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Find Your Place
in London's Future
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Every Side of Life and London

Royal Wharf brings together everything that's best about London: large and small, local and regional, classic and contemporary.



Here, the independent shops on the high street will buzz and bustle just minutes from the financial powerhouse of Canary Wharf. Here, people will be able to stroll along the peaceful Riverside Walk, or explore more of the exciting east, so recently energised by the 2012 Olympics.

The wealth of interconnecting green spaces, and the lively mosaic of shops, cafés, bars and restaurants, will form a backdrop to the true heart of Royal Wharf: over 3,300 beautiful, spacious

homes spread across the entire 40 acre site. Homes that, while capturing the best of contemporary style, are directly inspired by the traditional Georgian estates of central London.

This is Royal Wharf: a neighbourhood forging the way for the most exciting new chapter in London's history.

A place to live, to settle, to raise families. A place to discover every side of life in the world's capital city – and to create an entirely new one.



Royal Wharf Masterplan

The Future is Here



West Silvertown DLR



Pontoon Dock DLR

Lyle Park



FERDINAND MAGELLAN



Royal Wharf School



Flagship



Meridian



Thames Barrier Park



Admiralty



Sovereign Place



Park View Place



Portland



Maritime



JOHN CABOT



Compass



Barrier



JAMES COOK



THE CLUBHOUSE



MARCO POLO



Latitude



Thameside



Sienna



Endeavour



Riverside Walk



Royal Wharf Pier

Royal Wharf Gardens



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**The New Tradition
of London Living**

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London has often been described as a ‘city of villages’. Districts like Belgravia, Fitzrovia, Mayfair and Bloomsbury have characters all of their own.

Like those traditional great estates, Royal Wharf will be as much a local neighbourhood as a slice of the capital.

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Local Life in the World's Capital City

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Just minutes from Canary Wharf, and less than half an hour from Oxford Street, this will be a rich, textured neighbourhood, focused around a lively central high street, a broad market square and a rolling riverside park.

Criss-crossed with inviting side-streets and charming mews, Royal Wharf will also be peppered with public squares and gardens, modelled on the greatest traditions of London estates.

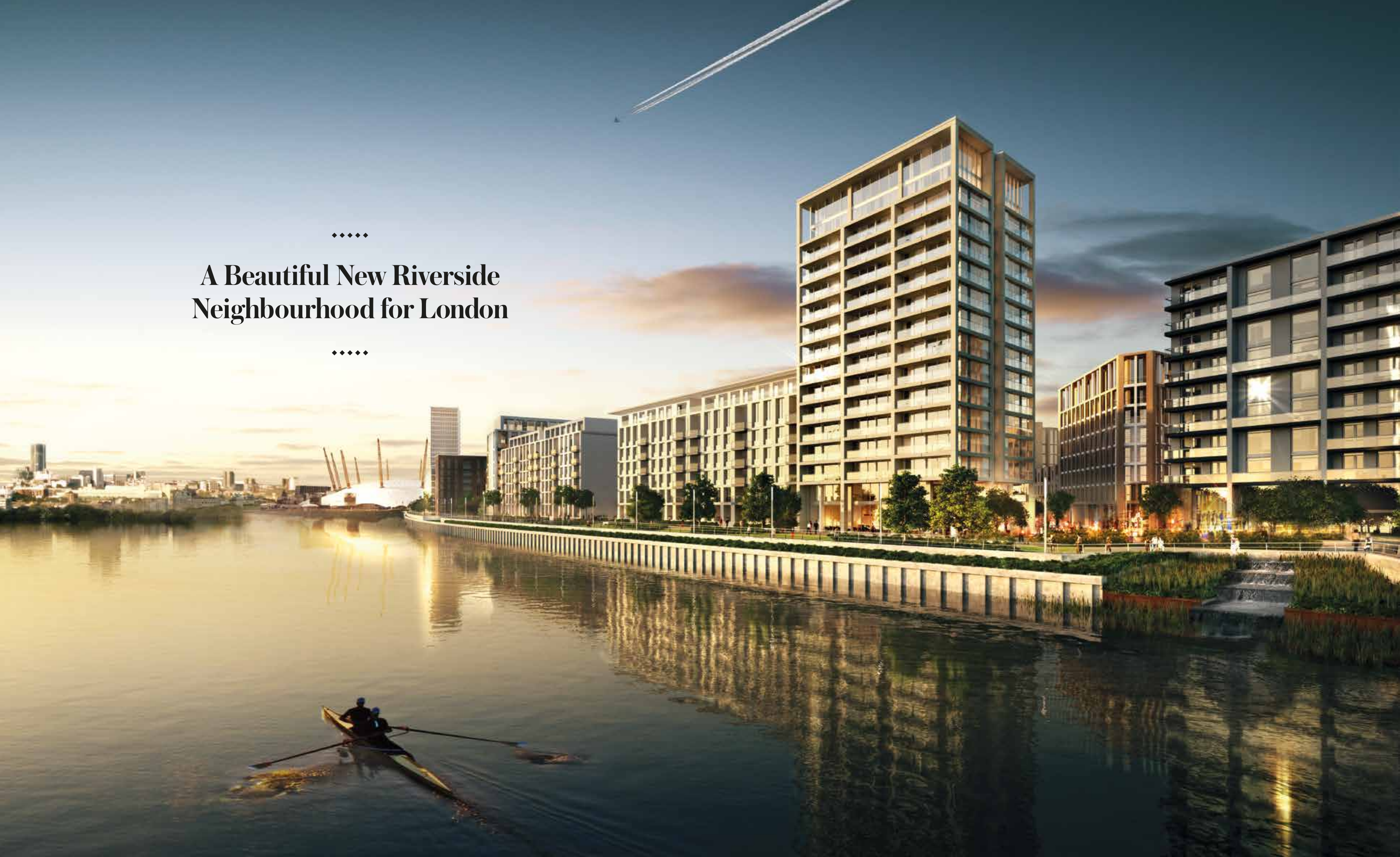
This will be a place where parents can drop their children at school, then stroll home - stopping off at the local bakery and greengrocer for a few essentials. A place to picnic in the park at weekends, catch up with neighbours at a favourite café, or amble along almost a full kilometre of beautifully planted riverside walk. It will be a friendly, even intimate, local neighbourhood. A place to call home.



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**A Beautiful New Riverside
Neighbourhood for London**

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Classic London Made New

The masterplan and architecture of Royal Wharf is inspired by the classic great estates of London – most famously forged in the Georgian and Victorian eras.

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Over the past two years, we have researched famous districts like Belgravia, Bayswater and Fitzrovia. The numbers and proportions of public squares, the hierarchy of buildings, the arrangement of streets – every detail has been investigated to reveal what makes these estates so enduringly desirable. That insight has informed the streetscape and architecture throughout Royal Wharf. It has created a vision rooted in the classic character of London, and expressed in dramatic contemporary style. This will be the capital's newest great estate. A district designed to endure.



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**Royal Wharf will be at once
distinctively its own, and
unmistakably part of London**
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The diversity of architecture is central to that character. This is no monolithic collection of identical blocks. By combining a number of architectural practices, including some which have won competitions to create their buildings here, Royal Wharf will present a rich texture of finishes and styles.

This range of styles is unified by a sensitive masterplan, which provides guiding principles for layout, materials and building heights across the site. Informed by this plan, individual buildings can express their own personalities as well as integrating seamlessly into the whole.

Importantly, the mix of homes, shops and other amenities will make for a lively and varied ground level. With both apartments and townhouses throughout the site, many homes will have front doors leading onto the street. People will come and go, meet and chat, linger at their doors: the interactions that make a place a community.

Drawing on the industrial materials of docks and warehouses, the proportions and layout of grand Georgian estates, and bold contemporary styling, Royal Wharf will be at once distinctively its own, and unmistakably part of London.





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**40 acres of riverside
land, at the epicentre of
London's blossoming east
– creates an unrivalled
opportunity**

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A Character All of its Own

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Smaller city developments, surrounded by the shifting urban landscape, often struggle to maintain distinctive identities. The size of Royal Wharf and its position on the river, bordered by wonderful parkland, allows it to establish a character of its own. A character that can draw deeply on the wider city, without being overwhelmed by it.

.....
**Where the Big City Meets
the Great Outdoors**
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**Almost half the acreage at
Royal Wharf will be given over
to open spaces: this is a place
defined as much by its landscape
as by its buildings**

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The sense of space here, where the Thames stretches to almost a mile wide, and the broad flat land of the docks opens up great expanses of sky, is like nowhere else in the city.

Either side of Royal Wharf there are large parks, adding an even greater sense of natural openness.

To the east is Lyle Park, opened in 1924 by Sir Leonard Lyle of the sugar company Tate & Lyle. To the west are the 22 acres of the award-winning Thames Barrier Park, filled with fountains, lawns and flower gardens, as well as a children's play area and sports facilities.





Green at Heart

Royal Wharf connects the two existing parks with acres of its own landscaped greenery. Most notably of all, Royal Wharf Gardens offers 1.5 acres of rolling open space, with swathes of lawn, richly planted borders, children's play and sports areas.



