



mwe

marine wharf east

SURREY QUAYS • LONDON

JUNE 2017



GALLIARD HOMES

DELIVERING UNPRECEDENTED  
NEW LEVELS OF

# Regeneration

TO SURREY QUAYS

marine wharf east

A DYNAMIC DEVELOPMENT IN A LOCATION  
DESTINED FOR  
LONG TERM GROWTH



Galliard  
Homes





Canary Point

Harbourside

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- **Luxurious new** 1, 2 & 3 bedroom apartments and 2 bedroom duplex penthouses amid 1800 sqm of landscaped public open space.
- **Strategically located** to maximise on the Capital's global centres of commerce - the City & Canary Wharf.
- Little over **10 minutes** walk from Surrey Quays Overground Station.
- **1 stop** (1 minute) from Jubilee Line connections at Canada Water.
- **2 minutes** walk from South Dock marina - the largest in London.
- **2 minutes** walk from the scenic Thames path, trailing the River Thames for 40 miles.
- **15 minutes** walk from Surrey Quays shopping centre.
- **5 minutes** walk from Greenland Pier and Thames Clipper services to Canary Wharf in 4 minutes.
- **7 minutes** journey time from Surrey Quays to Canary Wharf, the DLR and Crossrail (2018).
- **8 minutes** journey time from Surrey Quays to London Bridge, the fourth largest transport hub in the Capital.

  
**Galliard**  
Homes





Today, Surrey Quays provides an outstanding example of Docklands regeneration and massive inward investment. From former derelict docks to a colourful fusion of contemporary architecture, parkland and bustling activity centred around its two principal expanses of open water - Greenland Dock and South Dock, now a cosmopolitan marina and the largest in London.

A short walk from the apartments lies Surrey Quays Shopping Centre with over 40 stores and a food court, and directly opposite, Southwark Park - 63 acres of wooded parkland, wildlife gardens, boating lake, art gallery and numerous sports facilities.



# A cultural oasis ON YOUR DOORSTEP



Continuing outdoor pursuits, residents will be just a few minutes walk from the River Thames itself - and its winding path that follows the River from Hampton Court Palace to the Thames Barrier - a 40 mile stretch of the Thames Path (a UK national trail) passing minutes from the development.

Residents at Marine Wharf East will be a stone's throw from transport, shopping, water sports, traditional inns and constant reminders of the nautical legacy of Surrey Quays.







The statistics that support Canary Wharf as a district for global commerce, investment, advanced transport, leisure and sophisticated cultural finesse are endless.

And perhaps most significantly, residents at Marine Wharf East will be brilliantly placed to maximise on this international showcase that is now home to one of the UK's largest collections of public art, the largest health club and now employs the largest number of bank executives in Europe.

A 7 minute hop into vast shopping malls that redefine fashion, brand names that rival Bond Street and a world of entertainment, recreation and cuisine to suit every taste.



**7** MINUTES FROM THE HEART OF CANARY WHARF  
AND A CATCHMENT IN EXCESS OF 100,000 EMPLOYEES

**AND AS MASSIVE INVESTMENT CONTINUES TO FUEL THE ROYAL DOCKS**  
LONDON'S THIRD BUSINESS DISTRICT IS SET TO UNLOCK IMMEASURABLE ECONOMIC GROWTH TO THE AREA

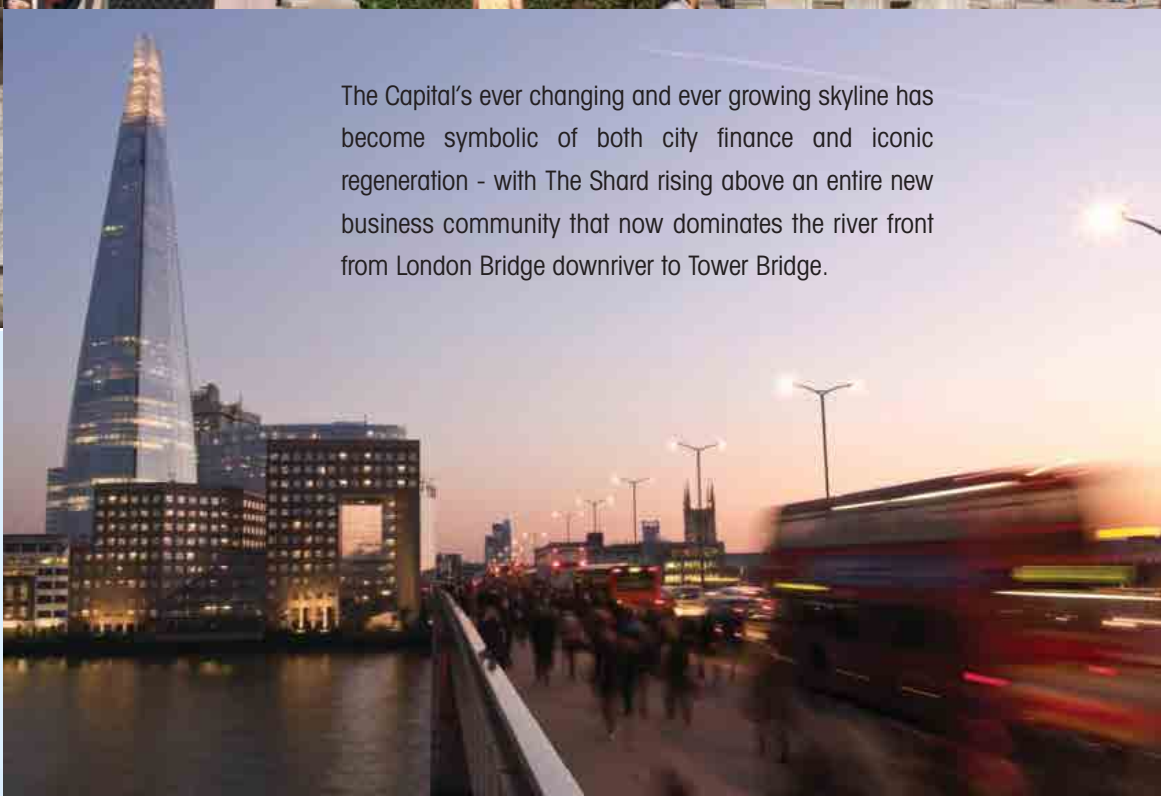






8

MINUTES FROM LONDON BRIDGE QUARTER  
THE NEW GATEWAY TO THE CITY



The Capital's ever changing and ever growing skyline has become symbolic of both city finance and iconic regeneration - with The Shard rising above an entire new business community that now dominates the river front from London Bridge downriver to Tower Bridge.



When fully occupied, London Bridge Quarter and More London will have a new business community in excess of 35,000 employees.

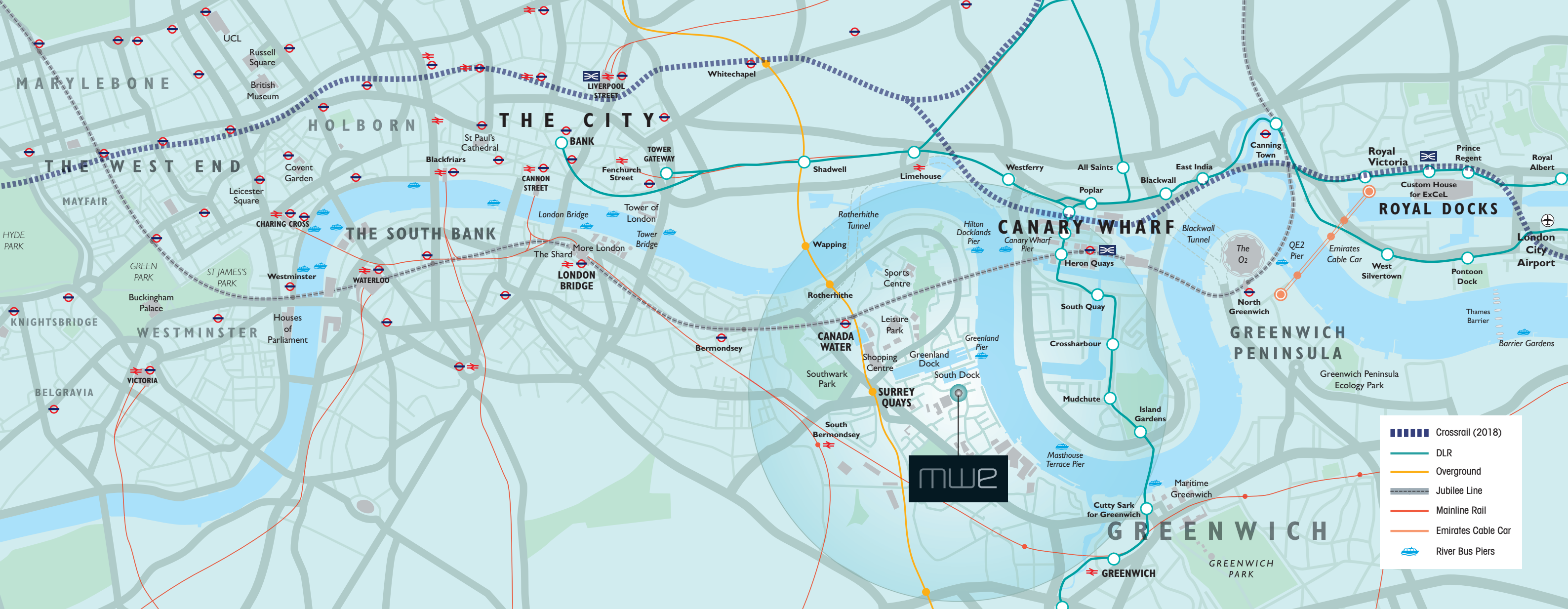
Over 300,000 people from the workforce that turns the mighty wheels of city finance - with the majority commuting daily.

