

jessop at new providence wharf

Docklands

shared ownership

If you haven't quite got the full deposit for buying a property privately, then shared ownership's the smarter way to get on the property ladder. You choose the apartment you like, buy the share you can afford and pay a subsidised rent on the rest. You will often save on renting a similar property privately and you can increase your share at any time, all the way to 100%.

Shared ownership is designed for first time buyers, who don't already own a property and whose household income is less than £66k a year, if buying a 1 or 2 bedroom home, or less than £80k a year for a home with 3 or more bedrooms.

The only restrictions are that you can't already own a house and the one being bought will be the main and only residence.

You can sell your home at any time, you'll just need to let us know in writing. If you own a share of the property, then Genesis has eight weeks to find a buyer for your home who meets the affordable homes criteria, after which you can use an estate agent of your choice. We have a great deal of experience in helping people buy through Shared Ownership and although we will charge a fee for selling your property it is usually a lot less than an estate agent.



We don't just build homes, we build communities.

Genesis is one of the UK's leading housing associations. At Genesis, we believe in building communities, not just places – and we invested around £1.8m in local community initiatives last year.

We believe it's our role to provide high quality services to help our residents, and the people in those local communities, to build better futures for themselves and their families.

staircasing

When you first buy a new home through shared ownership, you purchase a share of the property, usually between 25-75%, and pay rent on the rest to us. We, in effect, become your landlord. As you become able to afford it, you can buy additional shares until you own 100% of your home. This is known as staircasing.

You can staircase up to three times, with the third step taking you up to 100%, at which point you own the property outright and are no longer a shared owner. Please note, you don't have to staircase if you don't want to.





jessop at new providence wharf

Exquisitely designed. Brilliantly connected. Absolutely unique.

At the heart of one of London Dockland's most prestigious, exciting developments, Ballymore's New Providence Wharf, Jessop is a collection of stunning 1 & 2 bedroom apartments offering a unique twenty-first Century lifestyle.

Until now, living so close to the City, the River and the heart of the action, in this kind of luxury and elegance, may have seemed unattainable.

Not any more.



Your life. Your style. Your future.

Living here, surrounded by the sleek new vision of New Providence Wharf, with its restaurants, hotels and chic, urban style, you'll feel you've truly arrived. With unrivalled transport connections, via Tube, DLR and bus, getting around the Capital is simplicity itself. After work, you'll find the riverside bistros and bars, the courtyards, piazza and water features, and the sophisticated cultural scene all within easy strolling distance.

Inside your apartment you'll find a high specification and elegant style. Private balconies to selected apartments, state-of-the-art kitchens and designer bathrooms are the exquisite finishing touches to living spaces that combine astonishing levels of light and space.



floor finishes

- Lounge and kitchen finished with engineered laminate flooring
- Hallways and bedrooms fitted with neutral carpets
- Bathroom finished with dove grey ceramic tiles



kitchen

- Bosch ceramic hob and electric oven
- Black granite worktop finish
- Wall units with spot lighting
- Floor finished with slate effect tiling
- Down lights and under cupboard lighting



