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AQUA GARDENS



Shared Ownership Homes
at Royal Eden Docks

APOGEE HOUSE

Floorplan & Specification brochure



AQUA GARDENS

Shared Ownership
at Royal Eden Docks



Your luxury apartment is a stone's throw from the dockside, with exquisite gardens providing a welcome haven after a hard day's work.

Riverside are delighted to introduce our latest collection of 1, 2 and 3 bedroom apartments available for Shared Ownership at Aqua Gardens, part of the stunning Royal Eden Docks development. Aqua Gardens offers a unique opportunity to enjoy waterside living, nestled within a remarkable pocket of green surroundings, in this central urban environment, right next to the city.



A TRANQUIL OASIS IN THE HEART OF THE CITY

Aqua Gardens is perfectly situated in East London's impressive Royal Docks regeneration area, a growing hub of culture, business and opportunity along the water's edge.

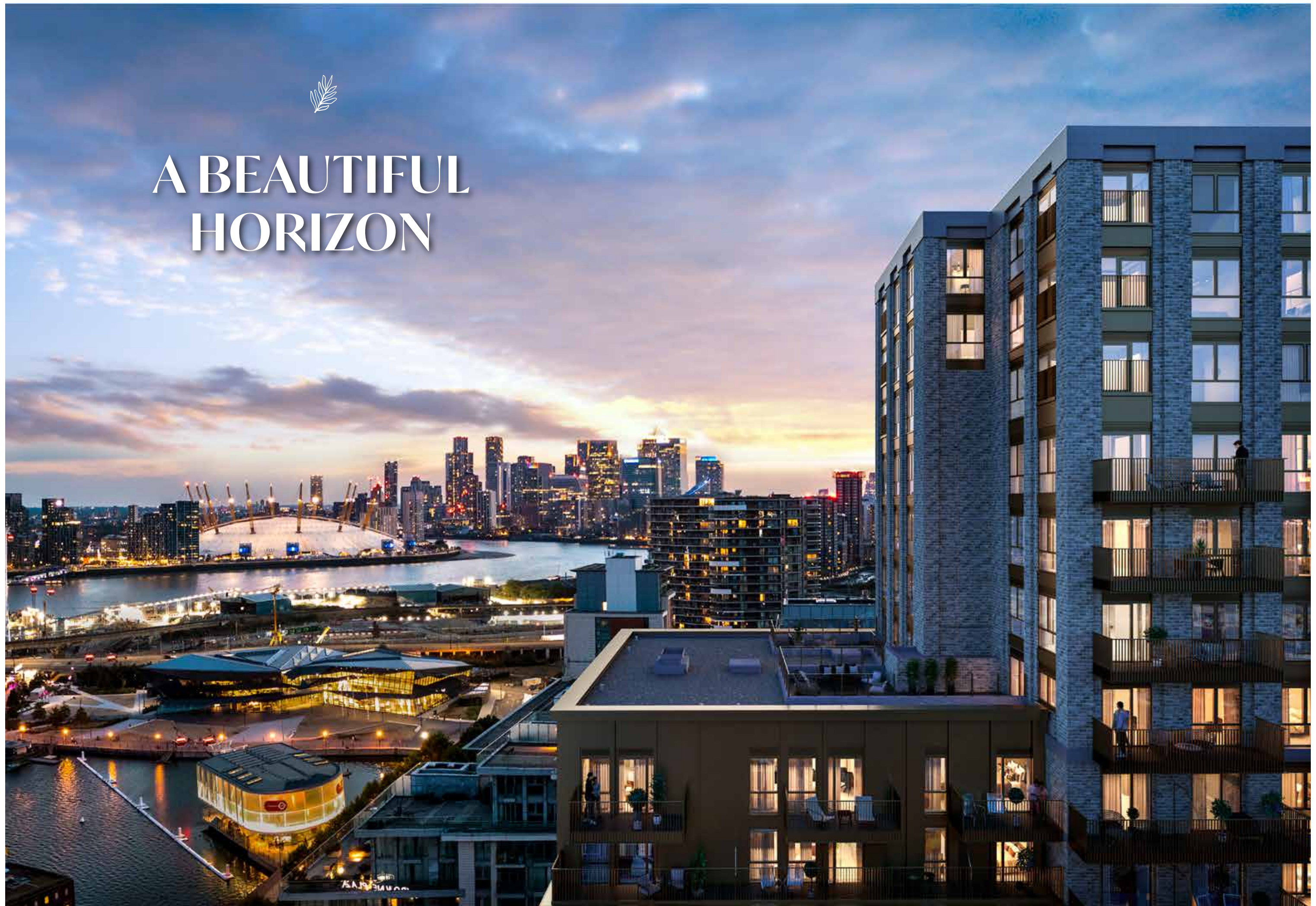
As soon as you get home, immediate peace greets you, with landscaped gardens. Residents of Royal Eden Docks can also pay a 6 monthly subscription package to use the basement pool, gym and cinema (payable directly to the managing agent - not linked to Service Charge. Ask your sales consultant for details).