Marine Wharf East will be a 10 minute hop from Bank - in the heart of this high end corporate sector.

London Bridge Station is the fourth busiest transport hub in the country and when fully transformed will have the largest new concourse in the UK - creating 66% more space while enabling Thameslink trains to arrive and depart every 3 minutes.

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**MINUTES FROM TWO CROSSRAIL INTERCHANGES**  
**CONNECT WHEN IT COUNTS**

Theatreland, Leicester Square, Soho, the South Bank - so many names and places synonymous with the Capital and all so deceptively close to Marine Wharf East. Residents can literally cross the Capital in minutes, whether shopping in Surrey Quays or Selfridges on Oxford Street, whether dining at the local or al-fresco style at the Oxo Tower, overlooking The City - it's simplicity, convenient and connected.



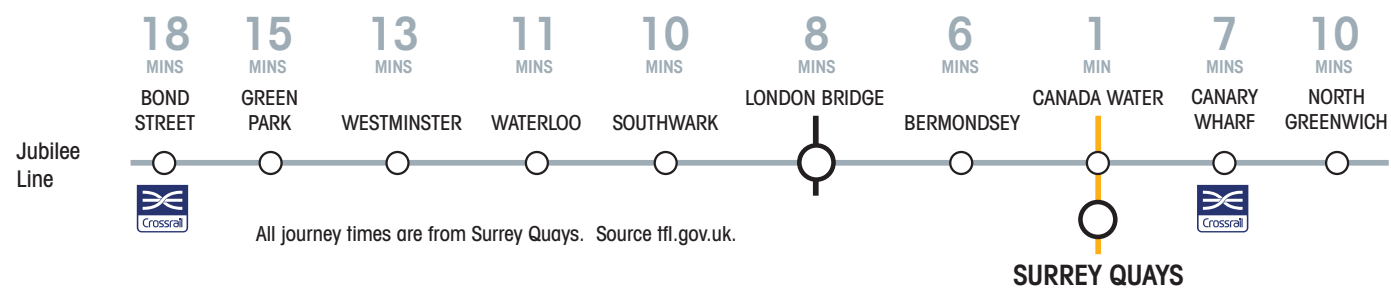
London's principal universities within convenient proximity include:

University of Greenwich Nearest station Greenwich DLR	<b>18 mins</b>	London School of Economics Nearest station Temple	<b>13 mins</b>
Queen Mary University of London Nearest station Mile End	<b>12 mins</b>	University of Westminster Nearest station Oxford Circus	<b>14 mins</b>
City University London Nearest station Angel	<b>12 mins</b>	University of East London Nearest station Stratford	<b>17 mins</b>
King's College London Nearest station Temple	<b>13 mins</b>	University College London Nearest station Euston Square	<b>20 mins</b>

Typical journey times from Canada Water to the nearest station, does not include walking or waiting times.







### Connect by Overground

The East London line connects Surrey Quays travelling north to Wapping, Shadwell (and the DLR) and within one further stop Whitechapel - a new Crossrail interchange 9 minutes direct from Surrey Quays. From Whitechapel lie the fabulously trendy districts of Shoreditch and Hoxton.

### Connect by Underground

Residents will join London's tube network at Canada Water, with the Jubilee Line providing over 36 kilometres of fast track connections to all tube lines and strategic locations from Stratford to Swiss Cottage. The Northern line connects at London Bridge with a 1 minute service to Bank in the heart of The City.

### Connect by DLR

The DLR is currently the Capital's most advanced and automated transport network with connections at nearby Shadwell (11 mins) or Canary Wharf (7 mins), linking the City to Stratford, London City Airport and Greenwich south of the river. The DLR will also have 3 Crossrail interchanges scheduled for service in 2018.

### Connect by Mainline

The nearest mainline rail services are at London Bridge - one of the most well connected and fourth largest transport hub in the Capital, with a brand new concourse linking tube, rail, bus and Thameslink services. London Bridge mainline also serves London Gatwick Airport.

### Connect by Air

Residents will be around 20 minutes travel time to London City Airport - with direct flights to over 30 European destinations and an international service to New York JFK. London Heathrow and London Gatwick are both within 50 minutes of Marine Wharf East.

### Connect by Crossrail

With the nearest interchange 7 minutes from Surrey Quays at Canary Wharf, Crossrail will transform travel across the metropolis, linking directly to London Heathrow Airport. The new hub at Canary Wharf will be one of its largest stations with 6 storeys, 4 being retail, along with a landscaped park, restaurant and numerous community facilities.

### Connect by River Bus

Thames Clippers operate a commuter service from embankment to Canary Wharf, Greenwich, the O2 Arena and Woolwich Arsenal Pier. Residents will be around 5 minutes walk from this highly efficient service which stops at Greenland Pier on the eastern end of Greenland Dock - with a journey time of just 4 minutes to Canary Wharf pier.



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Surrey Quays

Southwark Park

London Bridge Quarter

Surrey Quays Shopping Mall

Tower Bridge

Canada Water

The Square Mile

Greenland Dock

South Dock Marina

Queen Mary University of London

Greenland Pier



Harbourside

Canary Point



Marine Wharf East comprises two principal apartment buildings - Canary Point, the larger, offering 116 luxurious 1, 2 and 3 bedroom apartments, and 4 magnificent 2 bedroom duplex penthouses. Harbourside will provide 65 stunning apartments in similar style to Canary Point.

## The Development

### Canary Point and Harbourside

The development will have a central communal Home Zone, providing access from Plough Way linking through to Carteret Way with both blocks designed around landscaped courtyards.

The development will also provide secure lower ground car parking within each block.





Canary Point looking towards the development's Home Zone



Canary Point view from Grove Street



Canary Point view from Carteret Way



Computer generated images.

Marine Wharf East has been designed to maximise on natural light with virtually all apartments having a private terrace or balcony, with selected apartments in Canary Point enjoying extensive terrace space. The overall site will also incorporate approximately 1,800 square metres of landscaped public open space creating an undulating green expanse on its southern boundary.

**Development features include:**

- Choice of exclusive 1, 2 & 3 bedroom apartment styles.
- Two communal landscaped courtyard gardens.
- All apartments with private terrace, balcony or roof terrace.
- 1800 sqm of open space, 1 minute away from Thames Path Walk that stretches for 40 miles along the river.
- Secure lower ground parking and cycle storage available in both apartment blocks.
- Each apartment finished and equipped to Galliard Homes' premier specifications, including rustic oak engineered timber flooring and Smeg kitchen appliances.
- Two passenger lifts serving each apartment core and lower parking levels.
- Many apartments with panoramic views towards Canary Wharf, the River Thames and South Dock Marina.
- Green roof ecological sustainability to both apartment blocks.
- Soft and hard landscaped Home Zone division integrating apartment blocks and communal access.
- Car Club bay within Home Zone.



Illustrative site plan showing first floor apartment levels with podium and ground level landscaping.

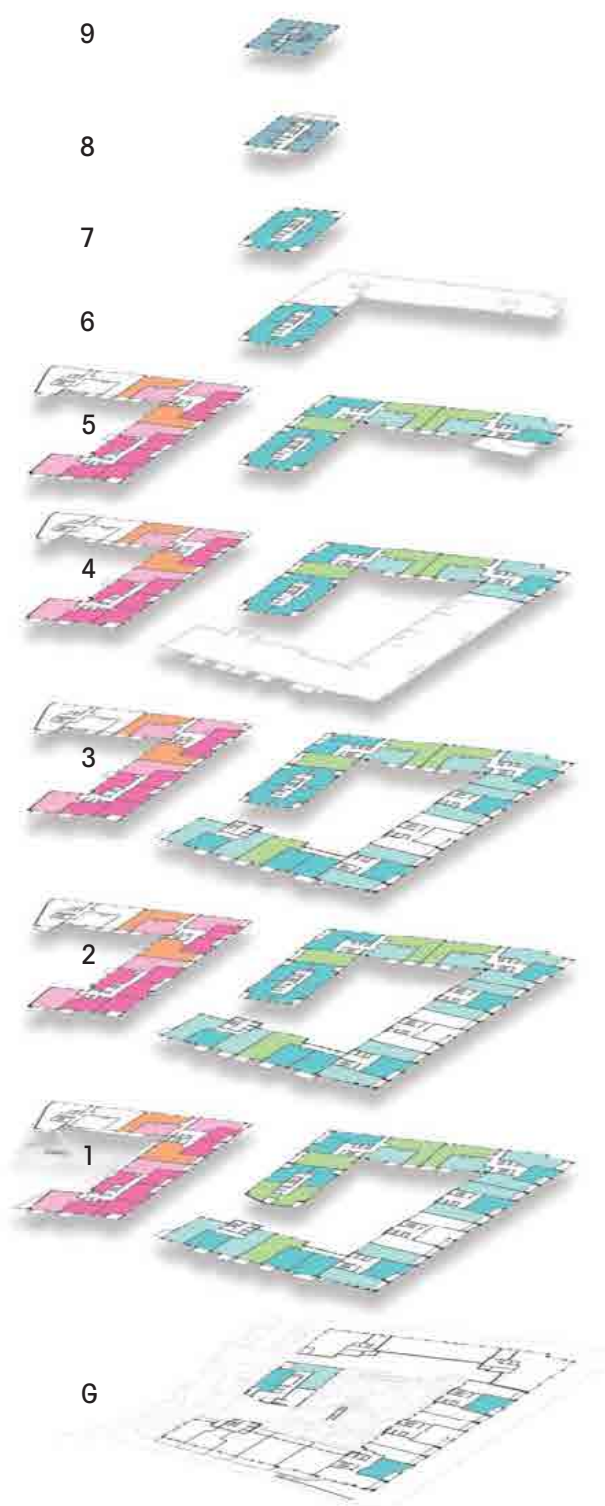




Computer generated image.