bathroom

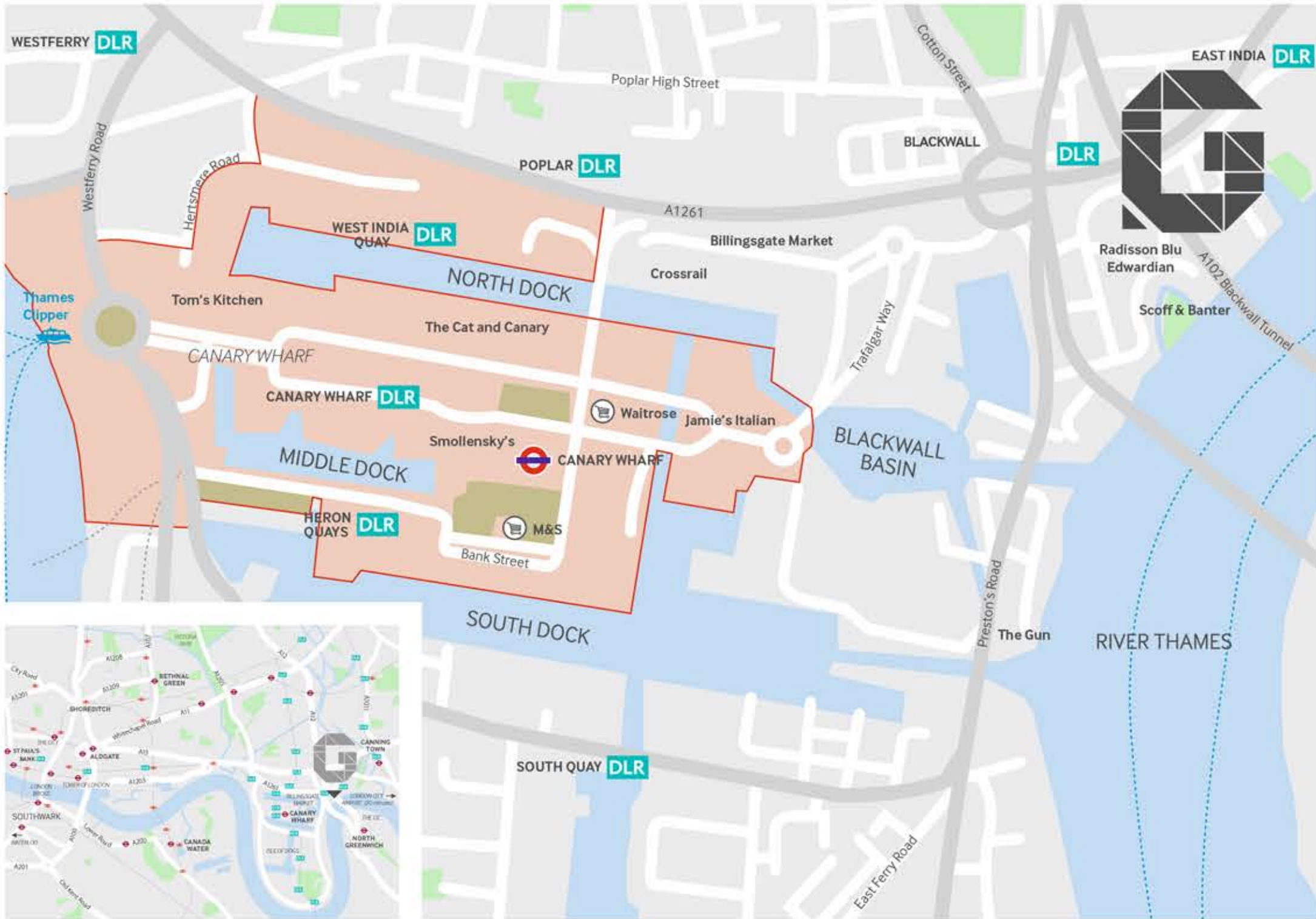
- Chrome heated towel rail
- Large vanity mirror
- Thermostatic controlled shower over bath
- Fitted white suite
- City sandstone ceramic wall tiling



general features

- Fitted smoke detector
- TV/FM/Sky points
- Video door entry system
- Bike storage on site
- Balconies to selected apartments





Close to work. Close to relaxation. Close to perfection.

Jessop at new Providence Wharf is at the epicentre of London's revitalised transport networks. Getting to work in the City, Canary Wharf or anywhere in the Capital begins with a walk of less than 10 minutes to Blackwall DLR (Docklands Light Railway) station, for regular services to Canary Wharf and Bank in the City. Connections to the Underground – Canary Wharf for the Jubilee Line, Bank for the Central, Northern, Circle and District Lines – put the whole of London within easy reach.