Running from the riverside deep into the heart of the neighbourhood, the park will be a focal point for the whole community. But it will be far from the only open space at Royal Wharf. Rather, it'll be the largest panel in a tapestry of gardens, squares, courtyards, meadows and street planting that permeates every part of the neighbourhood.


Inspired by the layout of London's great estates, Royal Wharf features a range of courtyard gardens, exclusively accessible to those living in the surrounding buildings. Each garden will have its own identity, defined by the layout and planting, creating a 'family' of individual spaces rather than a

homogeneous set. Some of these may also incorporate kitchen gardens, adding to the layers of use and enjoyment.

Royal Wharf also offers an unmissable opportunity to enrich the biodiversity of this former industrial landscape. As well as the obvious focal points of parks and gardens, we're also creating living roofs across the site.

Brown roofs, made using recycled materials, naturally attract local plants and wildlife, helping to build the biodiversity of the area. They also reduce rainwater run-off, help insulate the buildings, and reduce the 'heat island' effect of urban centres, as well as protecting the roof itself.





.....
**Fitness at
Your Fingertips**
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Feeling Good, Inside and Out

Royal Wharf is a location literally designed to make you feel good. We want the people of the neighbourhood to be as healthy and happy as possible, and we're creating facilities and spaces that encourage exactly that.



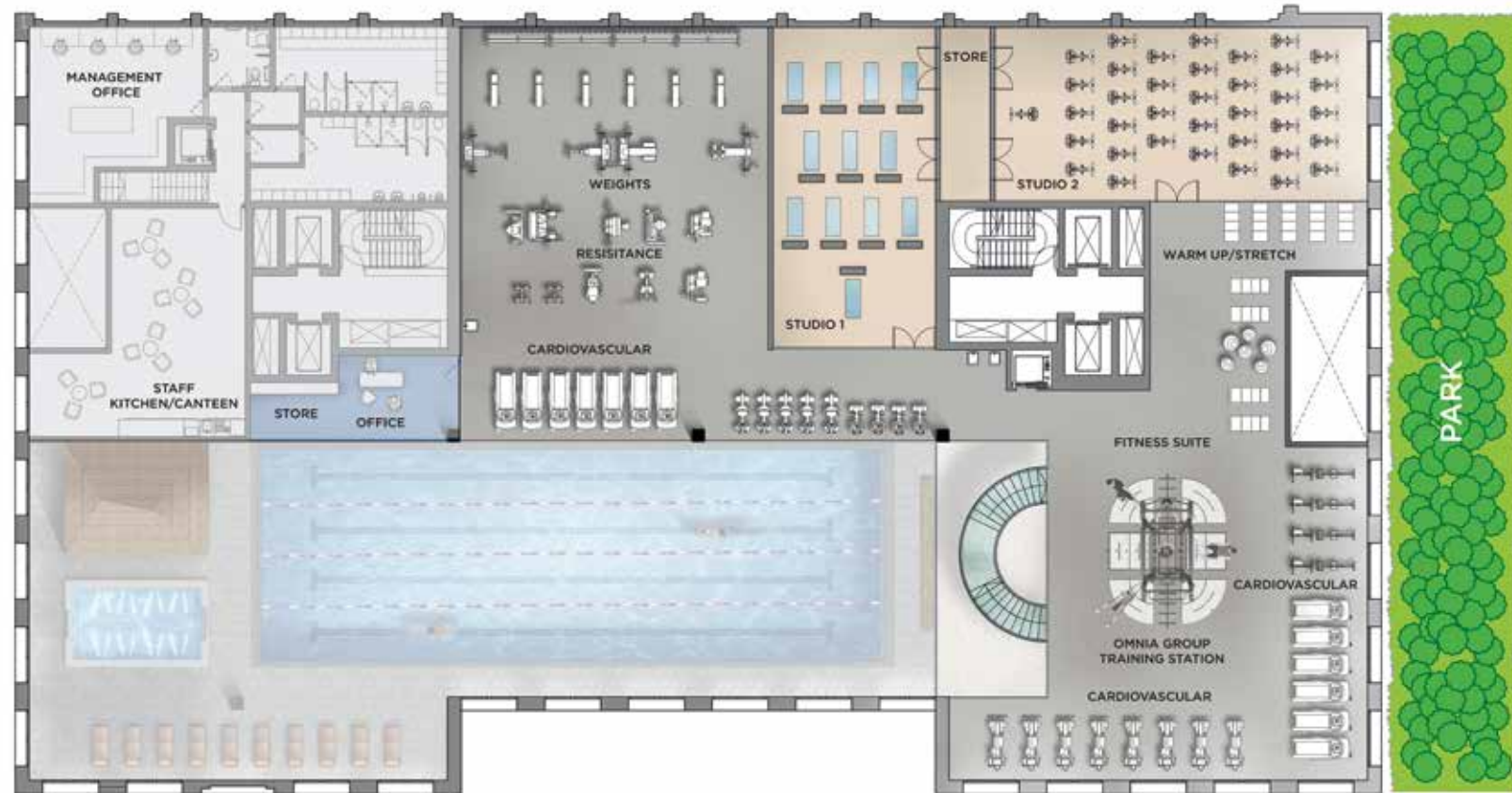
Working with David Morley Architects, an internationally renowned specialist in sports and leisure design, physical and psychological wellbeing has been built into the very fabric of Royal Wharf. Alongside the Riverside Park, just behind Mariner's Quarter, will be a world-class leisure and fitness centre, fully equipped to meet the varying needs of residents.

This glossy gym and fitness facility will surpass your expectations, with beautiful design making working out a pleasure, not a chore. The airy gym will have plenty of machines for all, while the generously-sized swimming pool, steam room, sauna and jacuzzi mean you can take a holistic approach to looking and feeling good. Whether it's splashing about in the pool with the kids, a spot of Saturday morning 'me-time' yoga, or training for the London Marathon, the new centre will have exactly what you need.





Ground floor plan



First floor plan

◆◆◆◆
The Clubhouse

25 metre Swimming Pool

Hydrotherapy Pool

Sauna, Steam Room, Jacuzzi,
Experience Shower

20,000 SqFt of Leisure Space

Light and Airy Indoor Centre

Refreshment and Relaxing Area

State of the Art Exercise Equipment

Personal Training Assessment Hub

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The centre will be a social hub too; the ideal place for people to get together and meet more of their neighbours – a London rarity. The excitement and sociable aspects of sport creates a perfect platform for bringing people together







The Architecture of Fitness

As specialists in designing sports and leisure facilities, David Morley Architects is the ideal partner for Royal Wharf. Some of their most successful developments include:



Lord's Cricket Ground

The team's first sports project was the ground-breaking indoor cricket school at Lord's Cricket Ground. This deceptively simple building was the first indoor facility to use natural light to illuminate the field. For an outdoor game, this was the ideal lighting solution – and one that vastly reduced both running costs and environmental impact.

reinvention of the traditional sports pavilion. By understanding how different people, at different times of life, will use these spaces for different activities, David Morley Architects promise to deliver a vision that inspires, encourages and supports every variety of sports and fitness.

Olympic Water Polo Stadium

The development of the London Olympic Park brought an especially high-profile commission when the firm was appointed to create the Water Polo Arena. This huge 5,000-capacity venue was praised – perhaps most of all by audiences themselves – for its sense of soul and personality. The architects used the space to create maximum drama around the competitions, ensuring that the athletes emerged to a spectacular full view of the steeply raked audience. Remarkably, the whole building is was created as a kit of parts that can, if required, be dismantled and recycled as material for other projects.

A healthy landscape

Beyond the leisure centre itself, the landscape of Royal Wharf provides fantastic opportunities to support everyone's wellbeing. Its position by the park means the leisure centre's expert staff will be able to take lessons and training beyond the four walls and into the outdoors. From yoga sessions under the trees to circuit training around the lawns, the park is an ideal space for sports and exercise.

More widely, the site's paths encourage walking, running and cycling. A jog around the many gardens and along the riverfront – perhaps taking in Barrier Park and Lyle Park – will be a fun and uplifting way to take in the great outdoors. And the wider waterfront – all the way to Canary Wharf and beyond – offers a range of urban cycling adventures. We're looking at a host of innovative possibilities for supporting wellbeing across the development – from street gyms to ongoing pop-up sports facilities and events. We're also planning to place permanent outdoor exercise equipment at various points along the Riverside Walk.