# Soaring elevations and striking façades

will blend seamlessly with soft landscaped surroundings



Canary Point will offer a choice of apartment styles arranged around its courtyard from ground to fourth floor and then from fifth to ninth floor within its tower.

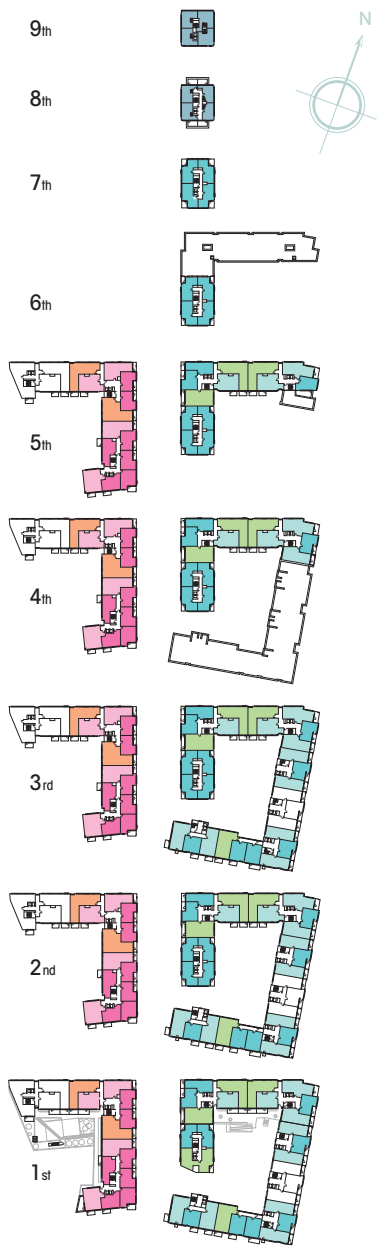
The two upper levels, eighth and ninth, will comprise 4 spectacular 2 bedroom duplex penthouses, each with dual aspect views.

Harbourside will provide a similar choice of 1, 2 & 3 bedroom apartments arranged from first to fifth floor - rising above its own landscaped podium courtyard.



# Superb views from dawn to dusk

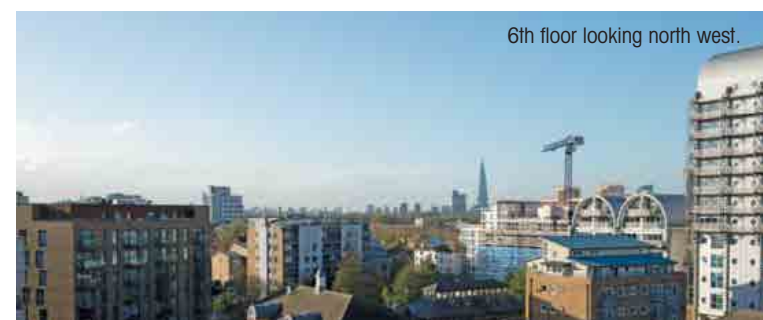
Actual view from Canary Point Tower - level 7 and upwards



7-9<sup>th</sup>



5-6<sup>th</sup>



3-4<sup>th</sup>



1-2<sup>nd</sup>







Highly refined  
specifications and  
exclusive finishes  
the hallmark of Galliard Homes





Each apartment at Marine Wharf East will be finished and equipped for high end contemporary living with every emphasis on sophisticated style and sleek functionality.

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marine wharf east





**003 005** 1 bed apartment

Internal Area 56.3 sq.m. 606 sq.ft.  
External Area 5.2 sq.m. 56 sq.ft.



**115 121** 1 bed apartment

Internal Area 52.6 sq.m. 566 sq.ft.  
External Area 5.2 sq.m. 56 sq.ft.

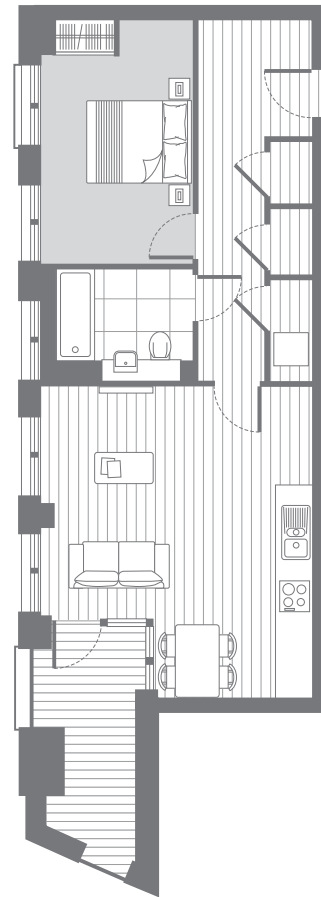


**112** 1 bed apartment

Internal Area 52.2 sq.m. 562 sq.ft.  
External Area 5.4 sq.m. 58 sq.ft.

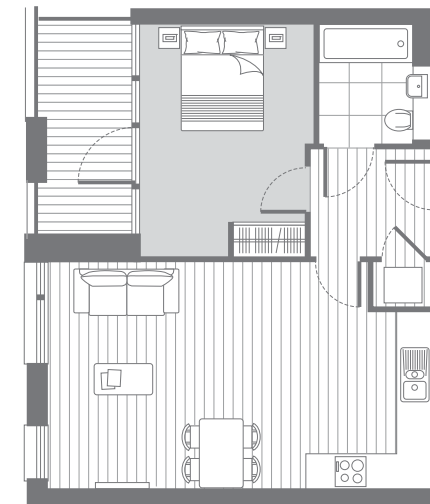


1st



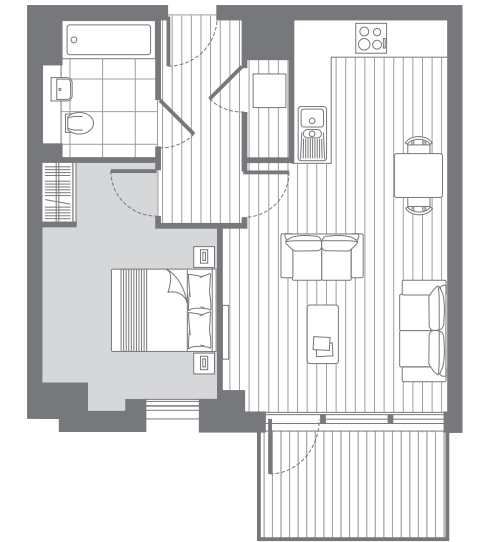
**001** 1 bed apartment

Internal Area 58.4 sq.m. 629 sq.ft.  
External Area 6.0 sq.m. 64 sq.ft.



**105** 1 bed apartment

Internal Area 52.6 sq.m. 566 sq.ft.  
External Area 5.6 sq.m. 60 sq.ft.



**127** 1 bed apartment

Internal Area 52.6 sq.m. 566 sq.ft.  
External Area 6.5 sq.m. 70 sq.ft.



Gnd

CANARY POINT BLOCK A

1 BED APARTMENTS  
LEVELS GND - 1ST

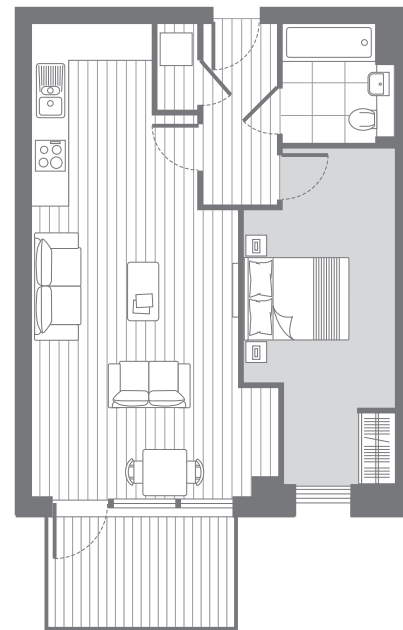
Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Total areas are correct to within 5%.





**106** 1 bed apartment

Internal Area	56.7 sq.m.	610 sq.ft.
External Area	5.0 sq.m.	54 sq.ft.

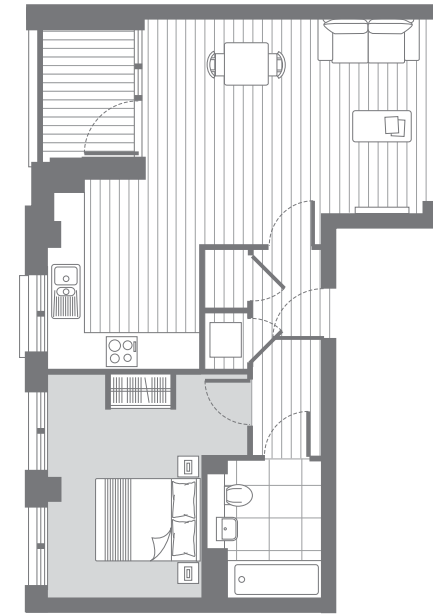


Handed  
**123** 1 bed apartment

Internal Area	57.4 sq.m.	618 sq.ft.
External Area	9.4 sq.m.	101 sq.ft.