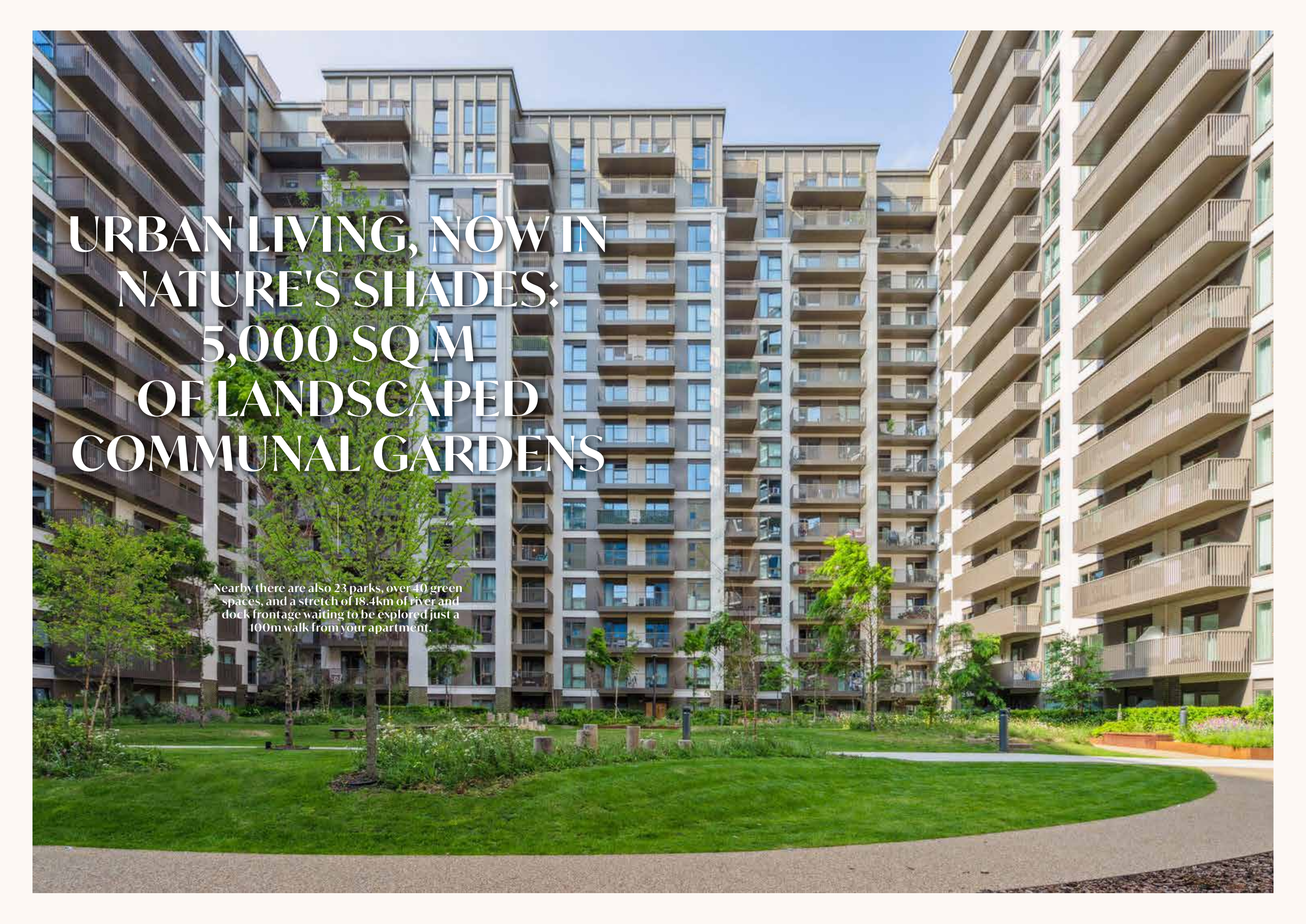
There are various activities out and about to enjoy too, such as the free 5km Victoria Dock Parkrun along the dock, or try open water swimming!

Ten minutes along the waterfront you will find Wakeup Docklands (for paddle boarding), Dock Beach for summer relaxation, and the Expressway, a community of almost 200 thriving businesses, well worth checking out to see what the creative enterprises and start-ups are offering, such as Sculpt and Sweat Studio, and monthly Saturday morning workshops from The Vibe & Flow team, a group of local organisations collaborating to give you practical tools to maintain a healthy body and mind.



A BEAUTIFUL HORIZON





URBAN LIVING, NOW IN NATURE'S SHADES: 5,000 SQ M OF LANDSCAPED COMMUNAL GARDENS

Nearby there are also 23 parks, over 40 green spaces, and a stretch of 18.4km of river and dock frontage waiting to be explored just a 100m walk from your apartment.

Aqua Gardens is a stone’s throw from Custom House Station with the Elizabeth Line, getting you from home to Liverpool Street in just 10 minutes.

Royal Victoria 0.3 miles, also provides DLR services. Canning Town Underground is 0.9 miles away giving walkable access to the London Underground network as well.



- 1 minute walk to the water’s edge
- 5 mins walk to Elizabeth Line
- 7 mins walk to Excel



- 3 mins to Canary Wharf
- 10 mins to Liverpool Street
- 14 mins to London City Airport
- 15 mins to Tottenham Court Road
- 17 mins to Oxford Street



A SECLUDED GARDEN WITH A VIEW OF THE CITY

Both on your doorstep and beyond, you will find amazing hotspots, with more exciting places popping up every day as this part of East London grows and thrives.



Canary Wharf shines like a successful beacon on the horizon. Set back from Dockland's most famous district, it's time for other area gems circling the waterways to be the new talk of the town.

You are really spoilt for choice with city, shopping and entertainment all in easy reach. A commuting dream, the city is at your fingertips.

The Elizabeth Line links Custom House with Liverpool Street in 10 minutes, the DLR line connects the north and south sides, so you can be in Canary Wharf in just 3 minutes from Royal Victoria. Emirates Air Line provides sky-high travel to Greenwich Peninsula via London's only cable car, meaning the O2 Arena can be reached in just 7 minutes. London City Airport flies to destinations around Europe and more for an easy weekend away.

Head to the plush bars in Liverpool Street and Canary Wharf. Discover charming markets and boutiques in historic Greenwich, or enjoy your high street favourites at Westfield Stratford City.

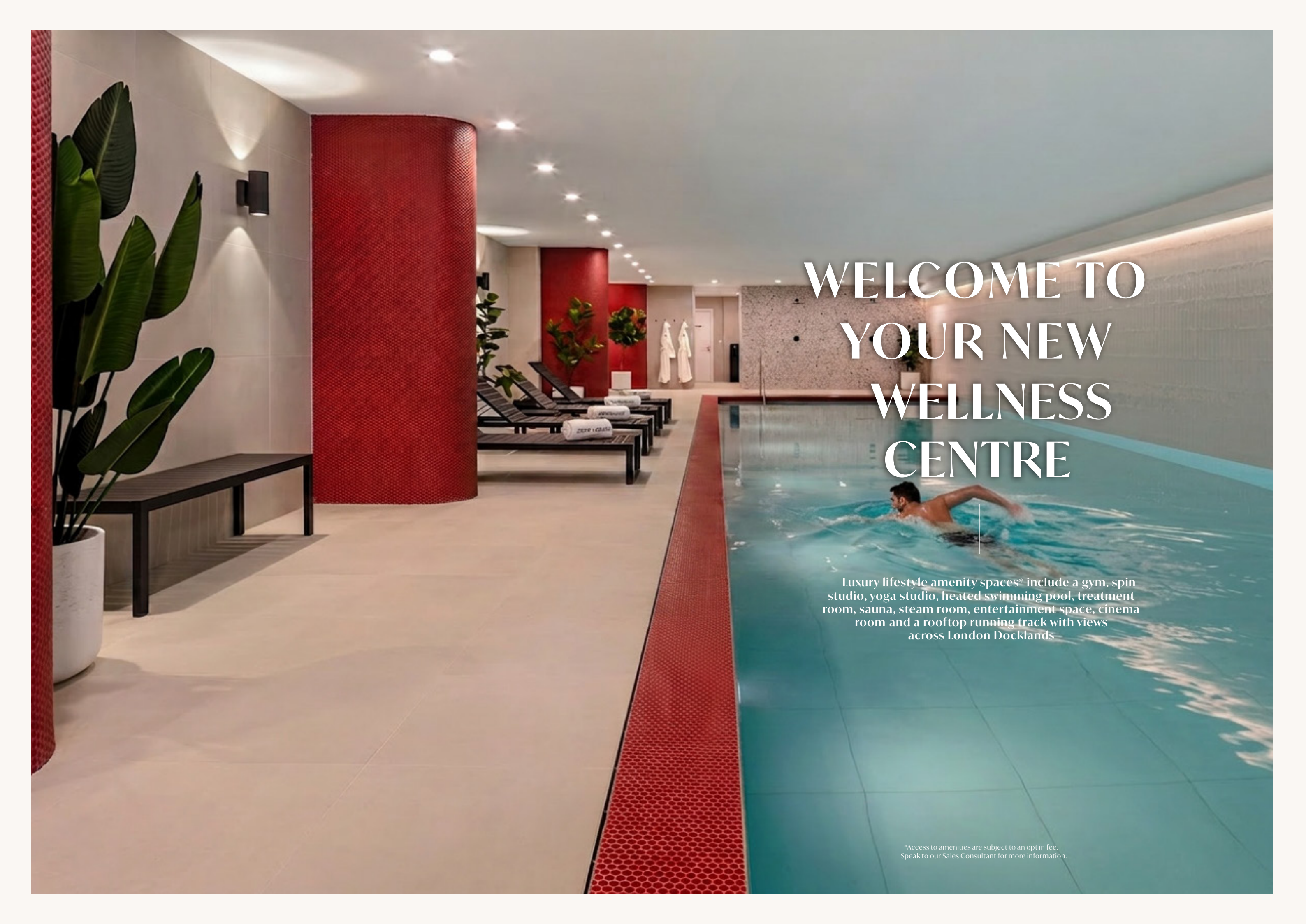
Theatre Royal Stratford East puts on productions, films, and a yearly pantomime. The Greenhouse Theatre in Canary Wharf is perfect for culture vultures with an eco-friendly conscience, the UK's first zero-waste theatre, hosting shows, events, and workshops all whilst campaigning for climate change action.