The Royal Parks

David Morley Architects have also delivered five projects for the Royal Parks. Among these is the masterplan for sport at Regent's Park and Primrose Hill. This high-profile and highly sensitive project – Regent's Park is Grade I listed – centres around The Hub, an elegant



For 25 years, David Morley Architects has been creating award-winning buildings – from residential developments to restaurants and offices



A healthy landscape

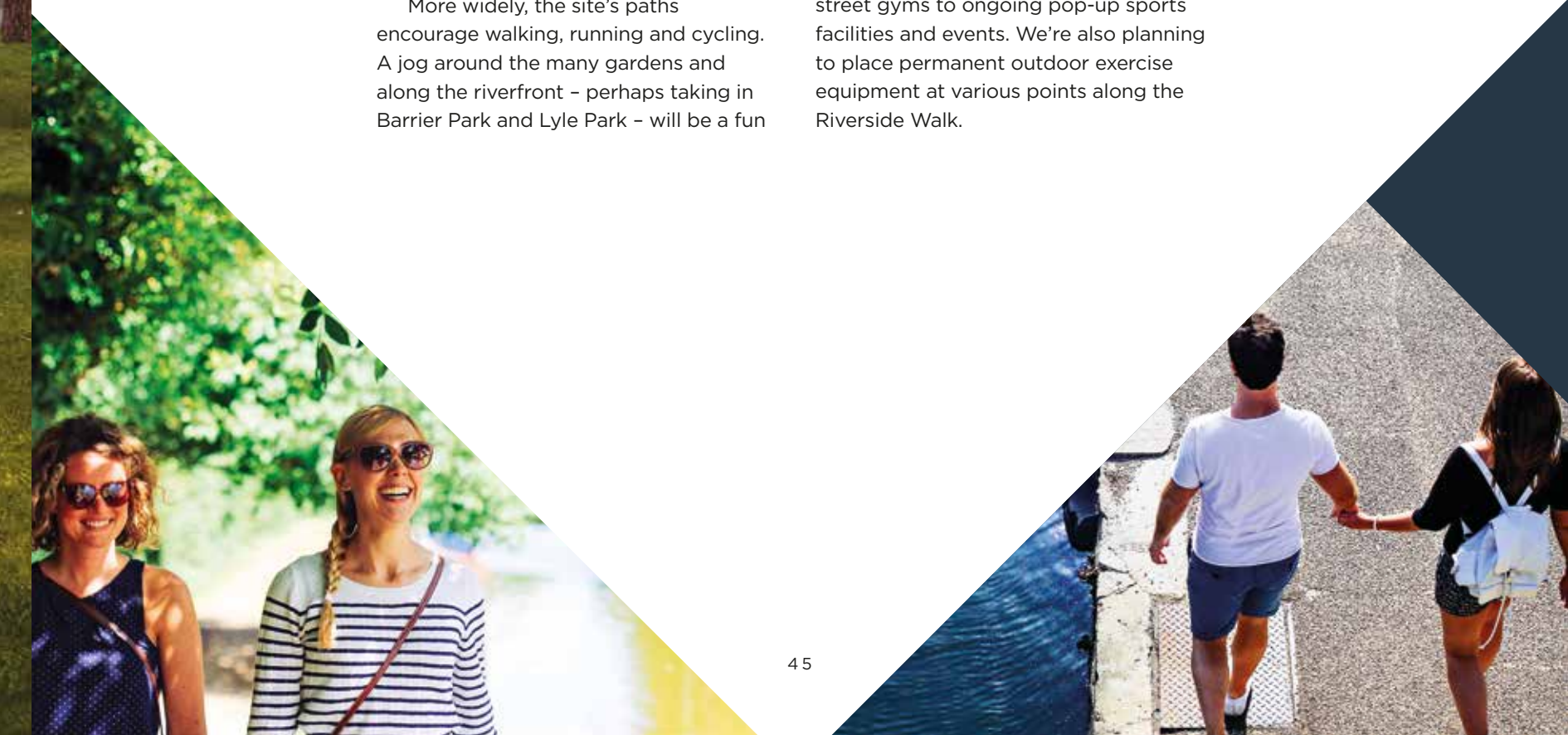
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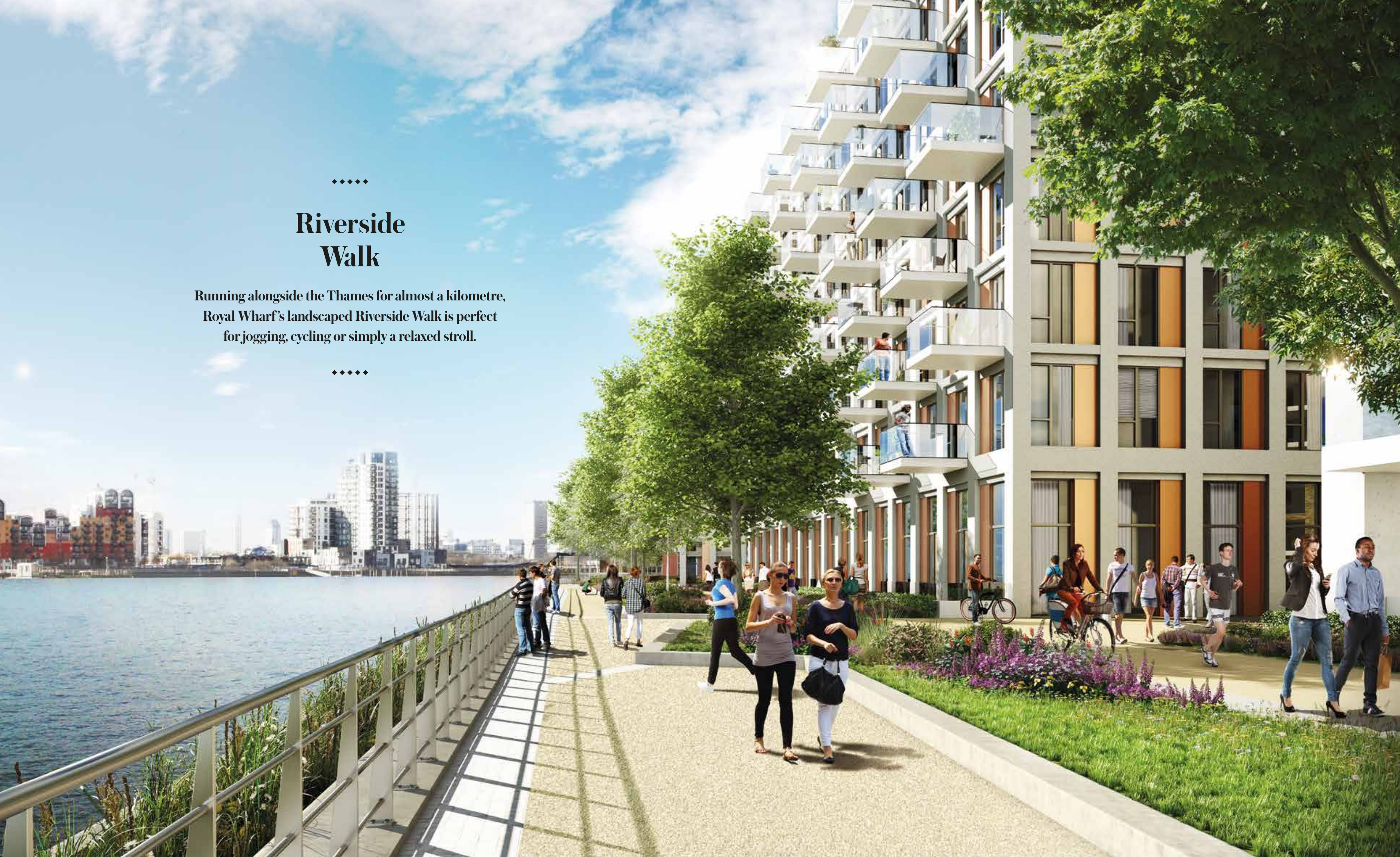


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Riverside Walk

Running alongside the Thames for almost a kilometre,
Royal Wharf's landscaped Riverside Walk is perfect
for jogging, cycling or simply a relaxed stroll.

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**Everyday Essentials
to Little Luxuries**
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A variety of independent stores and bespoke services will add texture and vitality to the whole development

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Neighbourhoods are more than collections of homes. They also depend on a strong, varied mix of services and amenities - from a corner shop where you can buy milk and newspapers to restaurants, bars and leisure and fitness services.

Royal Wharf will have everything a thriving village needs. But this will be no bland, generic urban centre. We're creating opportunities for a variety of independent stores and bespoke services that will add texture and vitality to the whole development.

.....
Real High Street
Shopping
.....



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Creating an entire neighbourhood from the ground up offers a rare opportunity to shape community shopping and amenities with a genuinely individual character

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Our ambition for the high street at Royal Wharf is for it to be filled with independent, interesting shops, run by experts passionate about what they do. Here, among other shops, you'll find a local greengrocer, butcher, bakery and florist – each as individual as the last.

This is the real thing: a high street where people get to know each other.

Where you might stop and chat with the shopkeeper as you linger over the latest batch of fresh, quality produce. Where you'll very likely bump into a neighbour, and maybe make time for a coffee at the café up the road. In a place like this, retail becomes so much more than just business – it's an essential glue that helps hold a community together.





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Shops, Cafés, Bars and Restaurants

Up and down the high street and throughout Royal Wharf, the shops, cafés, bars and restaurants will do more than just serve a need. They'll bring original, authentic personalities to Royal Wharf, adding richness and interest to the whole neighbourhood.

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There'll be a good-sized convenience store (perfect to pop into on the way from the DLR station). And at Sovereign Place - the community's central town square - you'll be able to settle down to anything from a fresh morning coffee to a tasty lunch or twilight cocktail.

Down near the water's edge, you can expect tempting riverside dining. After all, what could be better on a summer's afternoon than cold drinks by the river? At this point on the Thames, where the river widens to almost a mile across, it's almost like being by the sea.