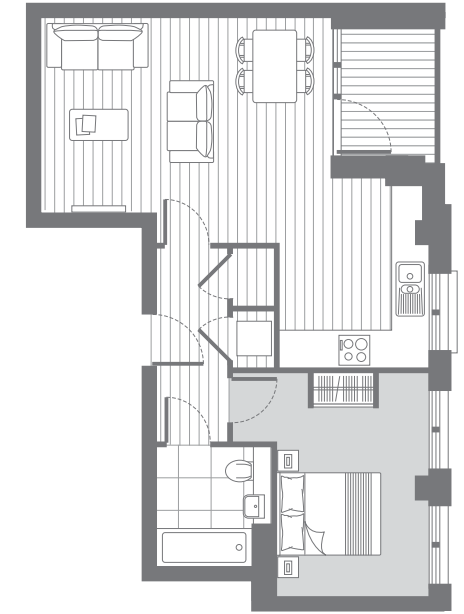
**124** 1 bed apartment

Internal Area	56.8 sq.m.	612 sq.ft.
External Area	6.5 sq.m.	70 sq.ft.



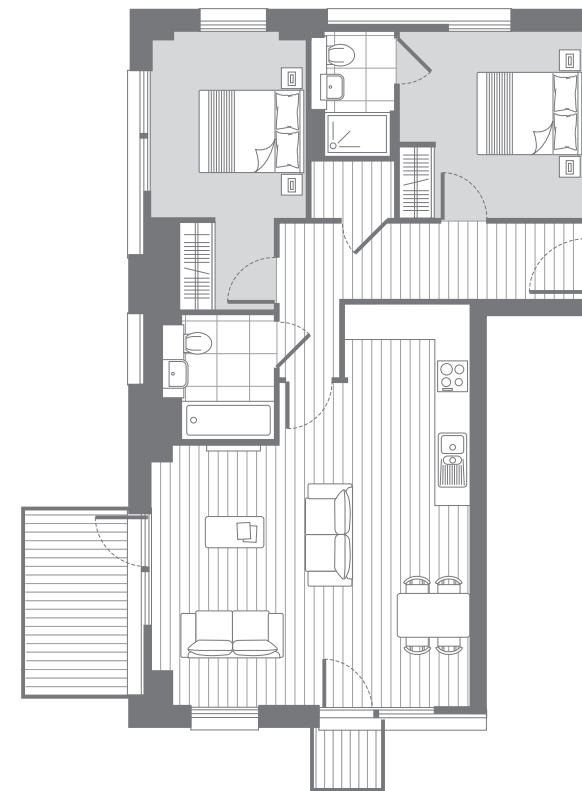
**102** 1 bed apartment

Internal Area	55.0 sq.m.	592 sq.ft.
External Area	3.4 sq.m.	36 sq.ft.



**103** 1 bed apartment

Internal Area	53.8 sq.m.	579 sq.ft.
External Area	3.4 sq.m.	36 sq.ft.



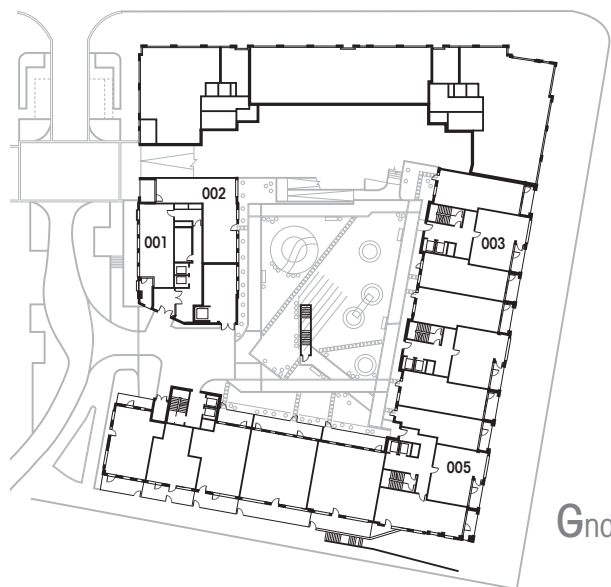
**128** 2 bed apartment

Internal Area	82.4 sq.m.	887 sq.ft.
External Area	7.8 sq.m.	84 sq.ft.



**108 109** (handed) 2 bed apartment

Internal Area	64.9 sq.m.	699 sq.ft.
External Area	9.5 sq.m.	102 sq.ft.

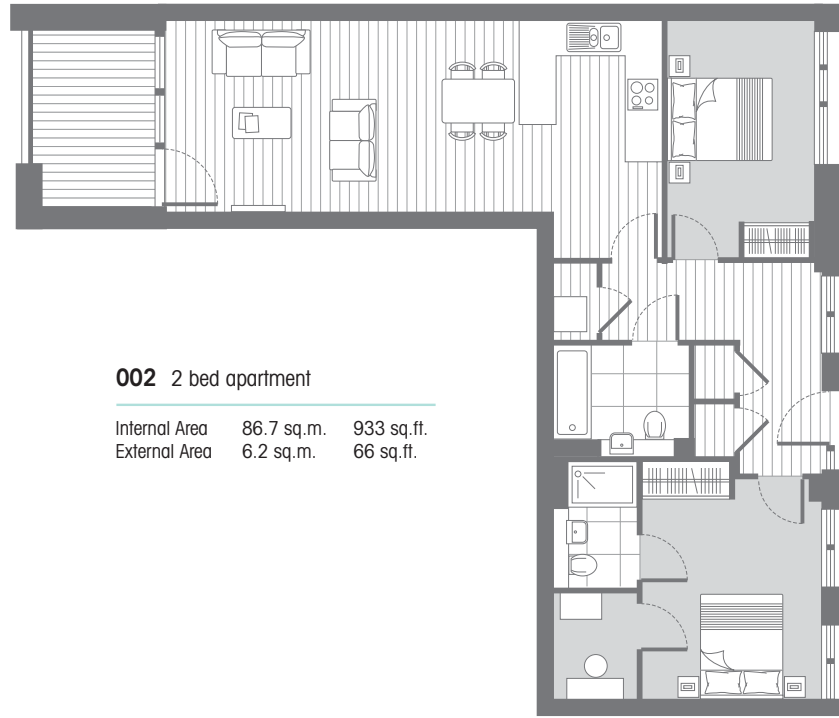


CANARY POINT BLOCK A

1 & 2 BED APARTMENTS  
LEVELS GND - 1ST

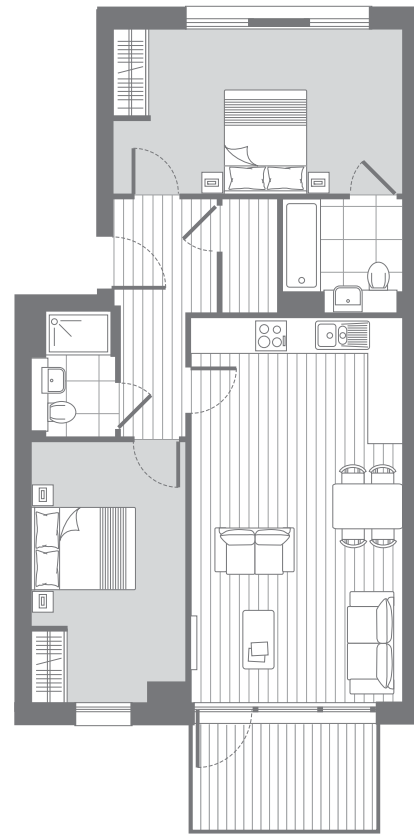
Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Total areas are correct to within 5%.





**002** 2 bed apartment

Internal Area 86.7 sq.m. 933 sq.ft.  
External Area 6.2 sq.m. 66 sq.ft.



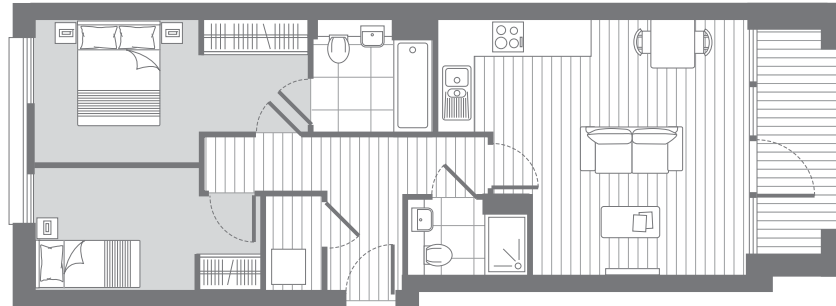
**126** 2 bed apartment

Internal Area 76.4 sq.m. 822 sq.ft.  
External Area 6.5 sq.m. 70 sq.ft.



**113** 2 bed apartment

Internal Area 68.8 sq.m. 741 sq.ft.  
External Area 5.0 sq.m. 54 sq.ft.



**114** 2 bed apartment  
**116** (handed)

Internal Area 63.6 sq.m. 684 sq.ft.  
External Area 5.2 sq.m. 56 sq.ft.

**120**

Internal Area 63.3 sq.m. 681 sq.ft.  
External Area 4.6 sq.m. 49 sq.ft.