For the healthy option, Canary Wharf is just 9 minutes' walk from your doorstep, and the river, with its embankment walks and sweeping views, is only a couple of minutes away on foot. This is a booming area, with restaurants and bars of every description to choose from; Scoff & Banter, Jamie's Italian, Rocket, The Cat and Canary, Henry's, Rum & Sugar... the list is endless. Just across the Thames is the o2, offering world-class entertainment, while the cultural hub of the South Bank, with its theatres, concert halls, galleries and museums, is a short tube ride away.

Another option for commuters is the Thames Clipper river ferry service, providing a regular service from Canary Wharf pier to Tower Hill, London Bridge, Waterloo and Westminster.

For journeys further afield, London's main railway stations link to the whole of the UK and the Continent, while London City Airport, for destinations throughout Europe, is just a 20 minute hop away via the DLR.

By road, New Providence Wharf is adjacent to the Blackwall Tunnel, London's easternmost River crossing, for main road links to the M25 orbital motorway, just 21 miles away – about a 35 minute drive. Distances and journey times approximate.

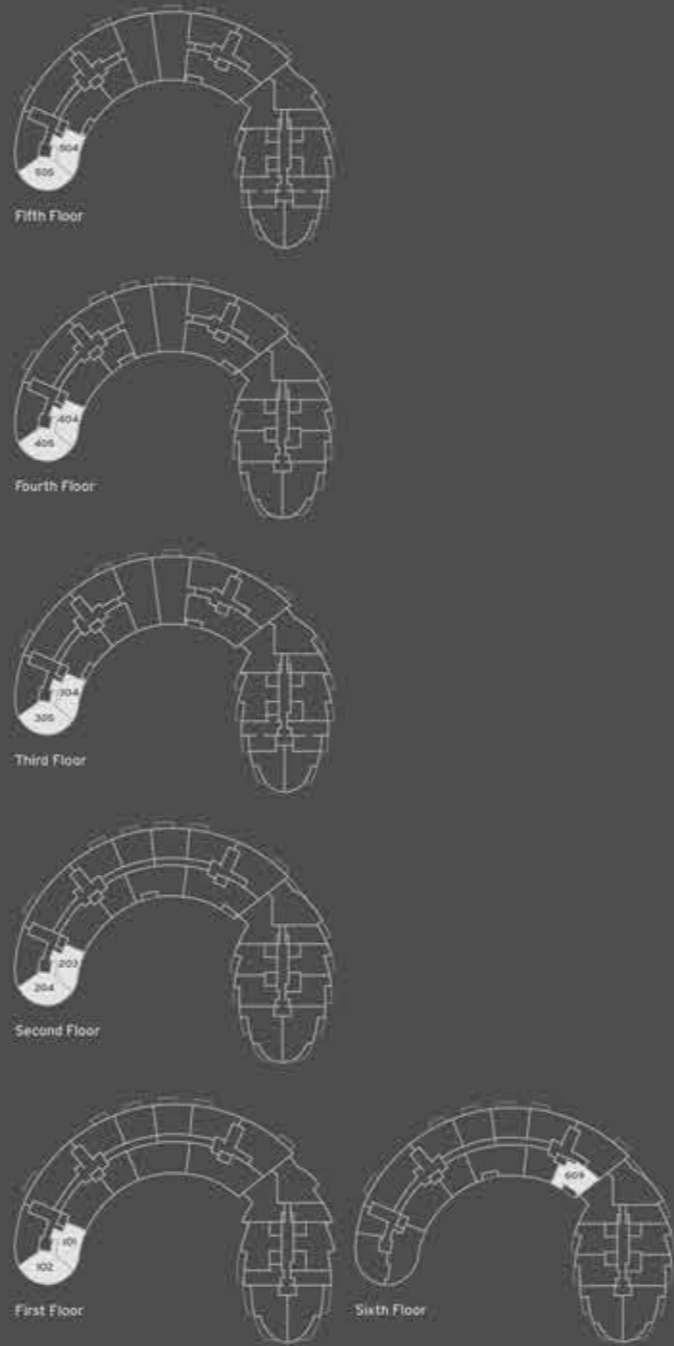


Jessop Building
site layout

The site plan is an illustration for guidance only. Details within it may change. Any areas or measurements quoted are approximate only. Please ask your sales advisor about any of these details at the time of purchase and they will advise you of any changes.