Stroll 10 minutes along the dockside, and you will discover that the London Mayor has moved from City Hall in to Royal Victoria. The Crystal Building stands as a new iconic structure, one of the world's most sustainable buildings.

Royal Docks is now home to thriving, productive communities, the revival started in 2013 is palpable, and with £8billion investment expected to accelerate regeneration further over the next 20 years, this really is the place to be. Explore the exciting events and new businesses popping up around this exciting

zone of positive growth, including Silvertown, Royal Albert Dock and North Woolwich. Weekends can be filled with down-time delights from finding fabulous artisan eateries to art installation.

Easy walking and cycling routes provide a traffic-free haven. Nip around to the other side of the water to Thames Barrier Park which has a Green Flag Award. Get a traditional East End culture experience at Brick Lane Music Hall. Education is well catered for in the area, notably the University of East London in this part of town too.



WELCOME TO YOUR NEW WELLNESS CENTRE

Luxury lifestyle amenity spaces* include a gym, spin studio, yoga studio, heated swimming pool, treatment room, sauna, steam room, entertainment space, cinema room and a rooftop running track with views across London Docklands

*Access to amenities are subject to an opt in fee.
Speak to our Sales Consultant for more information.

EXCEPTIONAL SPACES TO WORK REST AND PLAY*



Aqua Gardens brings contemporary waterside living to East London, combining stylish apartments with an impressive selection of resident amenities. From fitness and wellness facilities to flexible workspaces and entertainment, everything is designed to make everyday life more convenient, comfortable and enjoyable.



Residents at Aqua Gardens can enjoy an exceptional range of amenities designed around modern lifestyles. Facilities include a fully equipped gym, spin and yoga studios, heated swimming pool, sauna, steam room and treatment room, creating a dedicated space for fitness and relaxation. A business lounge and flexible working space support productive days, while the entertainment space and cinema room provide opportunities to unwind. There is even a rooftop running track, bringing exercise and impressive surroundings together in one development.



*Access to amenities are subject to an opt in fee. Speak to our Sales Consultant for more information.

PRIVATE OUTDOOR SPACE TO EVERY APARTMENT

The development is designed around Outdoor Living, with terraces and balconies to every apartment offering fresh air and extra space. Communal areas both at ground and roof level provide connection to the environment.





SUPERB QUALITY DESIGN AND BEAUTIFUL SPECIFICATION



Every detail in each Shared Ownership apartment is carefully considered and of the highest quality.



Thermally enhanced, full-height windows maximise natural morning light. Master bedrooms are equipped with USB points. In the kitchen, apartments have subtle shiplap cabinetry detail celebrating the area's dockyard heritage. Composite stone worktops are scratch and stain resistant, while lacquered door finishes are durable and easy to clean. A separate utility cupboard maximises kitchen space.



The detail of your apartment's superb Specification

Kitchen

- Composite stone worktops with upstand to splashback
- Handleless wall cabinets with vertical groove detail, Terra Grey finish
- Single bowl, under-mounted sink, stainless-steel finish
- Single lever mixer-tap, chrome finish
- Natural wood-effect flooring
- Siemens four-ring, touch control, induction hob, black glass finish
- Siemens integrated microwave oven to 2 & 3 beds only, black glass finish
- Siemens integrated multi-function oven to all units, black glass finish
- Siemens integrated extractor hood, stainless steel finish
- Beko integrated fridge-freezer and dishwasher

Electrical Fittings

- Energy efficient LED downlights
- Feature wall light in bathrooms and en-suites
- Contemporary wall light to vanity
- White switch plates and low-level sockets
- Double sockets throughout with USB to kitchen and master bedroom only, white finish
- Facility for Sky Q (subject to contract and connection)
- High speed Hyperoptic broadband available (subject to connection)
- Beko washer-dryer in utility cupboard

