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//erchants Walk
LONDON E3

THE NEW COLLECTION
ONE, TWO AND THREE BEDROOM APARTMENTS



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LONDON E3

THE NEW COLLECTION



WALK IT
WORK IT
LIVE IT

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Merchants Walk offers the very best in luxury urban living

These one, two and three bedroom apartments provide you with generous open space, indulgent finishes and timeless style.

Merchants Walk is close enough to walk to Canary Wharf, or cycle to the City, and is perfectly placed near public transport providing you with multiple links to central London.

This is cool, urban living at its best; attractive, vibrant and accessible. A spectacular place to live, work and play.

VIEW IT

- 1 Merchants Walk
- 2 Canary Wharf
- 3 The O2
- 4 Devons Road DLR
- 5 Future Development



Computer generated image is indicative only



Map not to scale

A M O N G S T I T

Merchants Walk's accessible location in Zone 2 makes it superbly connected to the City, central London, Canary Wharf, Stratford City and the Olympic regeneration zone. Alternatively, the towpath of the Limehouse Cut canal provides a unique way to reach destinations with safe cycle and pedestrian routes, linking Merchants Walk to east and central London.

LIVE IT

Limehouse Cut

Limehouse Cut is London's oldest canal, dating to 1766. Just 200 metres from Merchants Walk, it links the River Thames at the Limehouse Basin to the River Lea in Bromley-by-Bow, as well as to the Regent's Canal Dock. Recent regeneration has created an attractive towpath along which to walk and cycle.



Westfield Shopping Stratford City

Westfield Stratford City has become an East London hallmark. The mall experience incorporates high street names, urban labels, and haute couture boutiques. Shopping aside, there's more than 100 eateries serving dozens of international cuisines, a 17-screen digital cinema, bowling alley and even a casino.



Canary Wharf

Canary Wharf is one of the UK's two main financial districts, and home to European and Global headquarters of Barclays, Citigroup, HSBC, Morgan Stanley and Thomson Reuters to name a few. The 'city within a city' offers more than 200 high street, boutique and specialist stores, bars, cafés, restaurants, piazzas, several cinemas including an Everyman and Cineworld, the Museum of London Docklands and an ice rink.



Victoria Park

Victoria Park is East London's most significant and historic park. Stretching over more than 86 hectares, the 170 year old green space incorporates a boating lake, cafés, canals, tennis courts and a sports ground. Victoria Park is famous for its open air music festivals, including LoveBox and Citadel.





//W | THE NEW COLLECTION

PLAY IT

Queen Elizabeth Olympic Park

Just 5 minutes to Stratford on the DLR or a leisurely 12 minute cycle, your new home at Merchants Walk is perfectly positioned to enjoy Queen Elizabeth Olympic Park. London's newest park encompasses unique parklands, waterways, venues and attractions. These include three new iconic venues, The London Stadium, the London Aquatics Centre and the striking ArcelorMittal Orbit sculpture.

LEARN IT

Merchants Walk is ideally located to access a range of first class universities. Esteemed central London universities within 40 minutes' bicycle ride of Merchants Walk include University College London (UCL), Imperial College London, King's College London, and the London School of Economics (LSE). Even closer, the University of East London (UEL) has campuses in Stratford and Docklands.



WALK IT





By foot from Merchants Walk

Devons Road DLR	2 mins
Limehouse Cut	4 mins
Tower Hamlets Park	9 mins
Bromley-By-Bow Underground	10 mins
Chrisp Street Market	10 mins
Roman Road Market	25 mins
Canary Wharf	29 mins
Queen Elizabeth Olympic Park	40 mins
Westfield Stratford City	45 mins
The City	60 mins



By bike from Merchants Walk

Limehouse Cut	1 min
Chrisp Street Market	3 mins
Tower Hamlets Park	3 mins
Bromley-By-Bow Underground	4 mins
Roman Road Market	8 mins
Canary Wharf	8 mins
Queen Elizabeth Olympic Park	12 mins
Westfield Stratford City	14 mins
Shoreditch High Street	18 mins
The City	20 mins