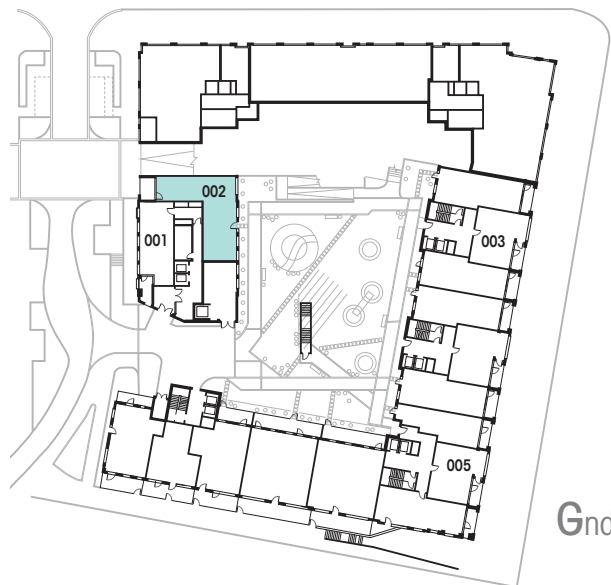
**122** 2 bed apartment

Internal Area 66.4 sq.m. 715 sq.ft.  
External Area 6.6 sq.m. 71 sq.ft.



**111** 2 bed apartment

Internal Area 80.0 sq.m. 862 sq.ft.  
External Area 6.3 sq.m. 68 sq.ft.

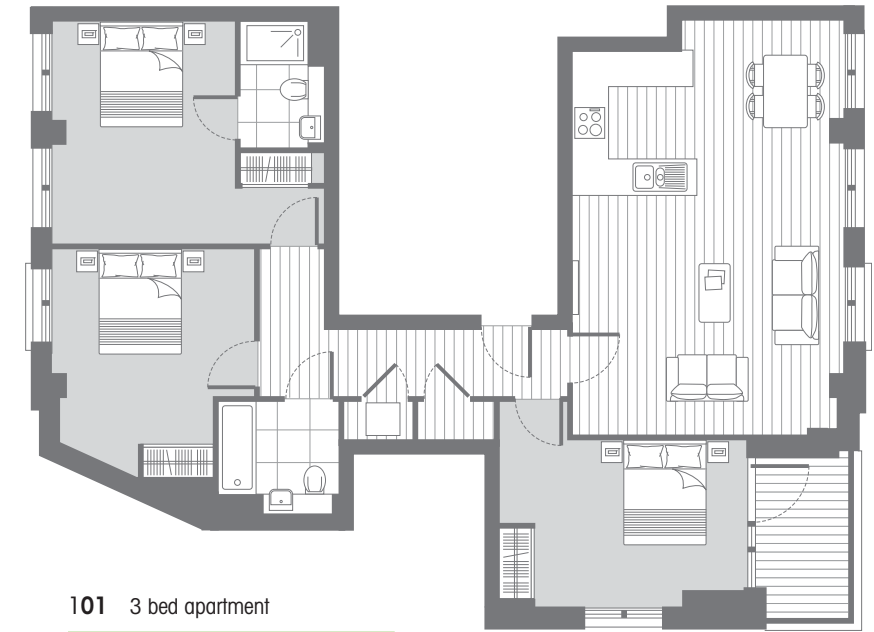






**104** 3 bed apartment

Internal Area 89.8 sq.m. 967 sq.ft.  
 External Area 8.2 sq.m. 88 sq.ft.

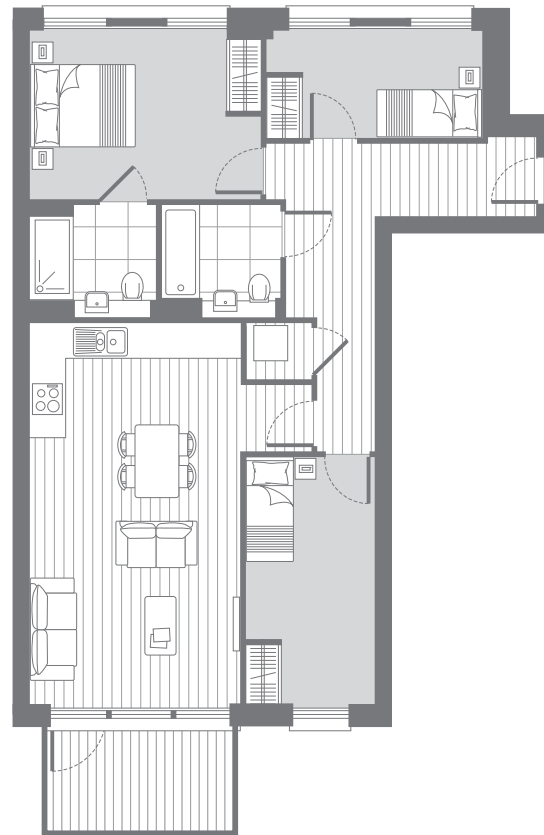


**101** 3 bed apartment

Internal Area 103.4 sq.m. 1114 sq.ft.  
 External Area 4.2 sq.m. 45 sq.ft.

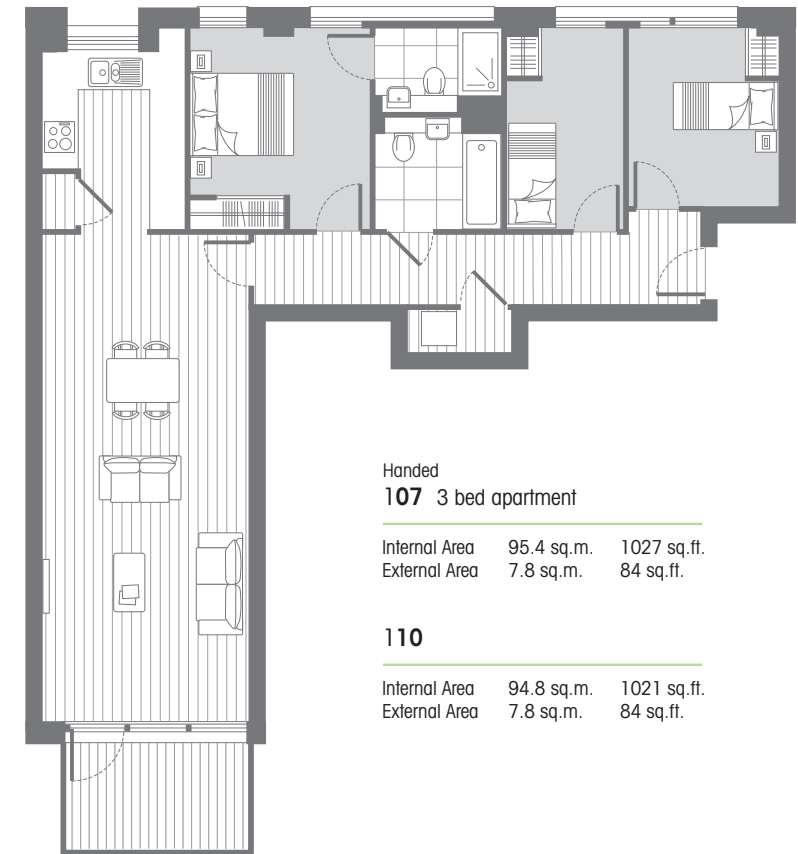


1st



**125** 3 bed apartment

Internal Area 86.5 sq.m. 931 sq.ft.  
 External Area 6.5 sq.m. 70 sq.ft.

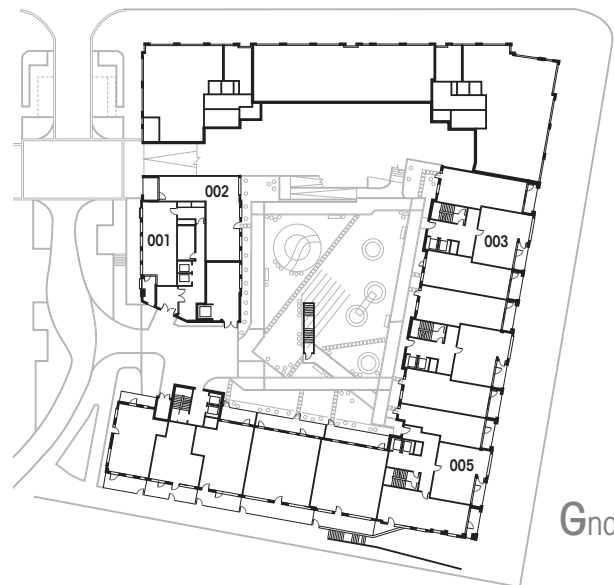


Handed  
**107** 3 bed apartment

Internal Area 95.4 sq.m. 1027 sq.ft.  
 External Area 7.8 sq.m. 84 sq.ft.

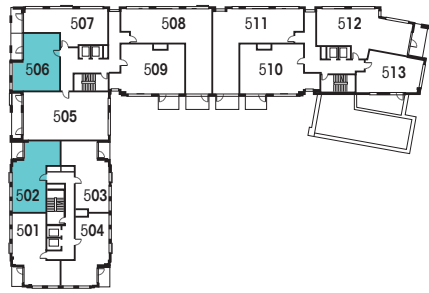
**110**

Internal Area 94.8 sq.m. 1021 sq.ft.  
 External Area 7.8 sq.m. 84 sq.ft.



Gnd



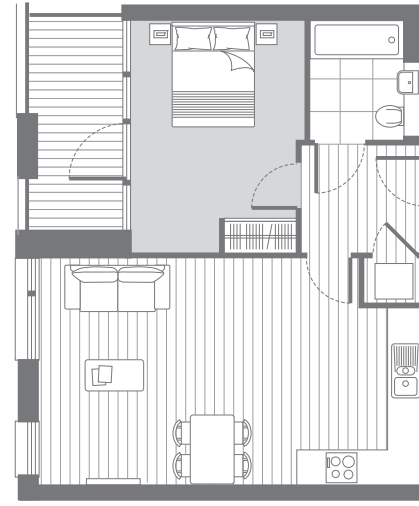


5th



**213 313 413** 1 bed apartment

Internal Area 52.2 sq.m. 562 sq.ft.  
External Area 5.4 sq.m. 58 sq.ft.