Security

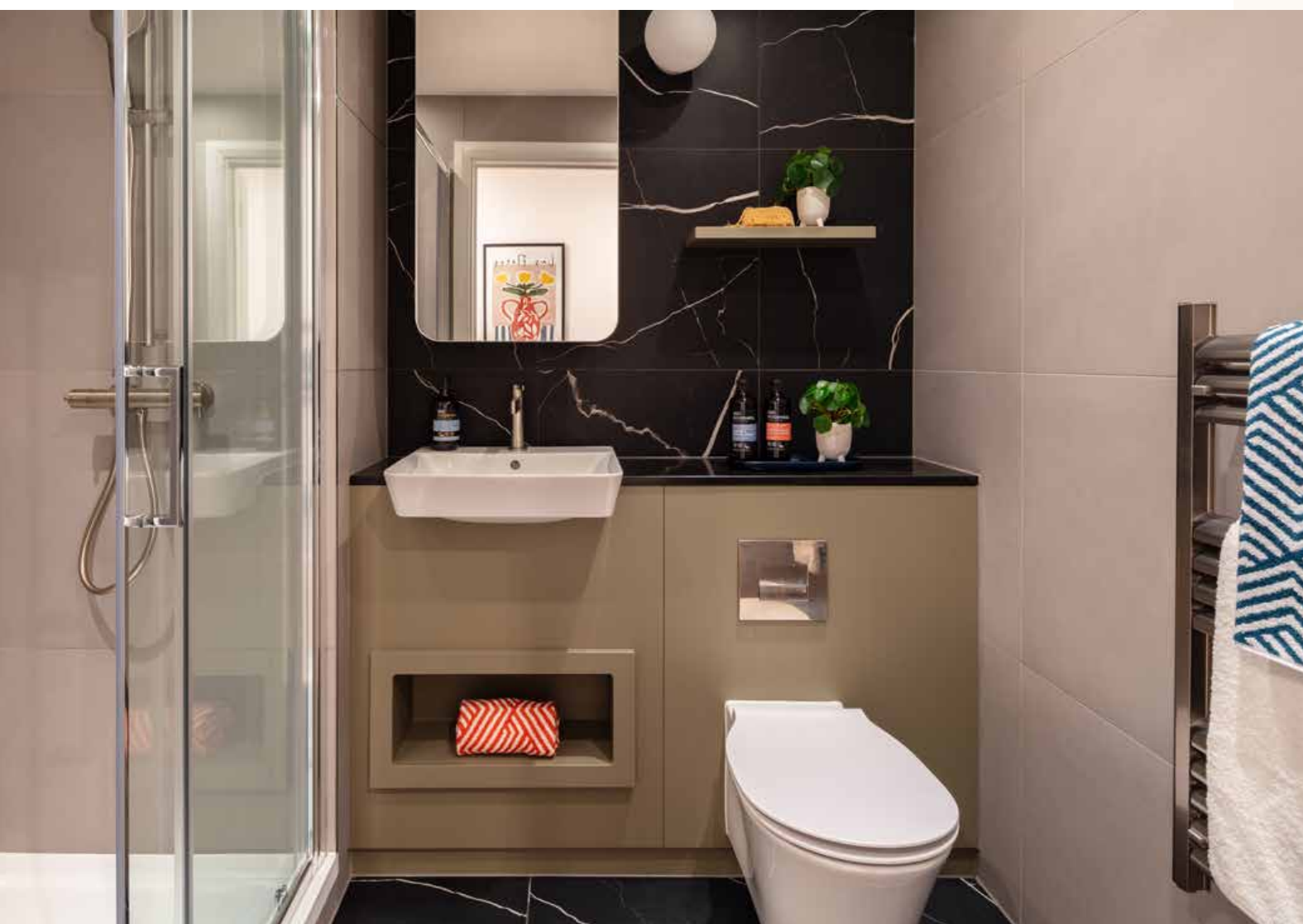
- Audio-visual entry system to individual apartments
- Apartments fitted with mains supply heat and smoke detectors fitted with battery back-up and domestic fire sprinkler system
- Multi-point locking and spy hole to apartment entrance doors
- 24-hour concierge service and monitored CCTV
- 10-year NHBC Buildmark warranty
- Two-year Mount Anvil warranty
- Fob access control to main entrance lobbies and communal areas

Interior Finishes

- All apartments come with security rated front entrance door, Black Grey painted, FSC & SBD certified
- White painted internal doors with single panel design, FSC certified
- Bedroom carpets are "Muse" JHS Haywood Twist
- Walls and ceilings finished in white matt emulsion
- White painted chamfered-edge skirtings and architraves
- Full-height wardrobes to master bedrooms with linear profile door detail, painted internals, hanging rail and shelving
- All apartments benefit from underfloor heating throughout

Bathroom

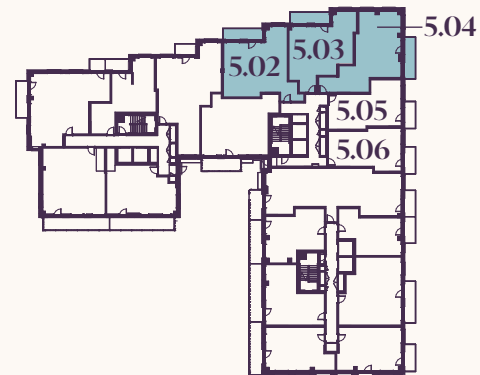
- Large format, white, marble effect tile floor and vanity unit splashback tiles and black marble effect tiles in en-suite shower
- Bespoke vanity unit with semi-recessed basin
- Large-format, soft grey, stone-effect porcelain wall tiles and bath panel
- Vanity unit with semi-recessed basin
- Single-lever basin mixer, brushed nickel finish
- Mirrored cabinet, storage and double shaver socket
- Storage shelf
- White wall-mounted WC pan with soft close seat
- Dual flush plate, brushed nickel finish
- Multi-function shower handset on slide rail, brushed nickel finish
- Wall-mounted thermostatic mixer/diverter, brushed nickel finish
- White single-ended acrylic bath with bath filler
- 2 piece folding glass bath screen
- Chrome electric heated towel rail with thermostatic control
- Quartz worktop to vanity