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**Sovereign Place,
Royal Wharf's central square.
A space for the community to
come together**

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**Your Back Yard:
The World's Capital**
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**Royal Wharf will be
a location in itself.
A genuine community,
on an intimate, human
scale. But of course it
also has the world's best
back yard**

.....



The 2012 Olympic and Paralympic Games were an unqualified triumph. Not only did they electrify the world with London's passion and optimism, they also accelerated the transformation of East London



London is going through an extraordinary phase in its 2,000 year history. It has overtaken New York as the world's financial centre, and in 2014 became the most popular tourist destination on the planet. In the same year, global accountancy firm PWC ranked London the most influential of 30 world cities in its 'Cities of Opportunity' Index.

The 2012 Olympic and Paralympic Games were an unqualified triumph. Not only did they electrify the world with London's passion and optimism, they also accelerated the transformation of East London.

The Olympic Park is now home to Europe's largest urban shopping centre: at almost two million square feet, Westfield Stratford City has around 370 shops and restaurants, including a John Lewis department store, a Waitrose supermarket and a Marks and Spencer. There's also a seventeen-screen cinema.

As well as sport, culture is thriving in the east. North of Canary Wharf, the centres of Shoreditch and Spitalfields are the city's new crucibles of commercial, technological and artistic ventures. The tech cluster around Old Street has become world-famous as a hive of innovation – helped along by the government's key 'East London Tech City' initiative, backed by names like Google, Facebook and Intel.



Canary Wharf on the reclaimed London docks is the biggest employer of bankers in Europe as well as East London's de facto city centre



The Royal Docks Renewed

The Royal Docks themselves are a special focus for investment and opportunity.



In 2010, a vision document by the Mayor of London described the future of the Royal Docks and identified £22 billion of development potential for a new district on the north bank of the Thames.

The huge investment in transport infrastructure, as well as surging demand from Canary Wharf for high-quality housing and business services, means that vision is swiftly becoming reality. And nowhere is the speed of development more obvious than at Royal Wharf.

The momentum is astonishing. From day one, the residents here will feel part of a real and complete neighbourhood.

Framed by the O2 Arena and the Thames Barrier, the Royal Docks project is the culmination of one of the world's most extraordinary regeneration projects. A project that began in the 1980s, with the reclamation of the Docklands, and which is now producing a vast new district here in the east of the city.



The Capital, Connected

Today, London really can claim to be the world's capital city. And at Royal Wharf, that remarkable capital is on your doorstep.

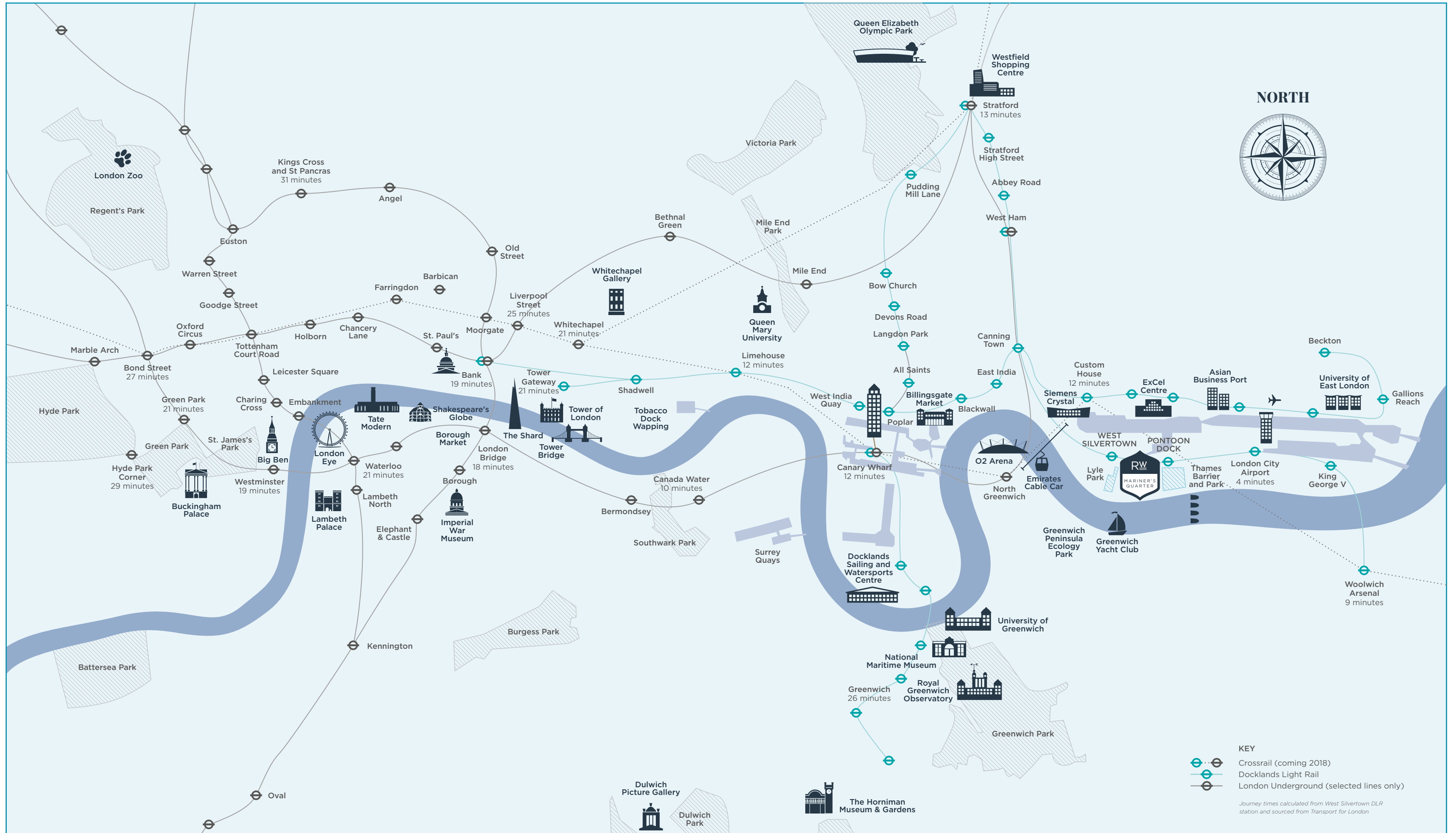


The DLR rail line links the site to the Underground network and the whole of the capital. You can be at Bond Street in 20 minutes – and the O2 in a little over five. The Emirates cable car is a wonderful way to cross the Thames, gliding from the Royal Docks to the Greenwich Peninsula in seven minutes. Or why not take to the water on a Thames riverboat? And with London City Airport less than five minutes away by DLR, it's quick and easy to fly all over Europe – or even to New York.

Connections will get even better when Crossrail opens in 2018. Europe's biggest engineering project, this pioneering service will link London and its neighbouring counties to the east and west. From Custom House station, close to Royal Wharf, it'll be just 15 minutes into central London. Even Heathrow airport will be less than 45 minutes away.

It's hard to imagine a better time to be part of the story of London. Or a better place to do it than at Royal Wharf.