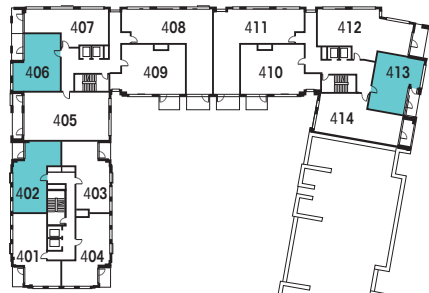
**206 306 406 506** 1 bed apartment

Internal Area 52.6 sq.m. 566 sq.ft.  
External Area 5.6 sq.m. 60 sq.ft.

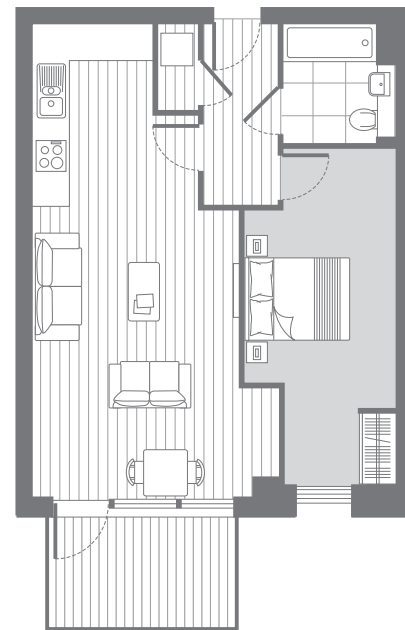


**216 222 316 322** 1 bed apartment

Internal Area 52.6 sq.m. 566 sq.ft.  
External Area 5.2 sq.m. 56 sq.ft.

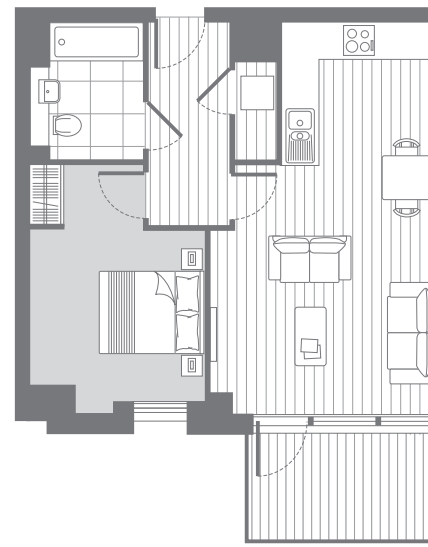


4th



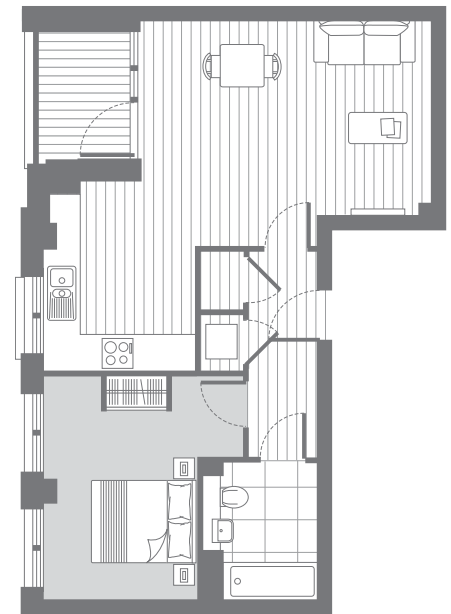
Handed  
**224 324** 1 bed apartment

Internal Area 57.4 sq.m. 618 sq.ft.  
External Area 9.4 sq.m. 101 sq.ft.



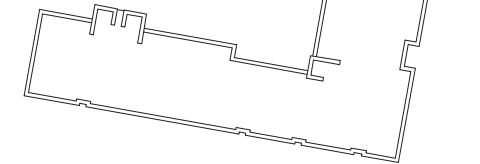
**228 328** 1 bed apartment

Internal Area 52.6 sq.m. 566 sq.ft.  
External Area 6.5 sq.m. 70 sq.ft.



**202 302 402 502** 1 bed apartment

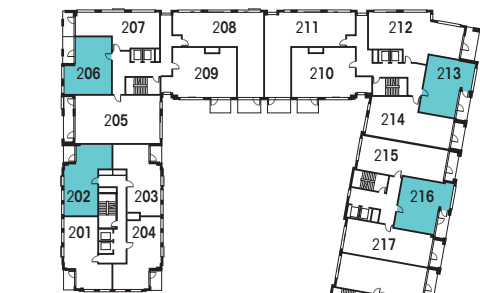
Internal Area 55.0 sq.m. 592 sq.ft.  
External Area 3.4 sq.m. 36 sq.ft.



3rd

**225 325** 1 bed apartment

Internal Area 56.8 sq.m. 612 sq.ft.  
External Area 6.5 sq.m. 70 sq.ft.



2nd



CANARY POINT BLOCK A

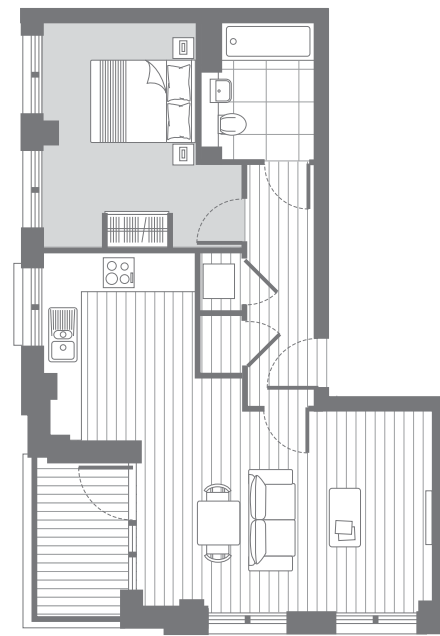
1 BED APARTMENTS  
LEVELS 2ND -5TH

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Total areas are correct to within 5%.





5th

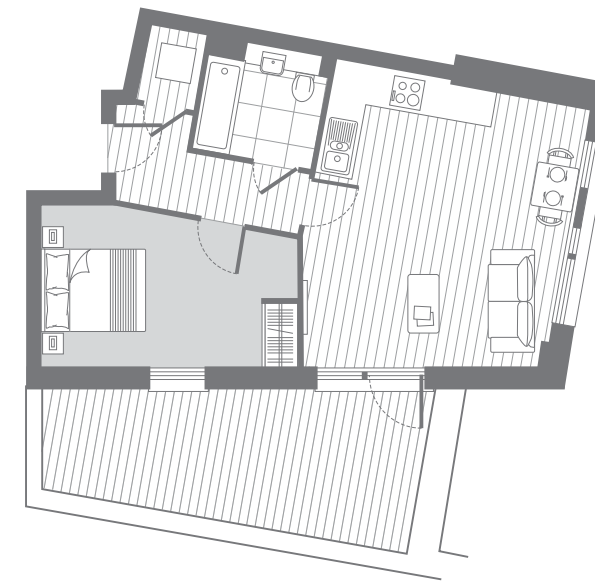


**201 301 401 501 1 bed apartment**

Internal Area	55.4 sq.m.	597 sq.ft.
External Area	4.2 sq.m.	45 sq.ft.

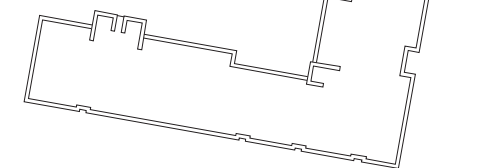


4th

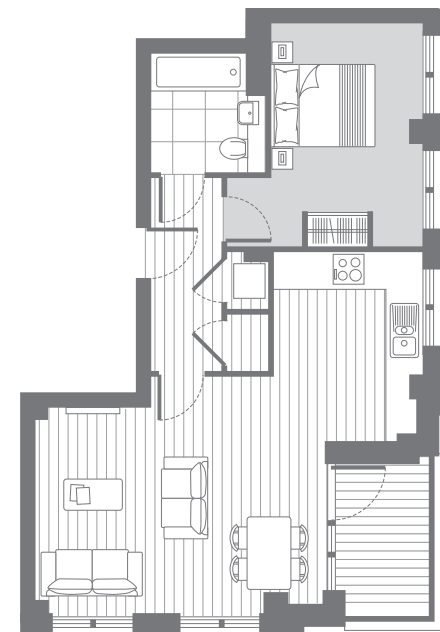


**513 1 bed apartment**

Internal Area	49.1 sq.m.	529 sq.ft.
External Area	16.0 sq.m.	172 sq.ft.

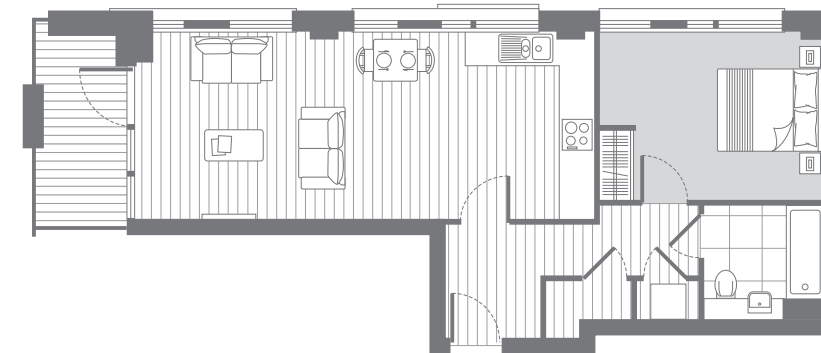


3rd



**203 303 403 503 1 bed apartment**

Internal Area	53.8 sq.m.	579 sq.ft.
External Area	3.4 sq.m.	36 sq.ft.