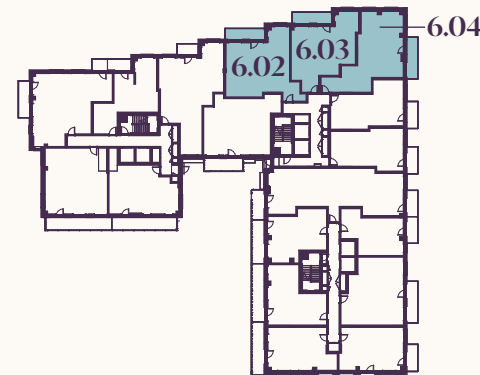


PLOT LOCATOR

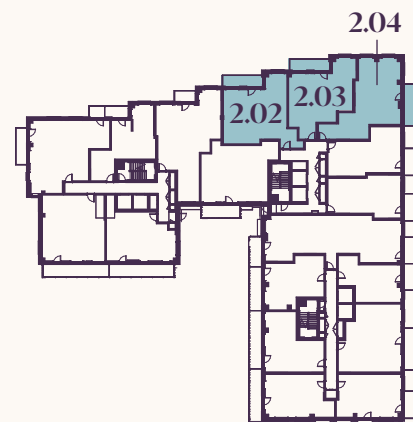
Apogee House



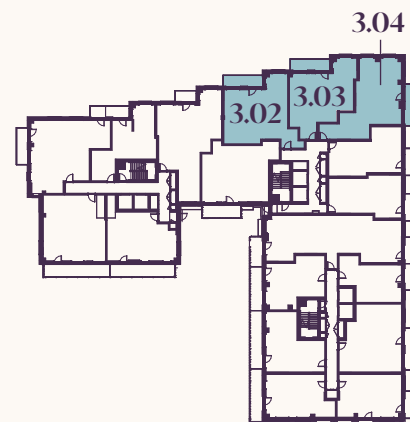
5th Floor



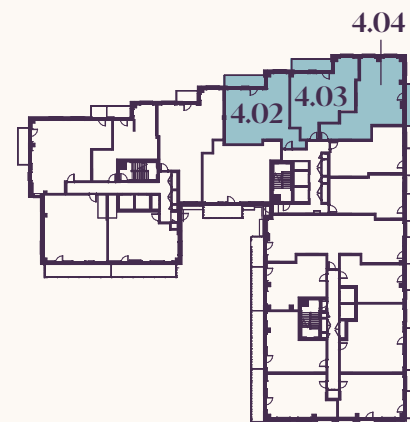
6th Floor



2nd Floor



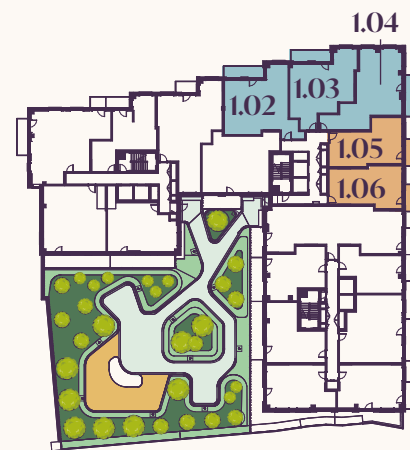
3rd Floor



4th Floor



Ground Floor



1st Floor

Key

- Three Bedroom Apartments
- Two Bedroom Apartments
- One Bedroom Apartments

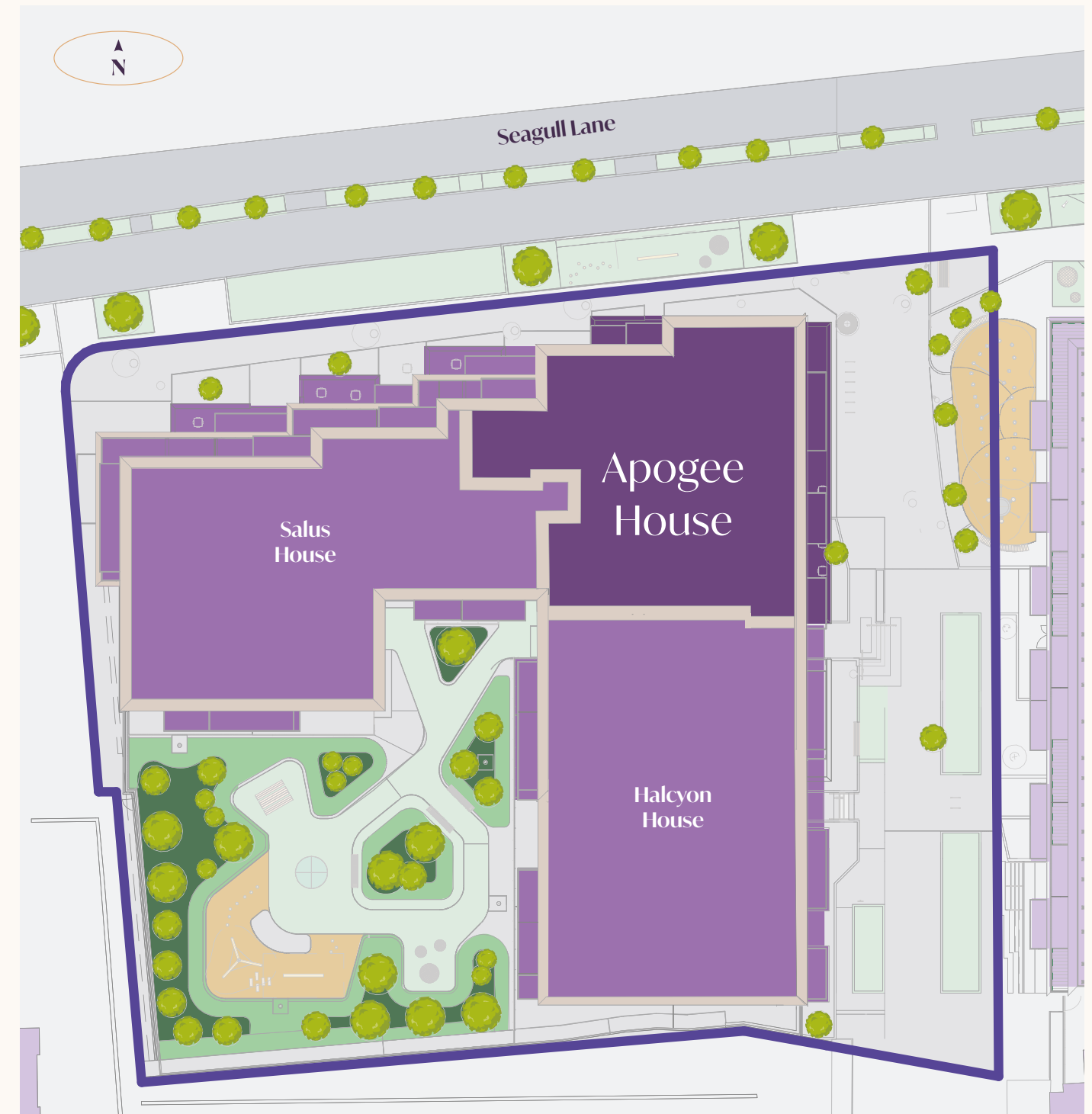


SITE MAP

AQUA
GARDENS

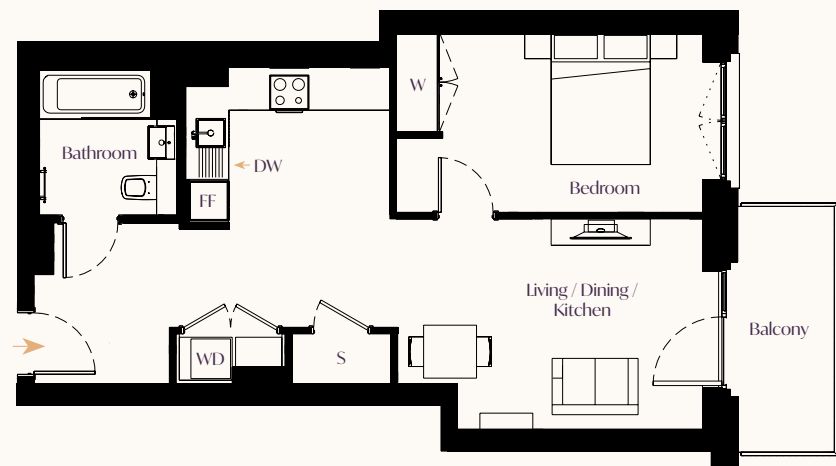


Communal areas and rooftops within the development are available to all residents, providing peaceful places to ponder life, and spectacular views across the city to inspire you. Enter your apartment via the central garden, and take advantage of the dedicated cycle storage.