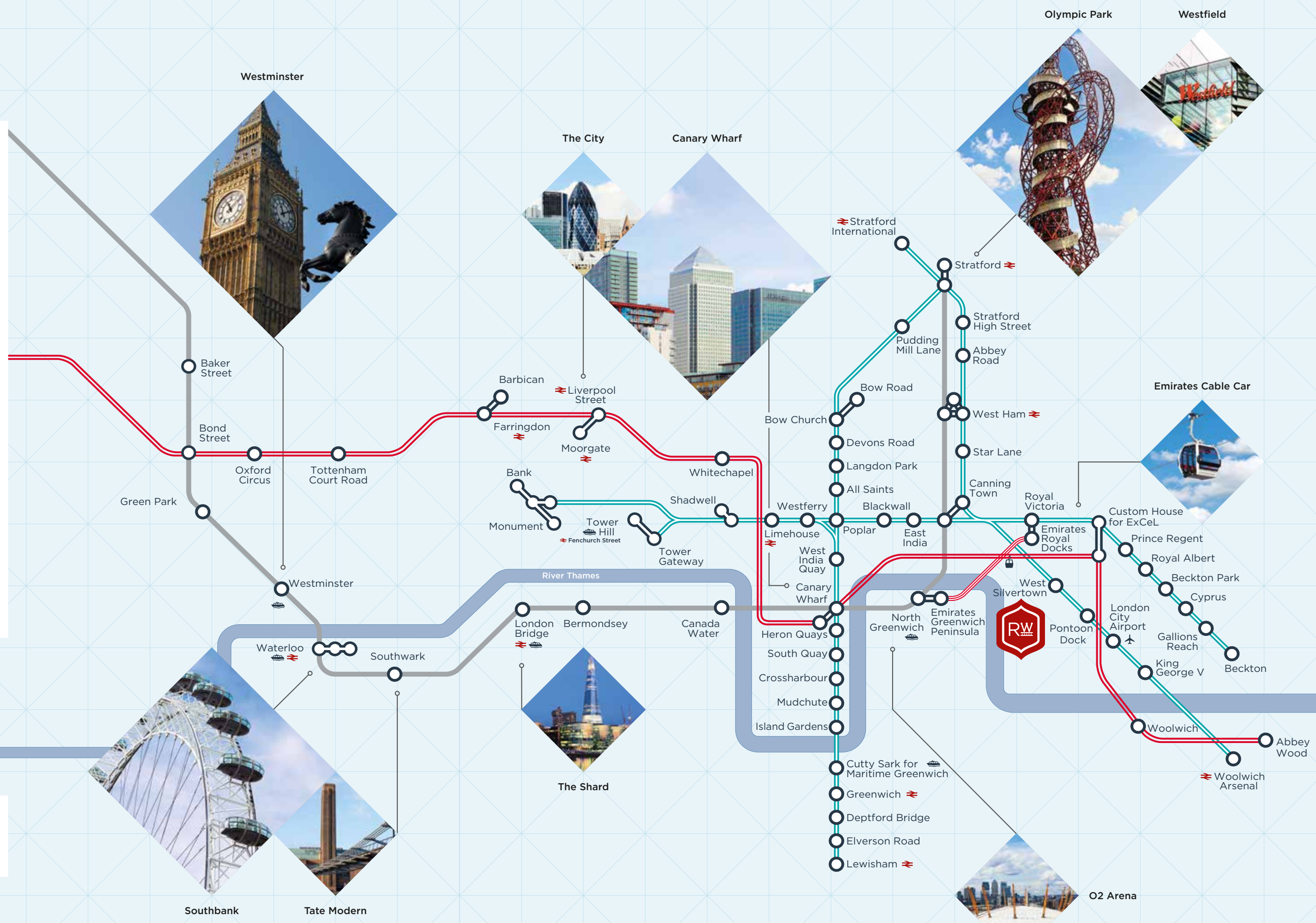






When Crossrail opens in 2018, Royal Wharf is set to become one of the best connected areas in London

- DLR from Pontoon Dock**
 - 4 mins to City Airport
 - 12 mins to Canary Wharf
 - 19 mins to Bank
- Underground from Canning Town**
 - 5 mins to Canary Wharf
 - 11 mins to London Bridge
 - 14 mins to Waterloo
 - 20 mins to Bond Street
- Crossrail from Custom House (open 2018)**
 - 8 mins to Liverpool Street
 - 10 mins to Farringdon
 - 15 mins to Bond Street
 - 18 mins to Paddington
 - 41 mins to Heathrow
- Riverboat from Royal Wharf (proposed)**
 - 14 mins to Canary Wharf
 - 26 mins to London Bridge City Pier
 - 34 mins to Waterloo
- Emirates Cable Car from Royal Docks**
 - 7 mins to Greenwich Peninsula
- Walking from Royal Wharf**
 - 1 min to Pontoon Dock
 - 10 mins to Custom House



- London Underground, Jubilee Line
- DLR
- Emirates Cable Car
- Crossrail (open 2018)



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Since 2012, a £300 million construction project has been converting the Olympic Park into a visitor destination, opening up the arena, acres of parkland, and iconic venues including Anish Kapoor's 'Arcelor-Mittal Orbit' sculpture and the Zaha Hadid-designed Aquatics Centre.

The ExCeL Centre plays a vital role in bringing business tourism to the Capital, generating over £1.6 billion in economic benefit.



The £30 million Siemens Crystal is home to the world's first visitor centre dedicated to improving our knowledge of urban sustainability, and includes a public exhibition space, conference and offices.

University of East London is one of the top six modern universities for research in the country, with a Docklands campus that's home to a state-of-the-art sporting facility and business centre.

In May 2013 the Mayor announced a £1 billion investment by Chinese developer Advanced Business Parks (ABP) to turn the Royal Albert Dock site into London's next business district.





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**New Homes in a
Grand Tradition**

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The Homes of Royal Wharf Will Serve Every Need

There will be a lively combination of Georgian-inspired townhouses, duplexes, three-bed, two-bed and one-bed apartments and suites.



Generous in scale and elegantly designed, these will be homes to stand the test of time. Our research showed that London's most desirable homes – from Ebury Square in Belgravia to Grosvenor Square in Mayfair – are ones

that look out onto splendid squares. It's a tradition we're continuing at Royal Wharf, with an interconnected network of squares as well as Thames views and riverside promenades.



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The Townhouses

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Royal Wharf's three and four-storey townhouses are beautiful new interpretations of the best of Georgian London, generously proportioned and elegantly finished. These charming homes revive the Renaissance tradition of the 'piano nobile', or 'noble floor' – a principal level usually one flight up from ground level.

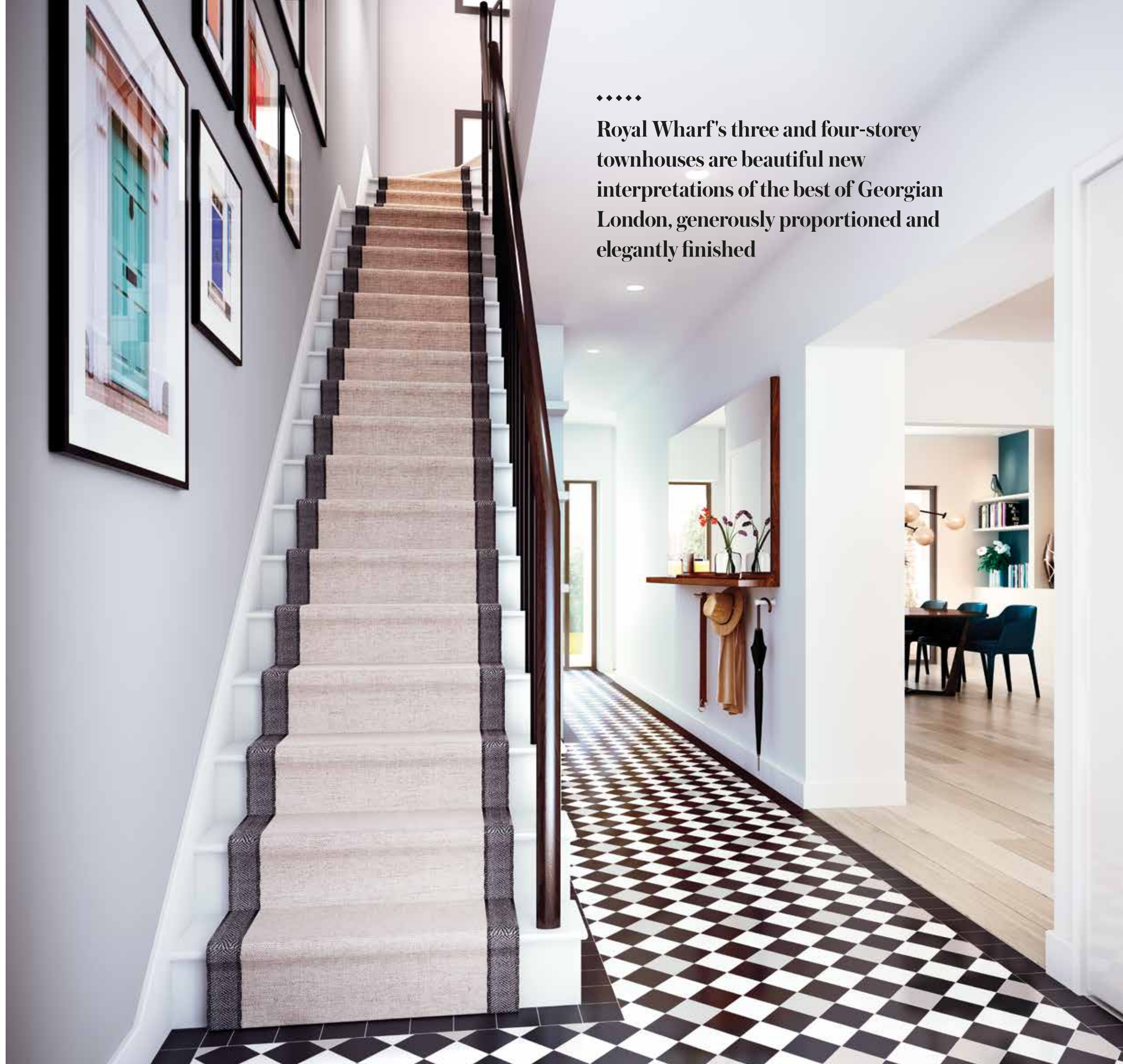
These were a popular feature in original Georgian townhouses, creating a dramatic entrance as visitors are swept up the stairs into an impressive first-floor entertaining space, overlooking

the square outside. At Royal Wharf, the new piano nobile is a large, open and high-ceilinged space, divided into two connected sections – one slightly more formal than the other.

Indeed, as you rise from the beautifully tiled hallway up the master staircase, you discover each floor has a clear place in the building's hierarchy. On the second floor of a three bedroom townhouse, for example, is a bathroom, two bedrooms and a study, while the master bedroom, en-suite bathroom and roof terrace take up the floors above.

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Royal Wharf's three and four-storey townhouses are beautiful new interpretations of the best of Georgian London, generously proportioned and elegantly finished







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The Apartments

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From townhouses to apartments, all of Royal Wharf's homes are infused with the aesthetic and values of new Georgian interiors.