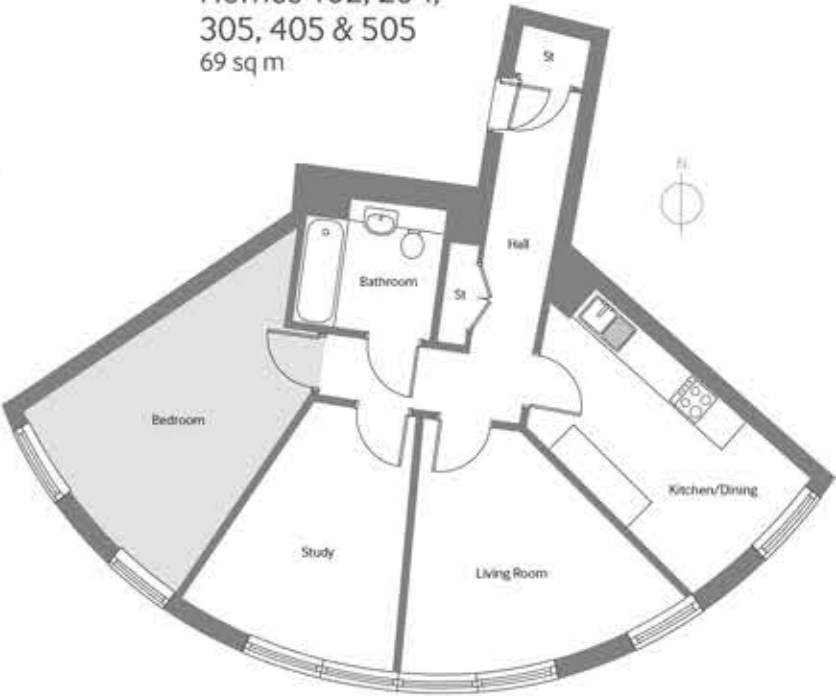
1 bedroom apartments



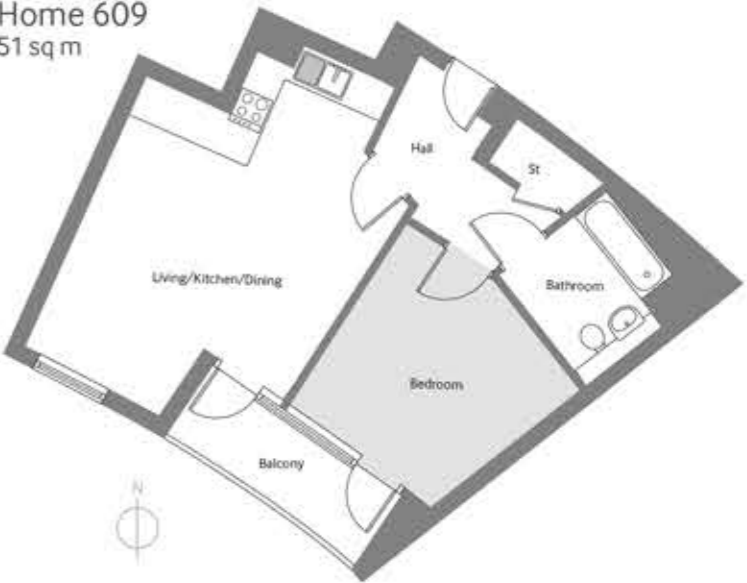
Homes 101, 203,
304, 404 & 504
51 sq m



Homes 102, 204,
305, 405 & 505
69 sq m



Home 609
51 sq m



