate Market
 - Canada Square North
 - Canary Wharf, Heron Quays DLR station
 - South Quay DLR station
 - Crossharbour DLR station
 - Isle of Dogs



CROSSRAIL

Crossrail is the new high frequency, high capacity railway for London and the South East. When Crossrail opens in 2018, it will increase London's rail-based transport network capacity by 10 per cent and dramatically cut journey times across the city.

Canary Wharf will be one of the largest Crossrail stations, located at the North Dock of West India Quay. The station and proposed retail and park areas will be six storeys high, incorporating retail, restaurant and community facilities and a rooftop landscaped park.

Source: crossrail.co.uk.

Distances are calculated from Devons Road DLR. Source: tfl.gov.uk/plan-a-journey

- Westfield Stratford City**
6 minutes on the DLR
- Cutty Sark, Greenwich**
20 minutes on the DLR
- Shoreditch High Street**
20 minutes on the District & Overground lines
- London City Airport**
21 minutes on the DLR
- Hackney Central**
22 minutes on the DLR and Overground lines
- Borough Market**
24 minutes by DLR and Northern lines
- The Shard**
24 minutes by DLR and Northern lines
- The O2**
26 minutes by DLR and Jubilee lines
- Brick Lane Market**
29 minutes on the District & Overground lines

YOUR DEVONS ROAD

Your home at Merchants Walk has been carefully designed to enhance the local area and provide a new heart for Devons Road.

Careyjones Chapmantolcher (CJCT), one of the UK's leading architecture and interior design practices, has ensured that the apartments are designed to provide modern, spacious, energy efficient homes with ample private and communal open spaces. This is wholly consistent with living in an exciting urban environment, yet also providing a retreat, a balance so important for modern life.

Natural materials are used in the architecture wherever possible to add character and quality to the mix of building heights and types that form Merchants Walk. The architecture is enhanced by the beautifully landscaped area running the length of the development, connecting both the buildings and the community.

Surrounding buildings are being stitched into the development masterplan, and the entrance to Devons Road DLR will be enhanced and improved to form a new and vibrant station square.



'As the project architect I feel proud and privileged to have been an integral part of the delivery of the Merchants Walk development.'

The design offers interactive public courtyards overlooked by carefully planned apartments, private terraces and balconies. In later phases the commercial area surrounding Devons Road DLR station will become a hub for local attractions and the gateway to Merchants Walk. This open design exemplifies Peabody's inclusive approach.'

Rob Davies, Associate at CJCT



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SITE PLAN

Key

- 1 Main entrance for pedestrians and vehicles
- 2 Electronic gates to underground car park
- 3 Pedestrian access to and from future phase once built
- 4 Pedestrian access to and from Caspian Wharf
- 5 Cycle storage
- 6 Play areas



Plan not to scale

SPACE FOR YOU

Merchants Walk features a mix of light and airy, modern apartments designed for open plan living. From a studio apartment to a three bedroom family home, there is a space to make your own.



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SPECIFICATION

GENERAL

- Engineered oak flooring to living areas
- Carpeted bedrooms
- Doors in solid core oak veneer with brushed stainless steel finish ironmongery
- White matt paint finish to all walls and ceilings
- Chrome downlighters to all rooms. Dimmable in living room
- Brushed chrome electrical fittings throughout
- Built in wardrobes to main bedroom with mirrored sliding doors and upper storage area
- GDX phone entry system
- Private balcony or outdoor space*

KITCHEN

- Contemporary kitchen by Commodore Kitchens
- Stone Grey handle-less gloss doors to units
- Silestone worktops with matching upstand and splashback to hob
- Kitchen pelmet light fittings under wall units
- Stainless steel undermount sink (1.5) with mixer tap

- Integrated Bosch appliances including:
 - Electric inset hob
 - Electric oven
 - Electric extractor hood
 - Fridge/Freezer
 - Dishwasher (Full size to 2-bed and above. Slimline to studio and 1-bed)
 - Washer/Dryer (not integrated, in hallway cupboard)

BATHROOM / ENSUITE

- Porcelanosa ceramic tiles to bathroom floor and full height wall finish
- Kaldewei white steel bath with Hansgrohe mixer taps and white tiled panel
- Hansgrohe chrome wall mounted shower
- Hansgrohe rain shower
- Folding glass shower screen with silver frame
- Villeroy & Boch wall mounted white wash hand basin with Hansgrohe mixer taps
- WC with chrome dual flush push plate
- Mirror with storage and built in illumination over wash hand basin
- Chrome ladder type heated towel rail

* To most apartments
Specification is subject to change. Variations to specification may occur in different apartment types.



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