Residences are characterised by a sequence of spaces designed to a subtle hierarchy, carefully choreographed to give a clear sense of movement and change. Whilst expansive windows look out onto breathtaking vistas of the Thames Barrier or Canary Wharf.

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The layout's potential for personalisation is inspired by the Georgian penchant for decorating a space with a collection of art or artefacts





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Each apartment kitchen is designed to be centred around a generously sized kitchen table, the focal point for the room





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Bathrooms, consistent throughout the townhouses and apartments, make use of feature tiles within the signature Royal monochromatic palette

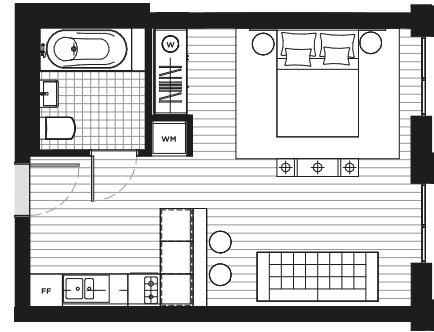



West
Silvertown
DLR


Pontoon
Dock
DLR

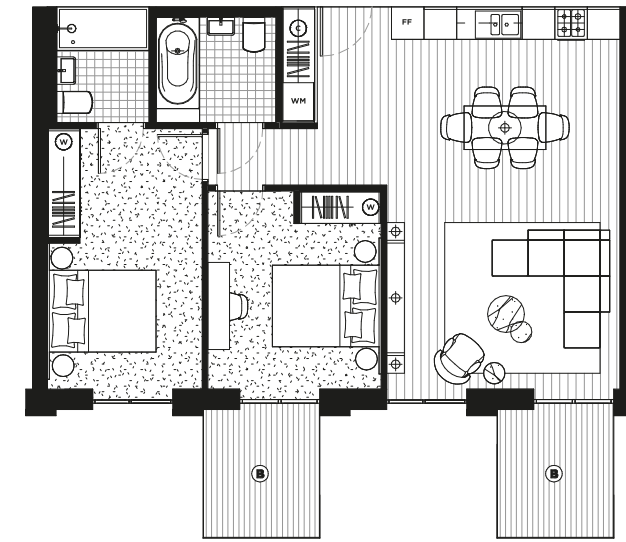
Typical
Apartments:

Suite



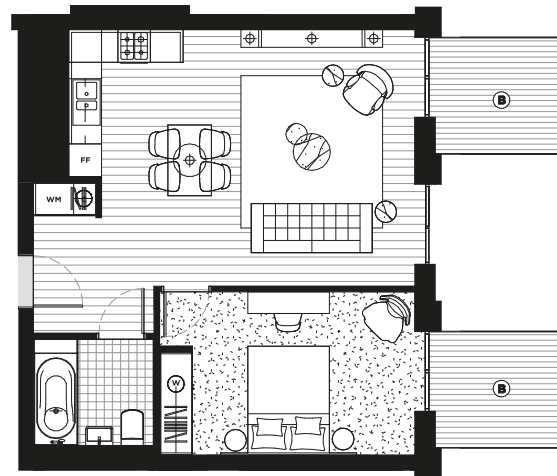
Internal Area: 36.0 SqM / 388 SqFt **Living Area:** 7005 mm x 2240 mm
Bedroom: 4760 mm x 2760 mm

2 Bedroom



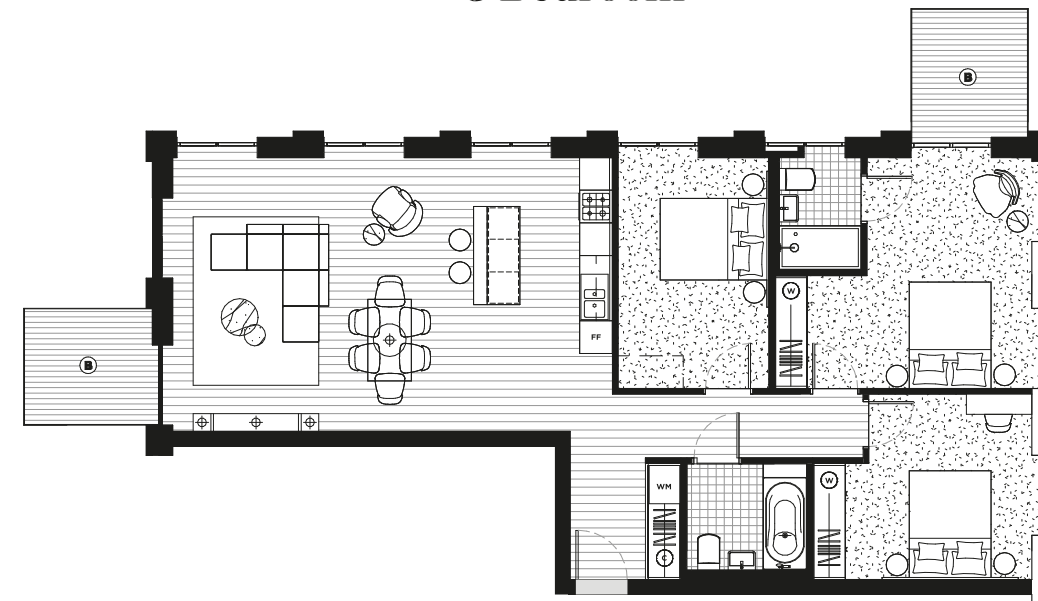
Internal Area: 74.0 SqM / 797 SqFt **Living Area:** 7020 mm x 6215 mm **Bedroom 1:** 4785 mm x 2850 mm
Bedroom 2: 3640 mm x 3185 mm **Balcony:** 10.4 SqM / 112 SqFt

1 Bedroom



Internal Area: 53.0 SqM / 570 SqFt **Living Area:** 6355 mm x 4860 mm
Bedroom 1: 4685 mm x 2850 mm **Balcony:** 10.4 SqM / 112 SqFt

3 Bedroom



Internal Area: 102.0 SqM / 1098 SqFt **Living Area:** 7900 mm x 5025 mm **Bedroom 1:** 4925 mm x 4240 mm
Bedroom 2: 4240 mm x 2750 mm **Bedroom 3:** 4020 mm x 3405 mm **Balcony:** 10.4 SqM / 112 SqFt

Legend

C: Cupboard W: Wardrobe FF: Fridge Freezer
WM: Washer / Dryer B: Balcony T: Terrace

*Not to scale

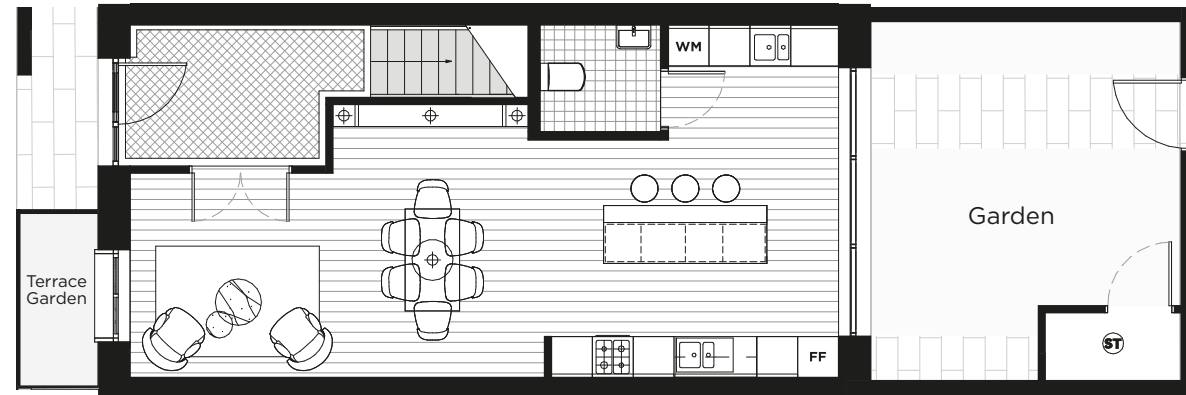
Legend

C: Cupboard W: Wardrobe FF: Fridge Freezer
WM: Washer / Dryer B: Balcony T: Terrace

*Not to scale

Typical
Townhouse:

Ground Floor



Total Internal Area: 213 SqM / 2293 SqFt **Kitchen Area:** 5173 mm x 4505 mm
Dining Area: 5809 mm x 4000 mm **Terrace Garden:** 5.1 SqM / 55 SqFt **Garden:** 24 SqM / 260 SqFt

Level 1

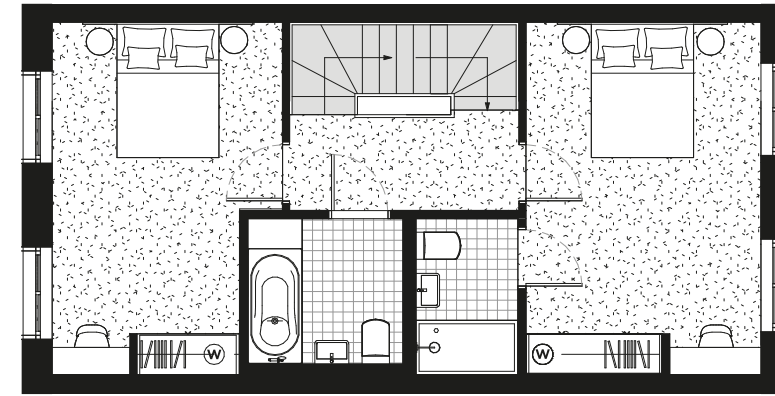


Living Area: 10415 mm x 5203 mm

Legend
 C: Cupboard W: Wardrobe FF: Fridge Freezer
 WM: Washer / Dryer B: Balcony T: Terrace