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1 bedroom apartments



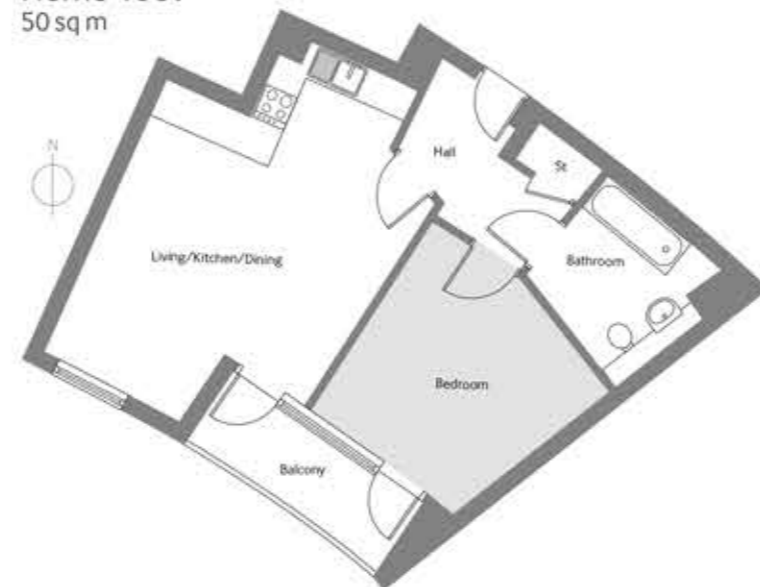
Homes 610 & 1010
51 sq m



Homes 902, 1001 & 1102
51 sq m



Home 1009
50 sq m



1 & 2 bedroom apartments



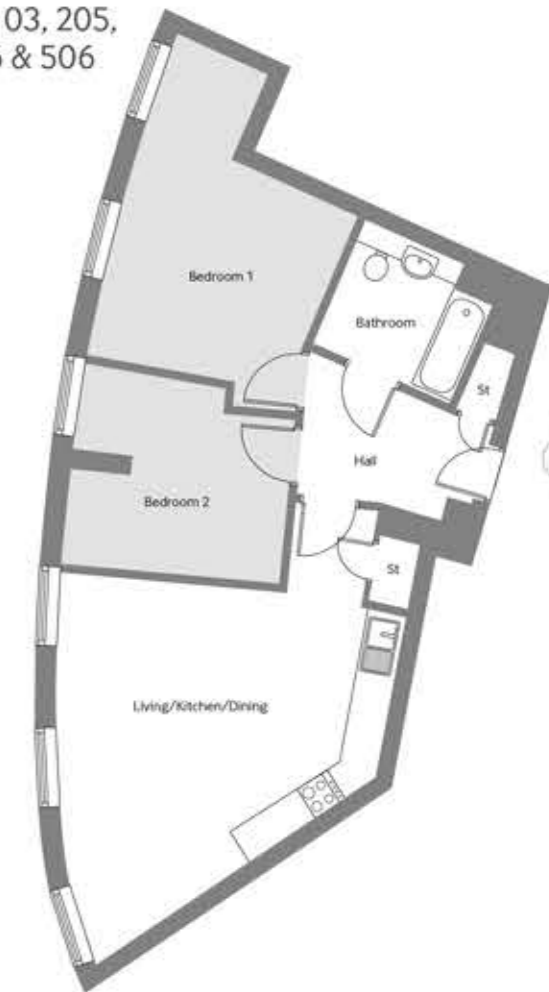