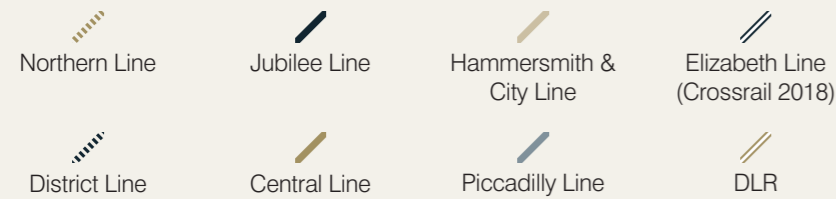


By public transport from Devons Road DLR

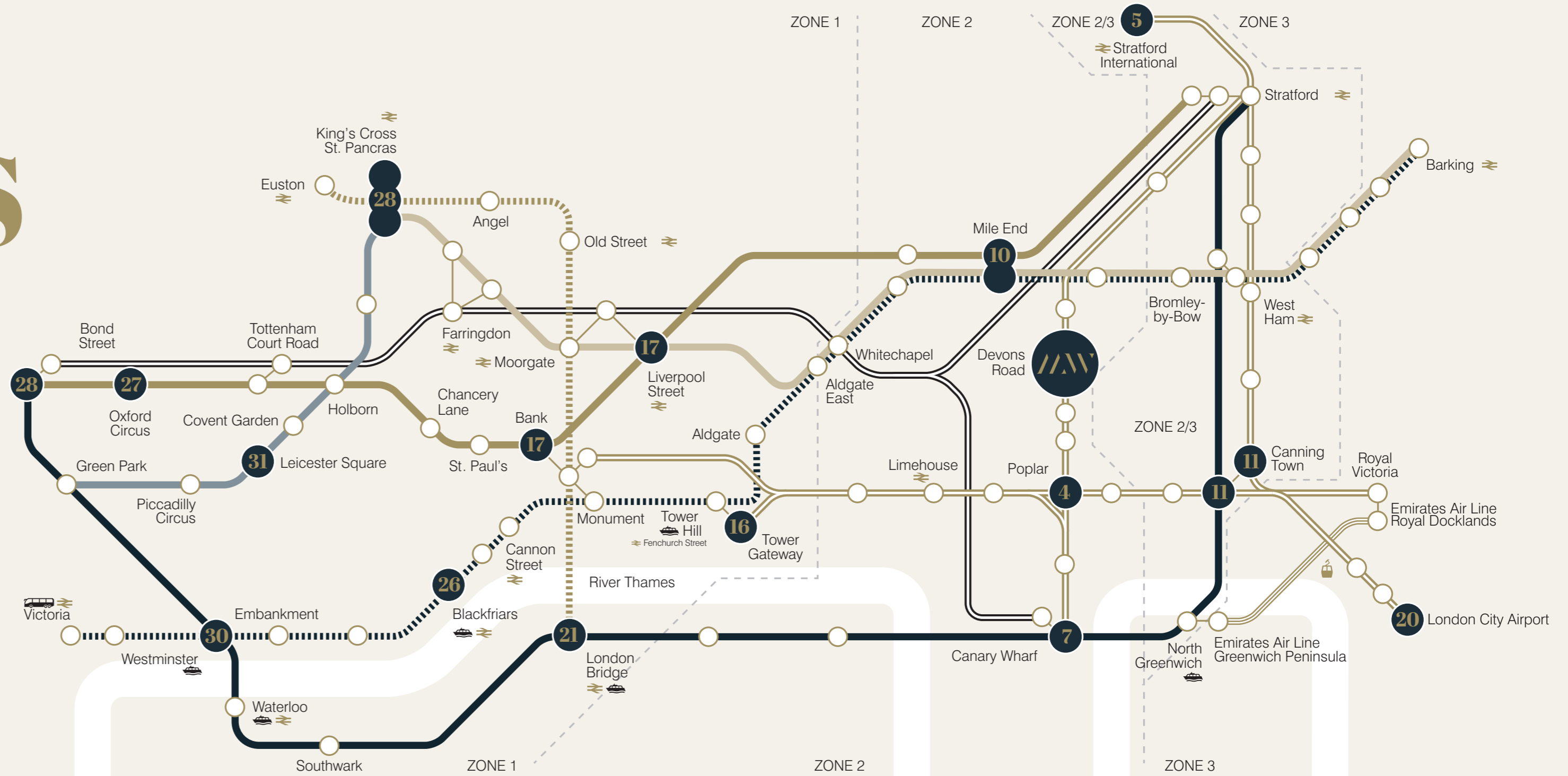
Stratford	5 mins
Canary Wharf	7 mins
Canning Town	11 mins
Liverpool Street	17 mins
Bank	17 mins
North Greenwich (The O2)	18 mins
London City Airport	20 mins
London Bridge	21 mins
Oxford Circus	27 mins
King's Cross St Pancras International	28 mins



ACCESS IT



10 Travel time in minutes from Devons Road DLR (Travel times sourced from tfl.gov.uk)





WORK
IT



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SEE IT

“As the Delivery Architect, Peter Taylor Associates Ltd is proud to have been an integral part of the Merchants Walk development Team. The development offers tranquil public courtyards overlooked by carefully planned apartments, private terraces and balconies.

This open design exemplifies Peabody's inclusive approach and vision for Merchants Walk.”

Douglas Snadden, PTAL Architects

The imaginative and architecturally innovative use of floor-to-ceiling glazing allows light and views to flood in, adding to the sense of space. Sleek LED downlighters control the evening ambiance in these generously sized open plan living areas. Relax on your private balcony, step away from the hustle and bustle of the day and enjoy the skyline and vibrant lights of London at night.



Computer generated image is indicative only



Computer generated image is indicative only

Entertaining is made easy with these stylish, sleek handleless kitchens and cool silestone quartz worktops. The carefully considered layouts and integrated appliances make it easy to relax and enjoy socialising with friends.

Bedrooms feature luxurious rich pile carpet and beautiful built in mirrored wardrobes, providing the perfect place to re-charge. Complemented with highly refined finishes that continue the ambiance of style, these bedrooms provide a calm sanctuary to unwind.