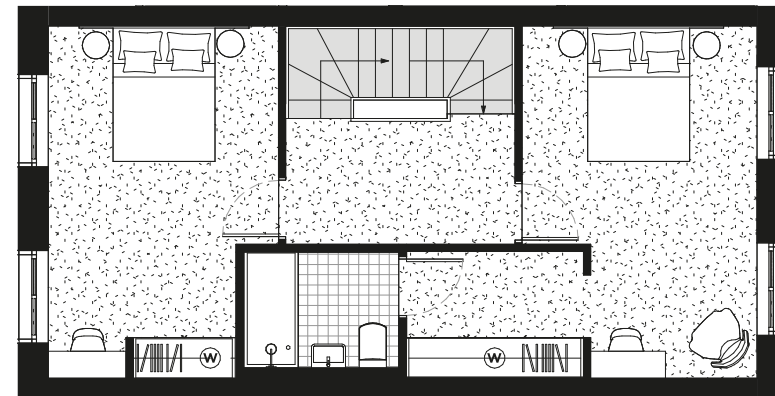
*Not to scale

Level 2



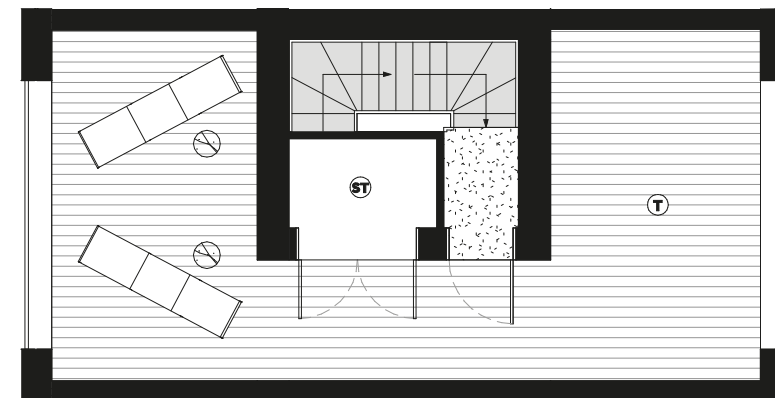
Bedroom 1: 5203 mm x 3505 mm **Bedroom 2:** 5203 mm x 3505 mm

Level 3



Bedroom 3: 5203 mm x 3386 mm **Bedroom 4:** 5203 mm x 3386 mm

Roof Terrace



Roof Terrace: 54 SqM x 581 SqFt

Specification



Main structure

Reinforced concrete frame on reinforced concrete piled foundations.

Building envelope

External wall with quality brick finish and pre-cast cladding.

Floors

Reinforced concrete slab with appropriate floor finishes (see flooring).

Roof

High performance membrane with bio roofs (subject to plot).

Windows

Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable finish.

Stairs

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

Walls

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

Balconies

Where applicable painted steel projecting balconies with painted steel vertical rails and handrails or Glass protection panels (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

Ceilings

Suspended flat plasterboard ceilings throughout.

Flooring

Engineered oak floor boarding to hall, living area and kitchen. Matt grey ceramic floor tiles to bathrooms, en-suites and shower rooms. Fitted carpets to bedrooms.

Flooring: Townhouse

As above and diamond patternation feature ceramic tile to floor entrance lobby (where shown on floor plans).

Decoration

All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

Kitchens:

Suites, 1, 2 & 3 Bedroom Apartments

Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted stainless steel taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine / tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

Kitchens: Townhouse

Bespoke island unit with composite stone worktop (where shown on plans).

Wardrobes

Integrated wardrobes fitted in bedrooms with custom designed painted feature doors (where shown on plans).

Bathrooms

Fitted with white enamel bath with chrome finish mixer. Contemporary wall mounted shower and glass bath screen. White ceramic close coupled floor mounted WC. White ceramic wash basin, with chrome lever mixer tap. Bespoke wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rail. Ceramic tiles to bathroom with feature tiles to shower / bath area. Matt finish floor tiles.

Shower Rooms

Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.

Note

Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to Townhouses may vary due to different form of construction technique employed such as modern timber frame.

Fixtures and Fittings



Kitchen

Oven

Product: Single electric fan-forced oven.
Location: All apartment kitchens.

Hob

Product: Electric hob with stainless steel and black finish.
Location: All apartment kitchens.

Integrated Dishwasher

Product: Fully integrated dishwasher.
Location: All apartment kitchens.

Integrated Fridge Freezer

Product: Fully integrated fridge freezer.
Location: All apartment kitchens.

Deck Mounted Kitchen Sink Mixer

Product: Contemporary style deck mounted sink mixer tap.
Finish: Chrome finish.
Location: Deck mounted to all apartment kitchen work tops.

Kitchen Extractor

Product: Concealed extractor fan.
Finish: Stainless steel.
Location: All apartment kitchens.

Kitchen Sink

Product: Stainless steel undermounted sink.
Finish: Stainless steel.
Location: All apartment kitchens.

Washing Machine

Product: Washer Dryer.
Location: All apartment utility cupboards.

Bathroom

Deck Mounted Basin Mixer

Product: Contemporary style deck mounted taps.
Finish: Polished chrome.
Location: All apartment bathrooms.

Bath Mixer

Product: Contemporary style bath mixes.
Finish: Polished chrome.
Location: 1, 2 and 3 bedroom apartment bathrooms.

Wall Mounted Shower Set

Product: Contemporary style shower set.
Finish: Polished chrome.
Location: All apartment bathrooms.

Heated Towel Rail

Product: Contemporary style heated ladder towel rail.
Finish: Polished chrome.
Location: All apartment bathrooms.

WC

Product: Close coupled floor mounted WC.
Finish: Glazed sanitary glaze porcelain.
Location: All apartment bathrooms.

Washbasin

Product: Wall hung white ceramic washbasin.
Finish: Glazed white.
Location: All apartment bathrooms.

Integrated Bath

Product name: Built in bath.
Finish: White.
Location: 1, 2 and 3 bedroom apartment bathrooms.

Shower Tray

Product name: High Quality solid cast or acrylic shower tray.
Location: All en-suite and suite shower rooms.

Wall Mounted Cabinet

Product: Bespoke mirrored wall mounted cabinet. Finish: Mirrored.
Location: All apartment bathrooms.

Heating and Hot Water Apartments and Townhouses

Metered system provides heating and hot water from the development's central plant. Centralised wet heating system throughout.

Electrics

Energy efficient lighting in kitchen, hall, bathroom, shower room and en-suite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV / FM and telephone points for broadband internet access in living room and master bedroom; communal satellite dish with connection points in living room and master bedroom. (Purchasers are responsible for their own connections and related charges for cost of services). Smoke / heat detectors fitted as standard.

Management and Security

Management and security services located in the central estate management office. Video entry phone system connected to main entrance door. External CCTV system provided.

Parking

Limited car parking at extra cost and subject to availability.

Elevators

Elevators serve all floors.

External

Ground-level areas laid out and finished with a combination of architect-designed hard and soft landscaping with feature lighting.

The regeneration of Royal Wharf is by two vastly experienced leaders in the global real estate market. Oxley Group and Ballymore share a commitment to quality, a knack for successful innovation and a passion for projects that show true ambition, of which there are few better examples than Royal Wharf.



ballymore.

Oxley is a lifestyle property developer specialising in the development of quality residential, commercial and industrial projects at competitive prices. Headquartered in Singapore, Oxley's developments cater to the growing needs of discerning home buyers who value quality living and a finer lifestyle, as well as small and medium enterprise owners looking to purchase their own premises. As a strong and dynamic company, Oxley has made its mark as a developer with a strong value proposition. The Group's business model is centred on creating lifestyle-focused developments, in choice well-connected precincts, and developing quality apartment, office and retail units that allow for infinite experiences within finite spaces. Since its debut on the Singapore Exchange in October 2010, Oxley has launched a portfolio of 27 distinctive developments to strong market reception. Oxley is listed on the Mainboard of the Singapore Exchange and has a market capitalization of about \$2 billion.

Ballymore Group is an international property investment and development company, focused on large scale award winning developments across Europe. Ballymore's developments have distinguished it as a leader in urban regeneration with an eye for design and innovation, with areas of business encompassing land and planning, architecture, design, sales, marketing and estate management. With permanent offices in London, Dublin and Eastern Europe, the Group continues to pioneer ever more ambitious mixed-use projects combining residential space, office, retail, hotels and leisure facilities. Ballymore distinguishes itself from many other developers with the breadth of its involvement, remaining fully committed to its buildings long after the last unit has been sold. Ballymore Group has become a leading presence in London's development landscape, and has pioneered and executed many of the most high-profile riverside developments the city has seen in recent times.