**207 307 407 507 1 bed apartment**

Internal Area	56.7 sq.m.	610 sq.ft.
External Area	5.0 sq.m.	54 sq.ft.



2nd

**204 304 404 504**

Internal Area	54.3 sq.m.	584 sq.ft.
External Area	4.2 sq.m.	45 sq.ft.

Please note these three apartments feature additional windows to living area as shown on plan.



**210 310 410 510 2 bed apartment**

Internal Area	72.6 sq.m.	781 sq.ft.
External Area	5.9 sq.m.	63 sq.ft.

**Handed  
209 309 409 509**

Internal Area	71.0 sq.m.	764 sq.ft.
External Area	5.9 sq.m.	63 sq.ft.

Please note: Bedroom 2 layout changes in these 4 apartments.

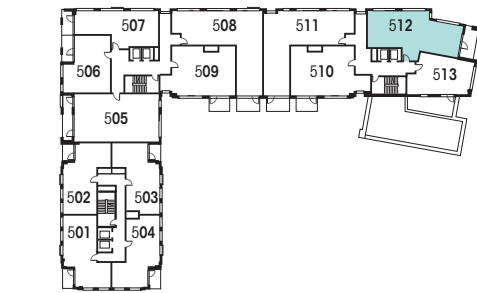


CANARY POINT BLOCK A

1 & 2 BED APARTMENTS  
LEVELS 2ND -5TH

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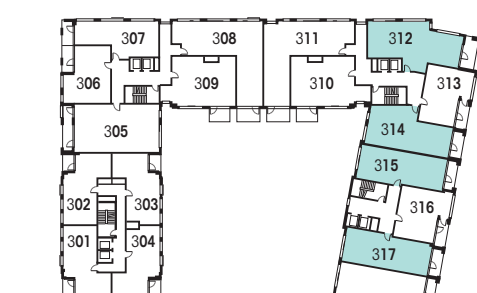




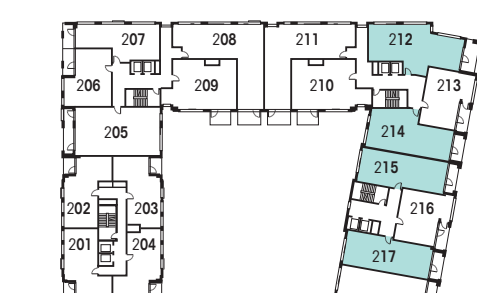
5th



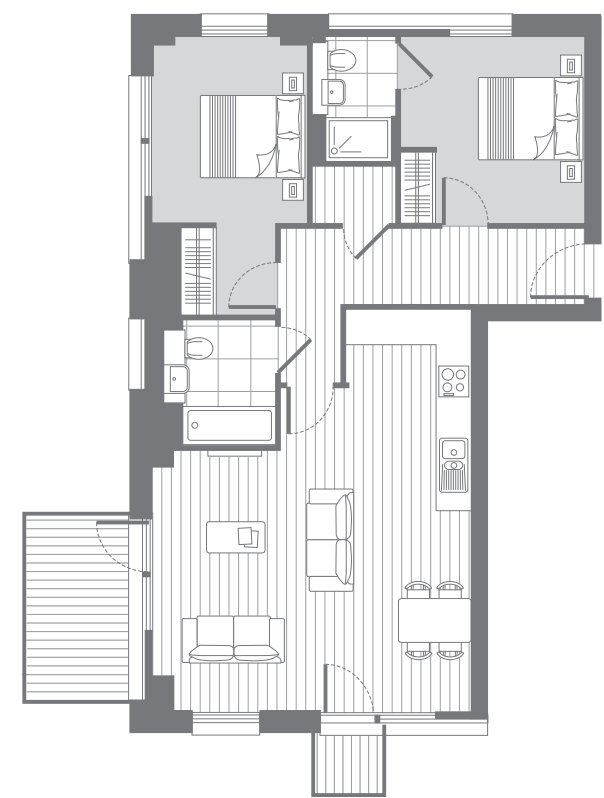
4th



3rd

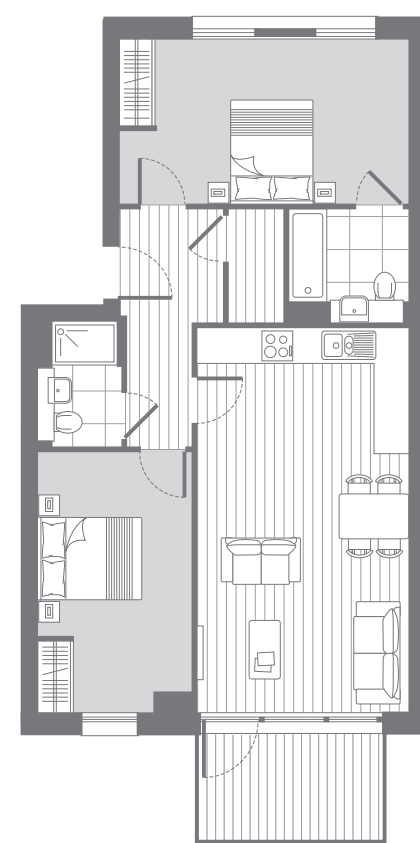


2nd



**229 329** 2 bed apartment

Internal Area	82.4 sq.m.	887 sq.ft.
External Area	7.8 sq.m.	84 sq.ft.



**227 327** 2 bed apartment

Internal Area	76.4 sq.m.	822 sq.ft.
External Area	6.5 sq.m.	70 sq.ft.

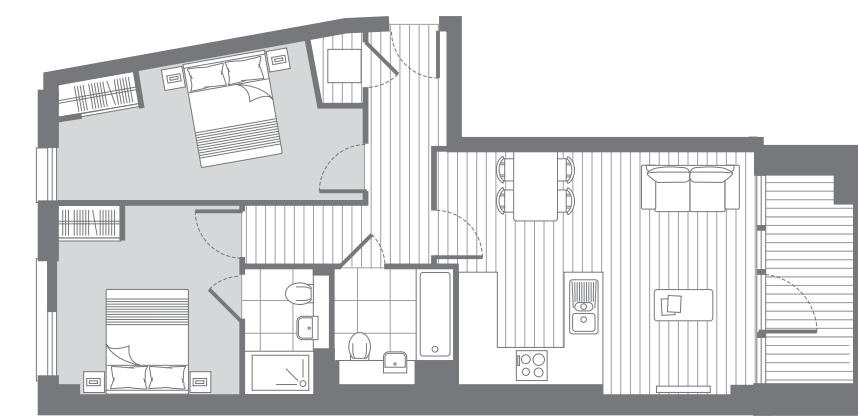


**212 312 412** 2 bed apartment

Internal Area	80.0 sq.m.	862 sq.ft.
External Area	6.3 sq.m.	68 sq.ft.

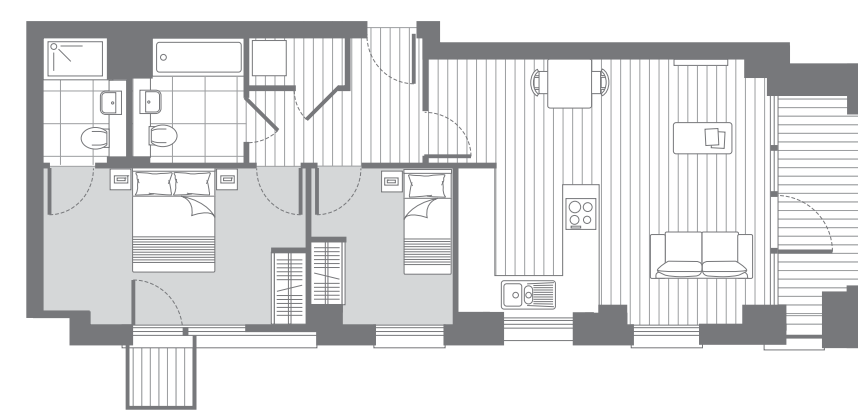
**512**

Internal Area	78.5 sq.m.	845 sq.ft.
External Area	6.3 sq.m.	68 sq.ft.



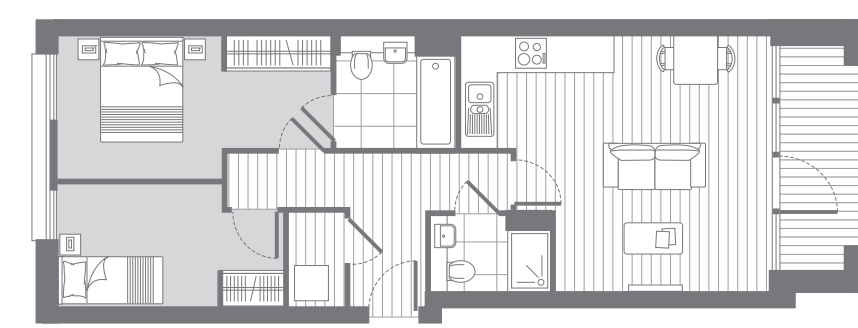
**214 314 414** 2 bed apartment

Internal Area	68.8 sq.m.	741 sq.ft.
External Area	5.0 sq.m.	54 sq.ft.



**223 323** 2 bed apartment

Internal Area	66.4 sq.m.	715 sq.ft.
External Area	6.6 sq.m.	71 sq.ft.



**215 315** 2 bed apartment  
**217 317** (handed)

Internal Area	63.6 sq.m.	684 sq.ft.
External Area	5.2 sq.m.	56 sq.ft.