Homes 208 & 1005
61 sq m



Home 1105
67 sq m



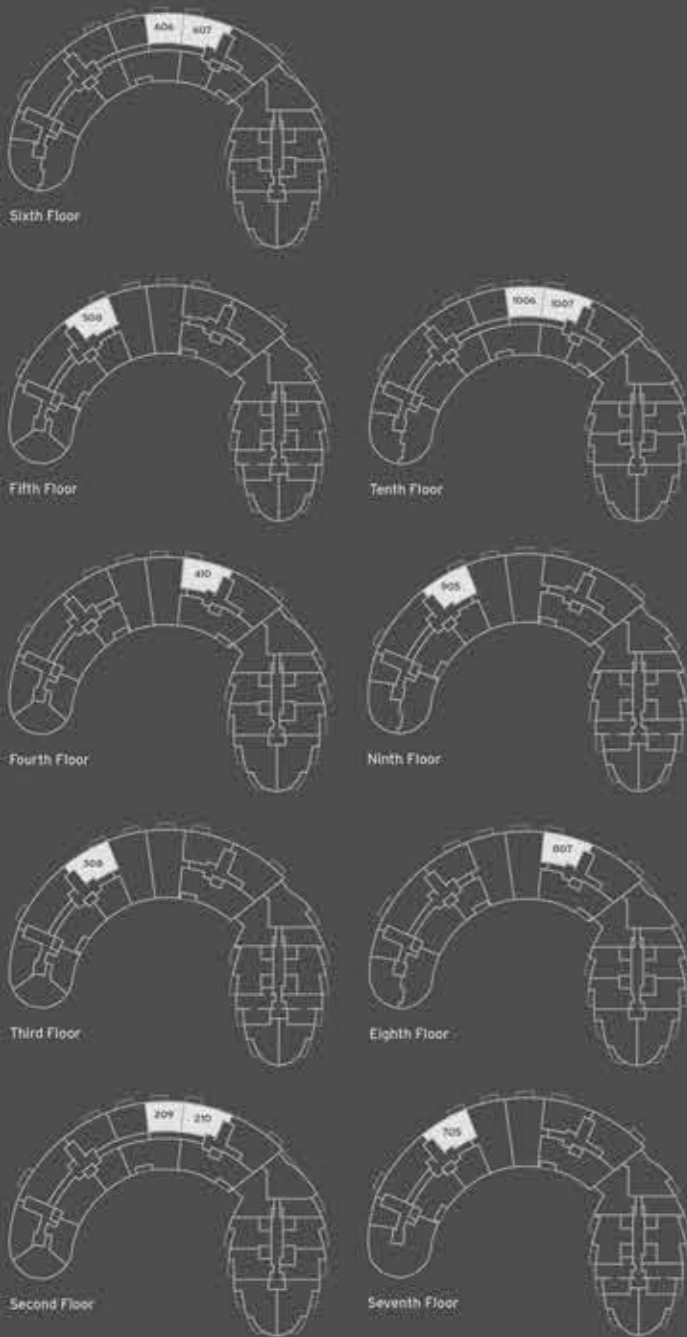
Homes 103, 205,
306, 406 & 506
65 sq m



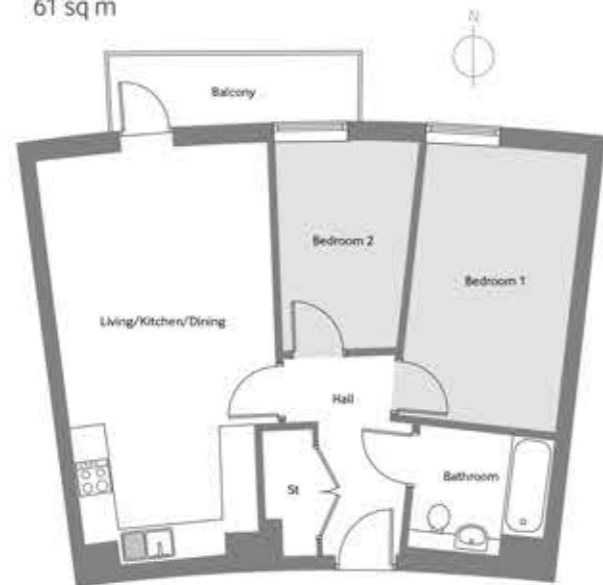
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2 bedroom apartments