RELIISH IT

Kitchen

- Contemporary handleless kitchen by Commodore with complementing gloss and matt doors
- Silestone quartz worktops in Niebla with matching upstand
- Stainless steel single bowl sink with stainless steel mixer tap
- Bosch integrated appliances including:
 - Touch control black glass hob
 - Multifunction electric oven
 - Telescopic extractor hood
 - Fridge/freezer
 - Dishwasher (slimline dishwasher to one bedroom apartments)
- Washer/dryer located in hall cupboard

Bathroom

- Large format Porcelanosa ceramic floor tiles with corresponding tiled skirting
- Large format Porcelanosa ceramic wall tiles
 - Full height finish to shower and bath
 - Half height finish to basin and WC area with corresponding tiled upstand
- Contemporary square edged bath in white
- Glass shower screen
- Stone grey bath panel
- Hansgrohe thermostatic bath and shower mixer tap in chrome with corresponding riser rail and shower handset
- Vitra back to wall WC with soft close seat and concealed cistern
- Vitra wall mounted basin in white with Hansgrohe mixer tap
- Chrome heated towel rail
- Stone grey double cabinet with mirror, open storage, concealed LED illumination and shaver socket

Ensuite

- Large format Porcelanosa ceramic floor tiles with corresponding tiled skirting
- Large format Porcelanosa ceramic wall tiles
 - Full height finish to shower enclosure
 - Half height finish to basin and WC area with corresponding tiled upstand
- Flat top resin stone shower tray
- Glass sliding shower screen with chrome surround
- Hansgrohe thermostatic shower mixer with corresponding riser rail and shower handset
- Vitra back to wall WC with soft close seat and concealed cistern
- Vitra wall mounted basin in white with Hansgrohe mixer tap
- Chrome heated towel rail
- Stone grey double cabinet with mirror, open storage and concealed LED illumination*

Bedroom

- Luxury Corner Sensation carpet
- Built in wardrobe to master bedroom with full height mirrored sliding doors, upper storage area and hanging rail

Electrical

- Recessed LED downlighters in white to bedrooms, kitchen, bathroom, ensuite and hallway
- Dimmable recessed LED downlighters to living room
- White switches and sockets
- Brushed chrome switches and sockets to kitchen
- USB charging sockets in master bedroom
- BT data points to living room and master bedroom
- TV and satellite connection point to living room pre-wired for Sky+
- TV connection point to master bedroom
- Electricity smart meter in hall cupboard



Computer generated image is indicative only

Interior finishes

- Natural oak laminate flooring to kitchen, living room and hallway
- Satin chrome ironmongery throughout
- Oak veneer internal doors
- White satin wood finish to woodwork and skirting
- White paint finish to walls and ceilings throughout

Security and peace of mind

- Oak veneer front door with multi-point locking system
- Stainless steel door viewing to front door
- Video/phone entry system
- Mains operated smoke detectors
- 10 year NHBC warranty cover

Heating

- Heat and hot water smart meter in hall cupboard
- Heating and hot water provided by central plant and charged separately

Energy efficiency

- Predicted energy assessment - Level B
- Code for Sustainable Homes - Level 4

Exterior

- Private balcony or outdoor space to most apartments
- Landscaped communal area
- Cycle stands and cycle stores
- Secure underground parking available (some with electrical charging points)**
- Car club***

*majority of apartments **separate purchase ***additional cost

Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice. Shared Ownership specification will vary.

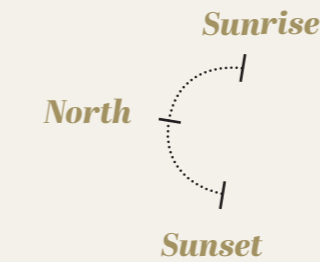


Site plan not to scale. Landscaping is indicative only.

V I E W

I T

A ribbon of landscaped space unfurls through the centre and runs the length of Merchants Walk.



- E**
Private Sale
- M**
Private Sale & Shared Ownership
- O**
Peabody Affordable Rent & Shared Ownership
- N P Q**
Peabody Affordable Rent



Indicative computer generated image of Merchants Walk Phase One

Peabody *Our story*

Peabody was founded in 1862 by George Peabody, an American banker, diplomat and philanthropist with a huge affection for the city of London.

Now, over 150 years later, we continue to deliver the unique, quality homes modern city living calls for, owning and managing over 29,000 homes across the capital. The profits generated from the sale of our private new homes are ploughed back into affordable housing to make London a city of opportunity for all, and also support the community services we provide.

Peabody is committed to delivering homes that appeal across the housing market and age ranges, meet people's needs and are suitable for the changing circumstances of life. By designing and building beautiful homes, we believe Peabody is a powerful force in positive urban regeneration.

We believe homes are more than just places to live. Our developments are designed and built to enhance their surroundings, with the objective of helping create the strong neighbourhoods and communities that genuinely enhance your quality of life.

London has been our home for over 150 years. Make it yours.

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