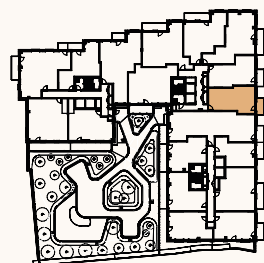
1 Bed Apartment

Apogee House
Plot C7.01.06



Plot No.	Floor
C7.01.06	01

Apartment Location



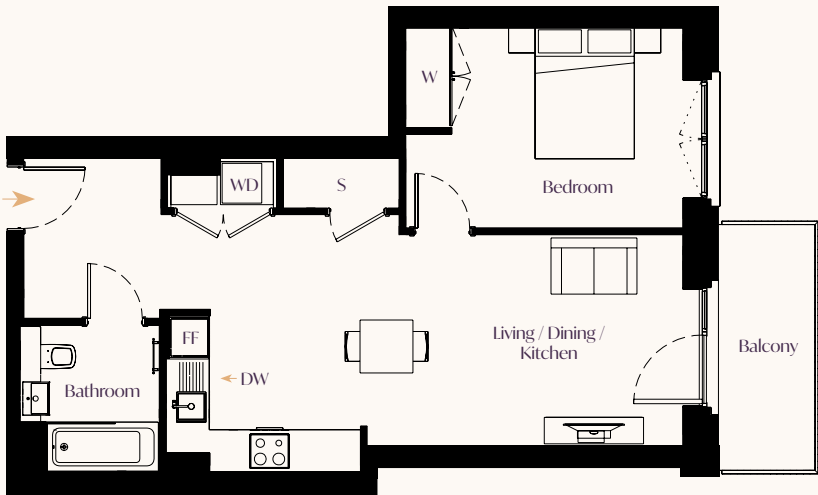
Total floor area: 53.4 m² | 575 sq ft

Living/Dining	4.61m x 3.18m	15' 1" x 10' 5"
Kitchen	3.09m x 2.34m	10' 2" x 7' 8"
Bedroom	4.63m x 2.69m	15' 2" x 8' 10"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |
W - Wardrobe

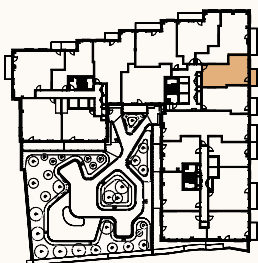
1 Bed Apartment

Apogee House
Plot C7.01.05



Plot No.	Floor
C7.01.05	01

Apartment Location



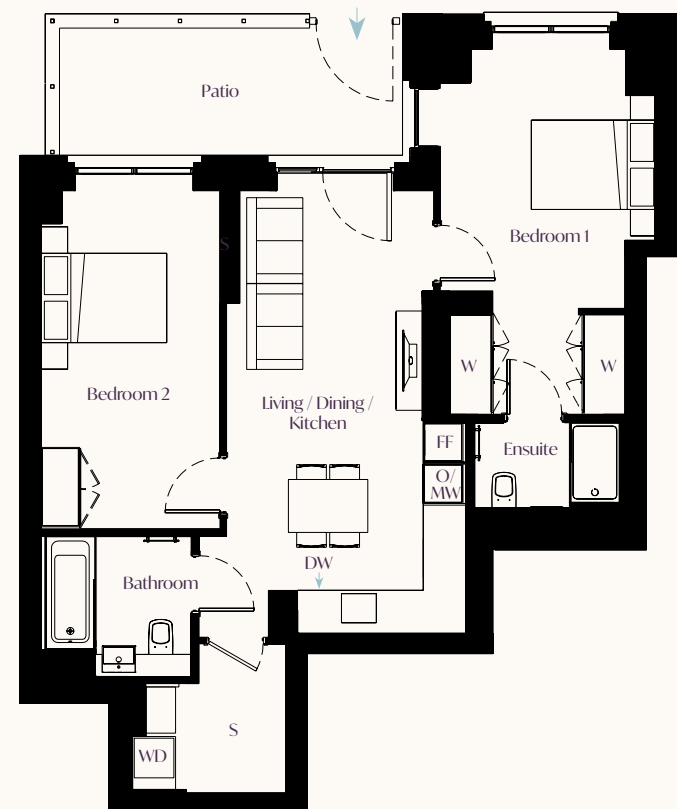
Total floor area: 54.2 m² | 583 sq ft

Living/Dining/Kitchen	7.14m x 3.19m	23' 5" x 10' 6"
Bedroom	4.19m x 3.07m	13' 8" x 10' 1"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer | W - Wardrobe

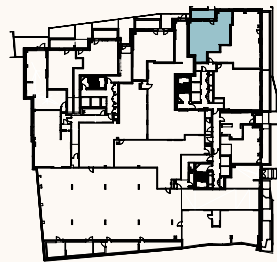
2 Bed Apartment

Apogee House
Plot C7.00.01



Plot No.	Floor
C7.00.01	00

Apartment Location



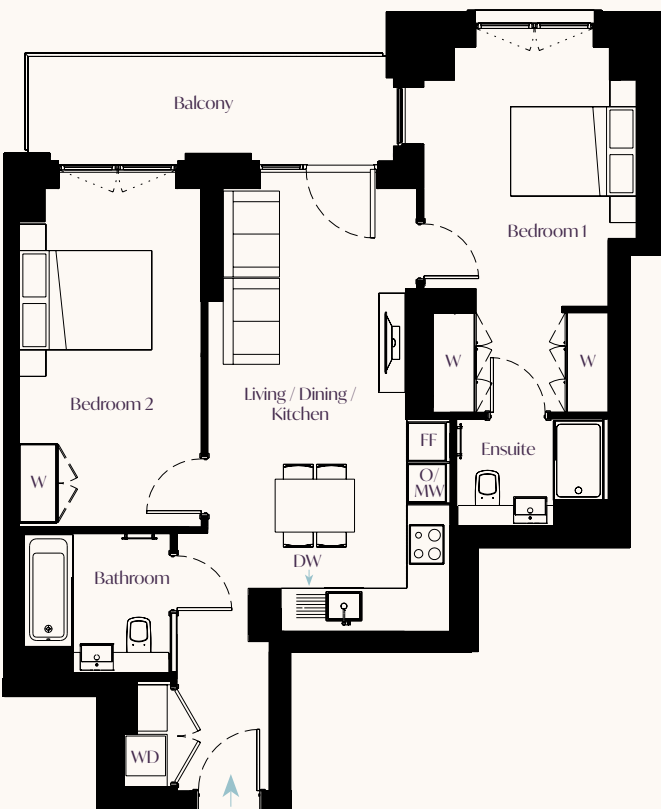
Total floor area: 69.7 m² | 750 sq ft

Living/Dining/Kitchen	6.04m x 2.95m	19' 10" x 9' 8"
Bedroom 1	5.51m x 3.28m	18' 1" x 10' 9"
Bedroom 2	5.11m x 2.71m	16' 9" x 8' 11"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |
O/MW - Oven/Microwave | W - Wardrobe