Homes 209, 606 & 1006
61 sq m



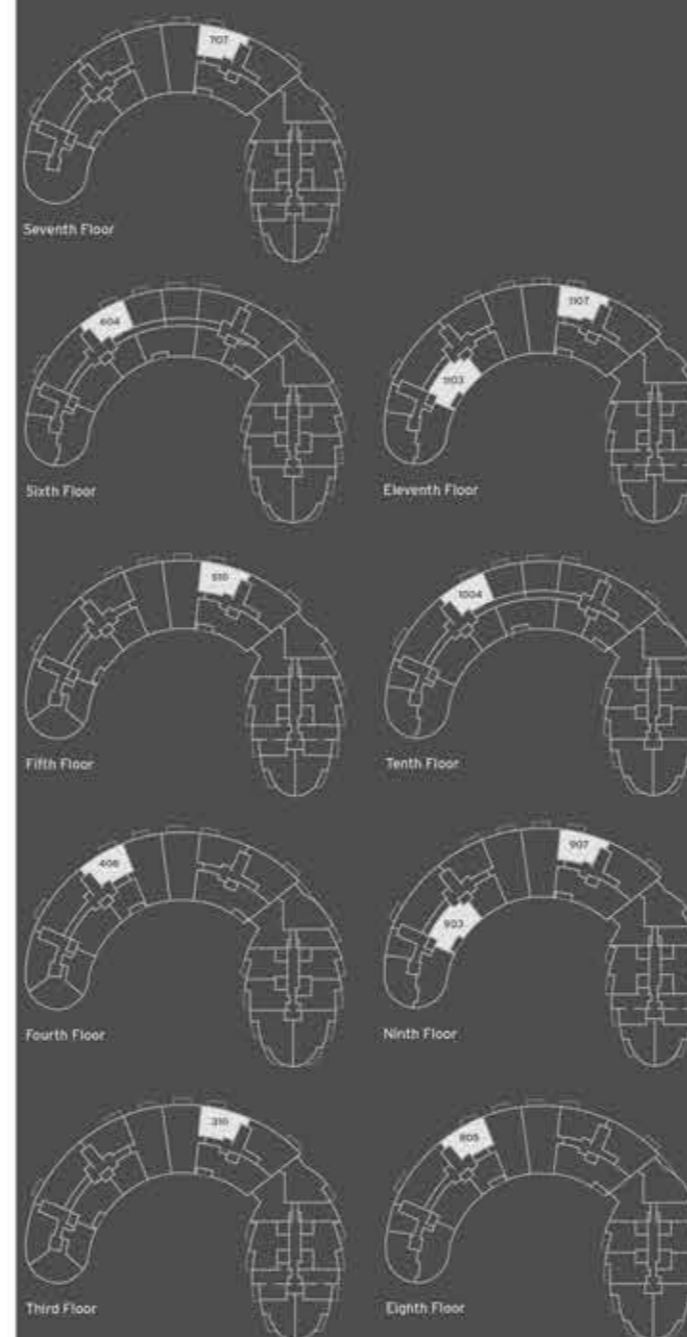
Homes 210, 410,
607, 807 & 1007
67 sq m



Homes 308, 508,
705 & 905
67 sq m



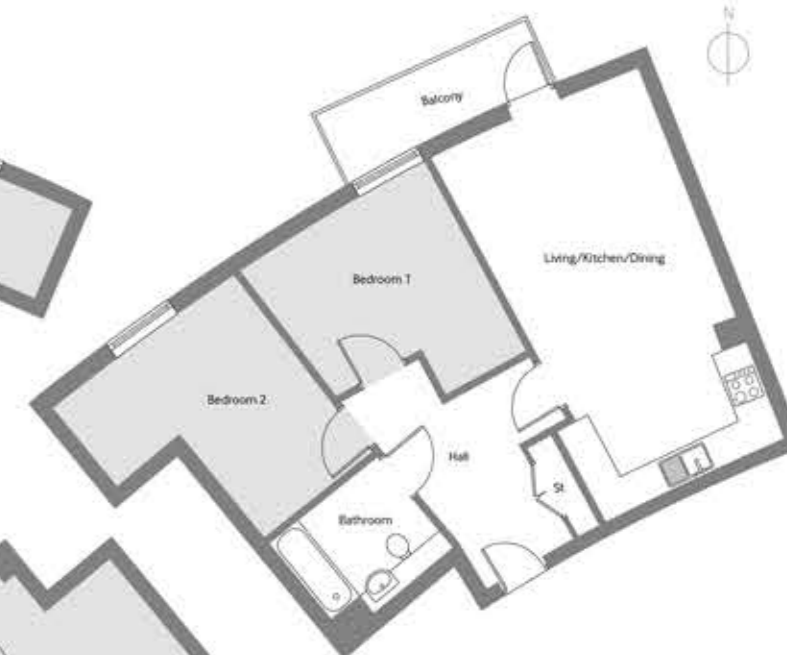
2 bedroom apartments



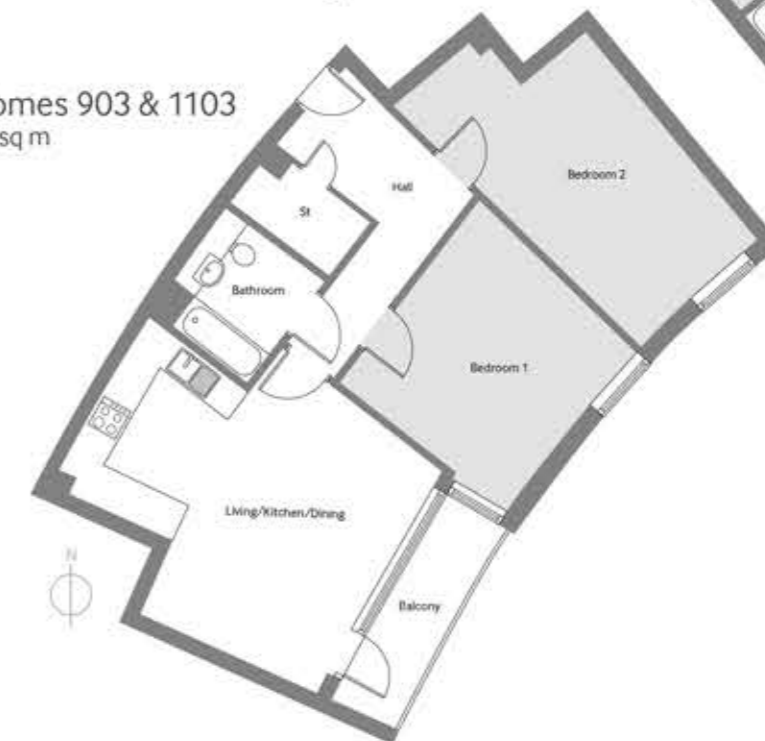
Homes 310, 510,
707, 907 & 1107
67 sq m



Homes 408, 604,
805 & 1004
67 sq m



Homes 903 & 1103
76 sq m



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These details correct at time of going to print and do not form part of any contract or offer.

Financial advice

Censeo Ltd. combines the skills of award-winning financial services professionals with a deep understanding of the affordable housing sector. Censeo currently provides advice on mortgages and related products for the prospective and current clients of a number of leading housing associations and developers.

Censeo Limited

Linen Hall, 162-168 Regent Street, London, W1B 5TD Land line: 0845 050 7911 Fax: 0845 5275107



Solicitors

We recommend you try to use a solicitor offering a fixed fee for their services, you always obtain a quote of what the solicitor will charge and you choose a solicitor with experience of shared ownership leases.

For your convenience, here's a solicitor who has a great deal of experience in shared ownership properties. You are free to choose your own solicitor or ask family or friends for recommendations.

Local solicitors:

New Homes Law

61 London Road, Chelmsford, Essex CM2 0ND Tel: 0300 020 0009



genesishahomes.org.uk

Genesis Housing Association Atelier House 64 Pratt Street London NW1 0DL Tel: 0800 954 5392

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