1 Kap Residences
Oxley

Singapore
Situated right beside the King Albert Park station, the KAP Residences has been designed to create a prominent new landmark on Singapore's Bukit Timah Road, offering a splendid array of restaurants, shops and residential units. Everything is at your disposal: the development is ideally located in District 21, with easy access to other locales in Singapore through major expressways and the Downtown MRT Line.

2 Embassy Gardens
Ballymore

Nine Elms, London
Few development opportunities in London can offer the sheer scope of the Nine Elms project in Battersea. Next to the site of the new US embassy building, we are creating an entirely new district for London, drawing inspiration from the residential and commercial estates which evolved over time in New York and Boston.

3 The Midtown & Midtown Residences
Oxley

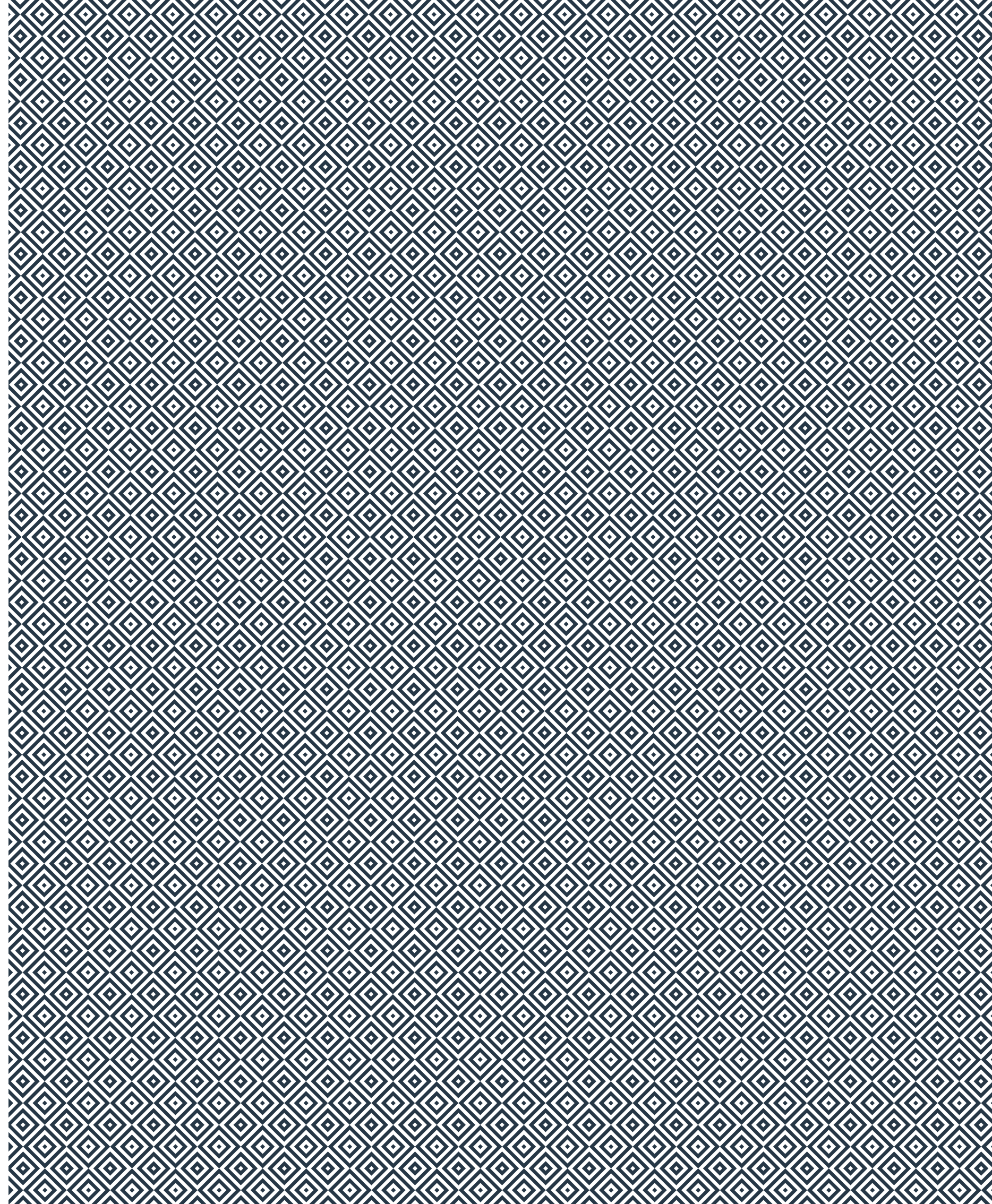
Singapore
The Midtown & Midtown Residences is an exclusive city-fringe development with a focus on living well. Encircled by entertainment, recreation, retail and dining amenities, with Hougang MRT Station just 250m away, it's a location that grants a lifestyle that many desire. The development features strata-titled retail shops, a supermarket and duplex restaurants offering dining at your doorstep in the heart of Hougang.

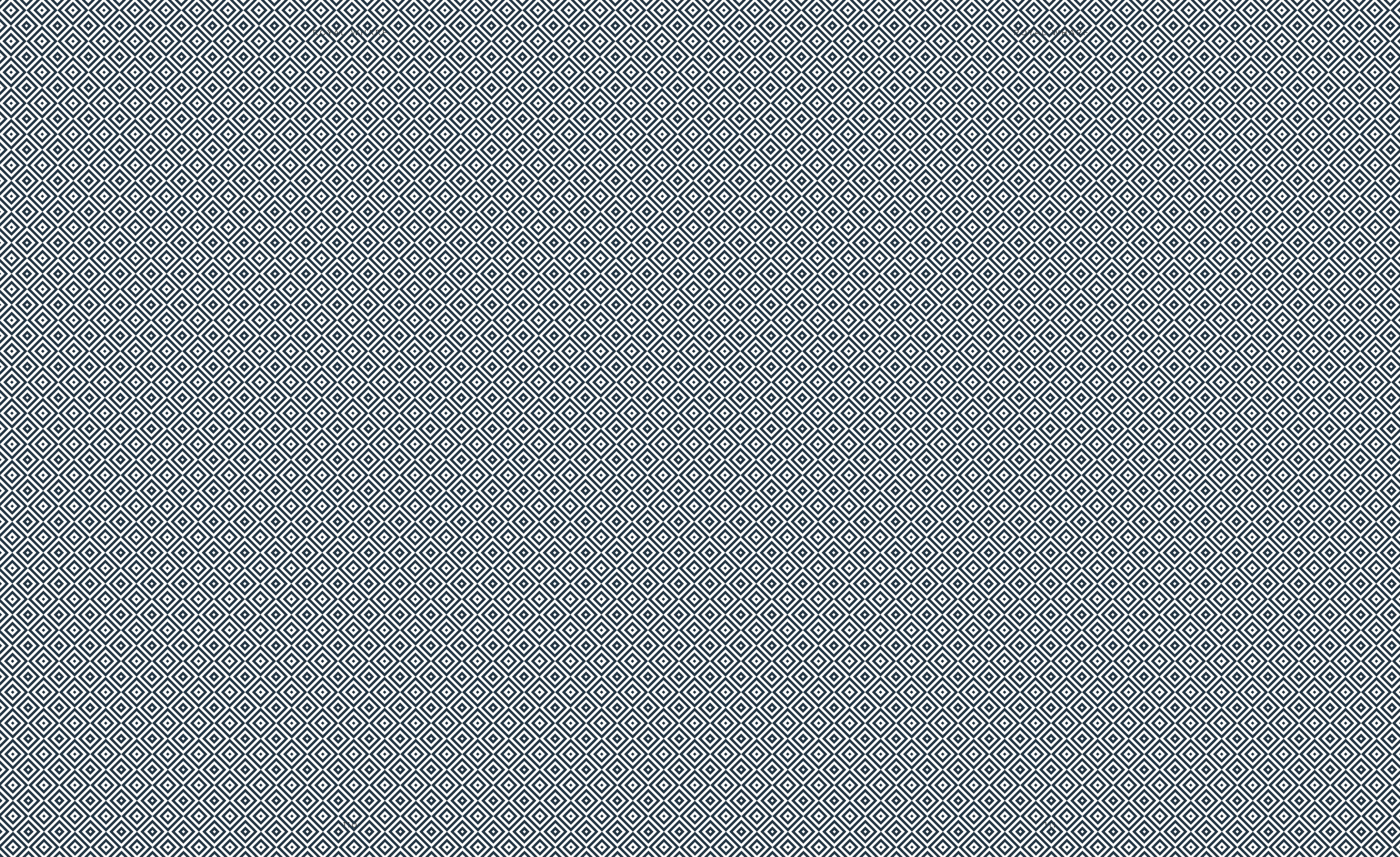
4 New Providence Wharf
Ballymore

London
New Providence Wharf, including Ontario Tower and Providence Tower, stretches back some 400m from the river, with a depth and a substance few other riverside developments have achieved. It has received worldwide acclaim as a fine example of residential, hotel, retail and leisure development.

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Oxley

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