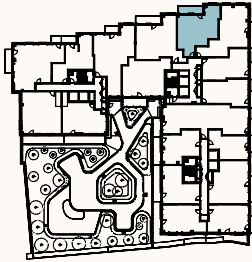
2 Bed Apartment

Apogee House
Plots C7.01.03, C7.02.03, C7.03.03, C7.04.03,
C7.05.03 & C7.06.03



Plot No.	Floor
C7.06.03	06
C7.05.03	05
C7.04.03	04
C7.03.03	03
C7.02.03	02
C7.01.03	01

Apartment Location



Total floor area: 71.5 m² | 770 sq ft

Living/Dining/Kitchen	6.04m x 2.98m	19' 10" x 9' 9"
Bedroom 1	5.52m x 3.25m	18' 1" x 10' 8"
Bedroom 2	5.11m x 2.76m	16' 9" x 9' 1"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |
O/MW - Oven/Microwave | W - Wardrobe

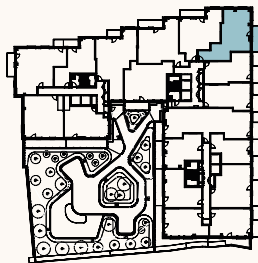
2 Bed Apartment

Apogee House
Plots C7.01.04, C7.02.04, C7.03.04, C7.04.04,
C7.05.04 & C7.06.04



Plot No.	Floor
C7.06.04	06
C7.05.04	05
C7.04.04	04
C7.03.04	03
C7.02.04	02
C7.01.04	01

Apartment Location



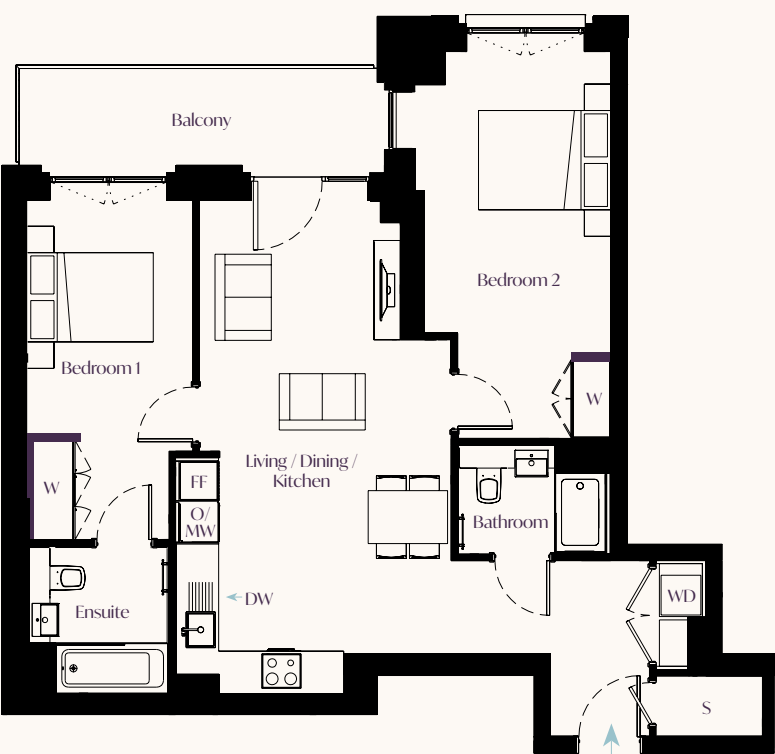
Total floor area: 73.2 m² | 788 sq ft

Living/Dining/Kitchen	6.34m x 4.44m	20' 10" x 14' 7"
Bedroom 1	4.64m x 2.97m	15' 3" x 9' 9"
Bedroom 2	4.64m x 2.79m	15' 3" x 9' 2"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |
O/MW - Oven/Microwave | W - Wardrobe

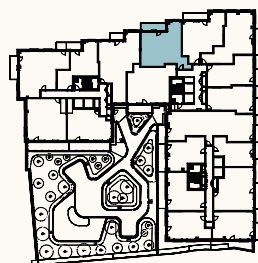
2 Bed Apartment

Apogee House
Plots C7.01.02, C7.02.02, C7.03.02, C7.04.02,
C7.05.02 & C7.06.02



Plot No.	Floor
C7.06.02	06
C7.05.02	05
C7.04.02	04
C7.03.02	03
C7.02.02	02
C7.01.02	01

Apartment Location



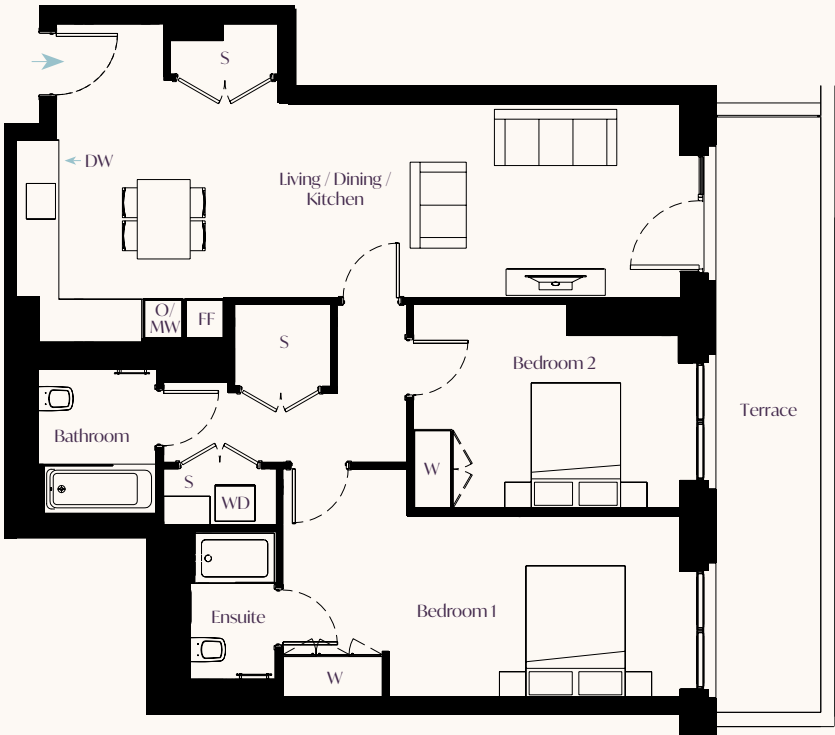
Total floor area: 75.1m² | 808 sq ft

Living/Dining/Kitchen	7.50m x 3.04m	24' 7" x 10' 0"
Bedroom 1	5.20m x 2.49m	17' 1" x 9' 10"
Bedroom 2	5.84m x 2.82m	19' 2" x 9' 3"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |
O/MW - Oven/Microwave | W - Wardrobe

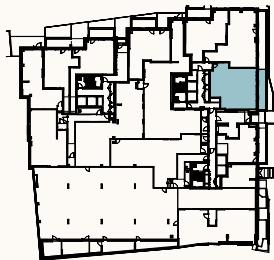
2 Bed Apartment

Apogee House
Plot C7.00.03



Plot No.	Floor
C7.00.03	00

Apartment Location



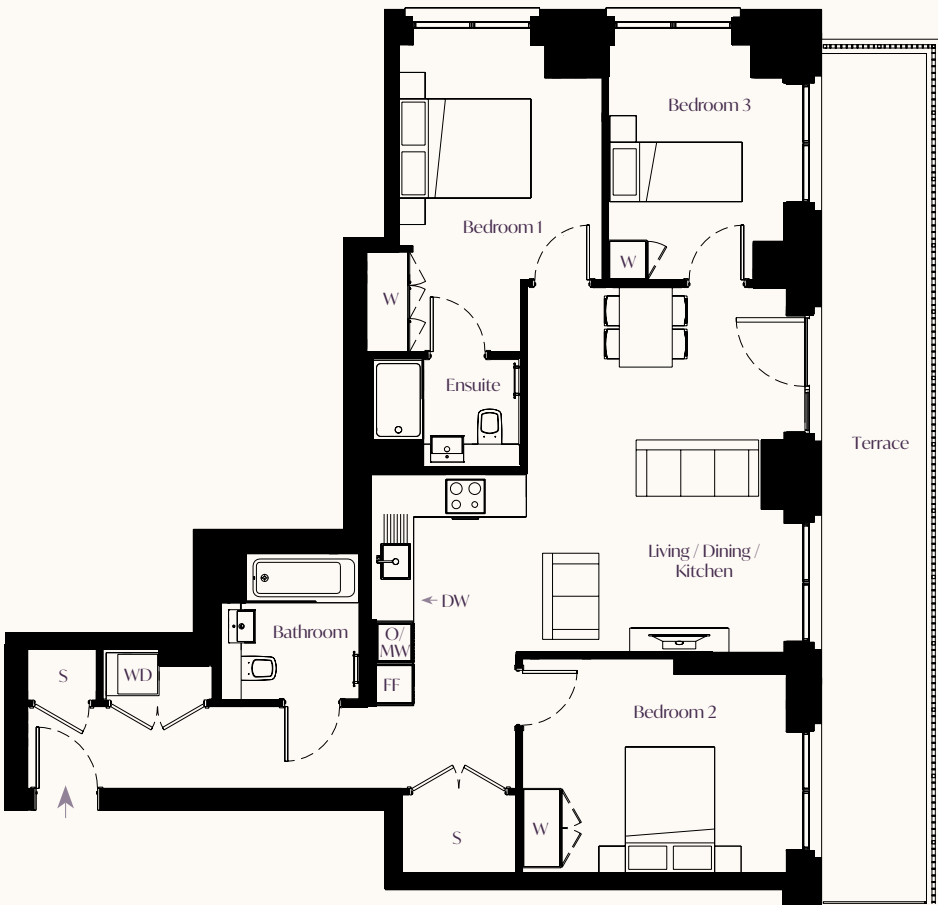
Total floor area: 87.2 m² | 939 sq ft

Living/Dining/Kitchen	9.44m x 2.94m	30' 11" x 9' 8"
Bedroom 1	6.01m x 2.75m	19' 9" x 9' 0"
Bedroom 2	4.04m x 3.09m	13' 3" x 10' 2"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |
O/MW - Oven/Microwave | W - Wardrobe

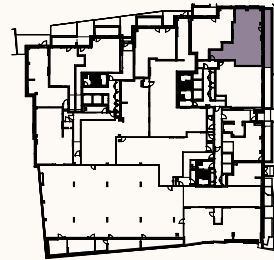
3 Bed Apartment

Apogee House
Plot C7.00.02



Plot No.	Floor
C7.00.02	00

Apartment Location



Total floor area: 89.4 m² | 962 sq ft

Living/Dining/Kitchen	6.28m x 5.53m	20' 7" x 18' 2"
Bedroom 1	4.64m x 3.07m	15' 3" x 10' 1"
Bedroom 2	3.99m x 3.24m	13' 1" x 10' 7"
Bedroom 3	3.55m x 2.69m	11' 8" x 8' 10"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |
O/MW - Oven/Microwave | W - Wardrobe

A STEP FORWARD WITH SHARED OWNERSHIP

Not only is Aqua Gardens a perfect place to live with great connectivity, amenities and spacious apartments and communal areas, but affordability is a key strength.

Local rents for 3 bedroom apartments range from £2,600 - £3,500 per month.

Purchasing a 25% share of plot C8.15.02 at £169,375, customers require a deposit from £8,469. As the rent on the unsold equity is 2%, the monthly rent is £847 per month. The total monthly cost of our customers mortgage, rent and service charge is £1,965*, which is significantly lower than renting, whilst owning your own home. This is based on our customer information who has purchased this home.

This accessible pricing structure opens the door for buyers who might otherwise be priced out of new-build homes in London.

Shared ownership provides a vital and accessible route onto the property ladder for first-time buyers in London, where high property prices and large deposit requirements often act as major barriers. By enabling buyers to purchase a smaller share of a home while paying subsidised rent on the remainder, it significantly reduces upfront costs and monthly financial pressure compared to buying outright.

Crucially, it offers a clear advantage over renting by allowing individuals to build equity in an asset, gain greater long-term stability, and benefit from potential property value growth, rather than paying rent with no return. It also provides the flexibility to increase ownership over time through staircasing.

*4.38% interest rate used. Dependent on each customer individual affordability

With Shared Ownership you can purchase from 25%-75% of the property value with a much lower deposit of just a 5% of your share.

You can always purchase more of the property when you are able to - this is known as Staircasing.





0208 821 4897

aquagardens@riverside.org.uk

MARKETING SUITE ADDRESS

Royal Docks West, 12 Western Gateway,
London E16 1YX