**221 321**

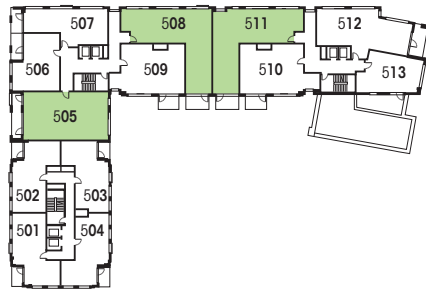
Internal Area	63.3 sq.m.	681 sq.ft.
External Area	4.6 sq.m.	49 sq.ft.

CANARY POINT BLOCK A

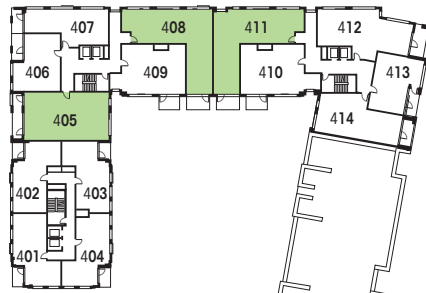
2 BED APARTMENTS  
LEVELS 2ND -5TH

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Total areas are correct to within 5%.

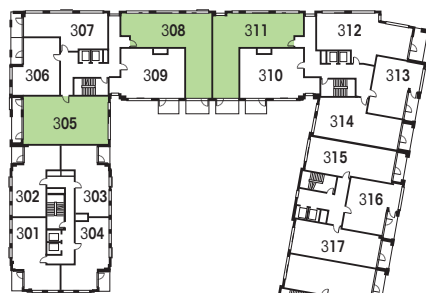




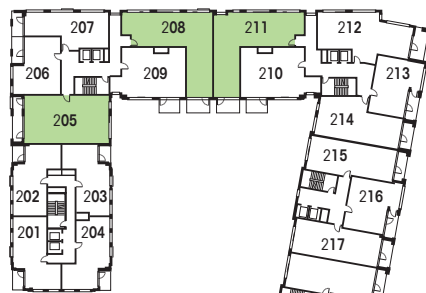
5th



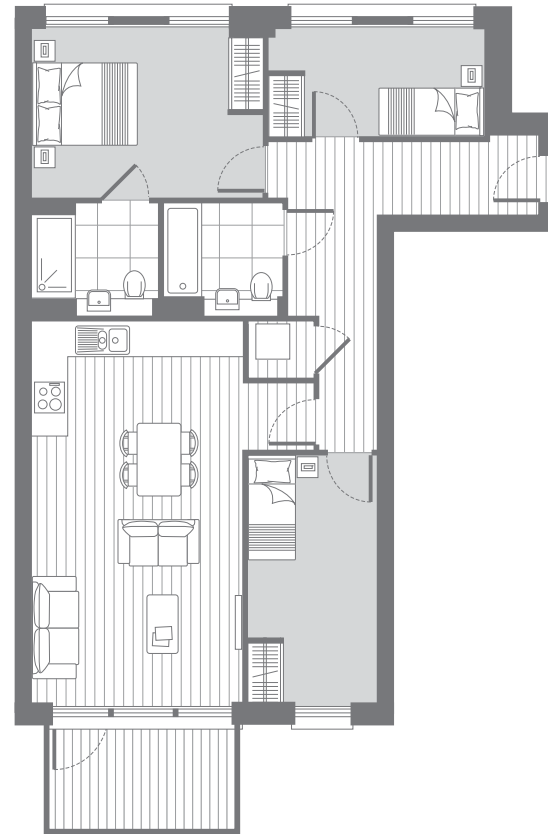
4th



3rd



2nd



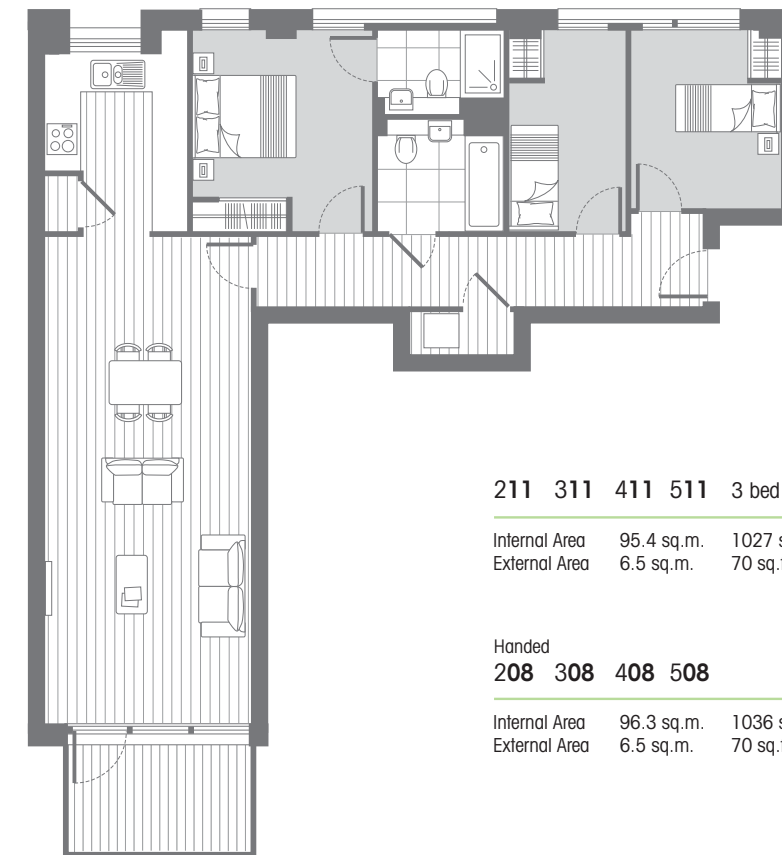
**226 326** 3 bed apartment

Internal Area	86.5 sq.m.	931 sq.ft.
External Area	6.5 sq.m.	70 sq.ft.



**205 305 405 505** 3 bed apartment

Internal Area	89.8 sq.m.	967 sq.ft.
External Area	8.6 sq.m.	92 sq.ft.



**211 311 411 511** 3 bed apartment

Internal Area	95.4 sq.m.	1027 sq.ft.
External Area	6.5 sq.m.	70 sq.ft.

Handed  
**208 308 408 508**

Internal Area	96.3 sq.m.	1036 sq.ft.
External Area	6.5 sq.m.	70 sq.ft.



CANARY POINT BLOCK A

3 BED APARTMENTS  
LEVELS 2ND -5TH

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Total areas are correct to within 5%.

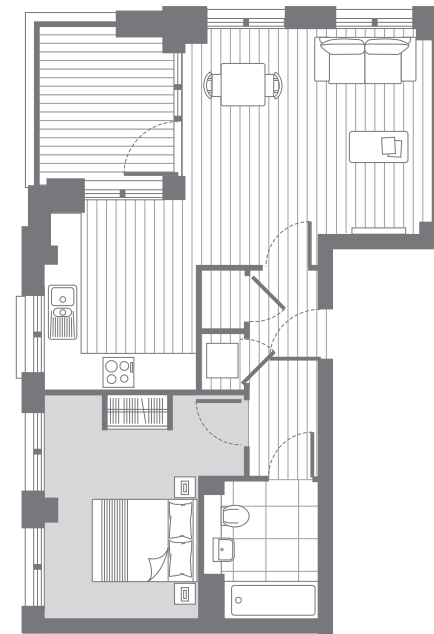




Level 7 looking north west.

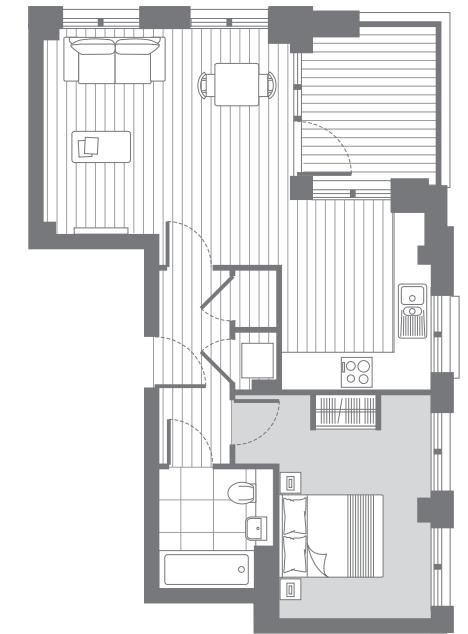


Level 6 looking north east.



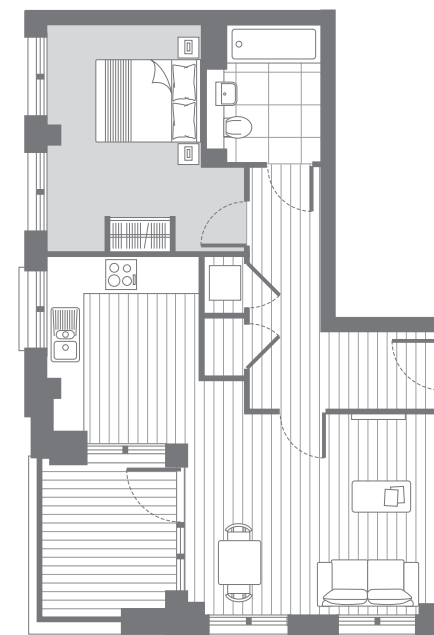
**602 702** 1 bed apartment

Internal Area	53.5 sq.m.	576 sq.ft.
External Area	6.1 sq.m.	65 sq.ft.



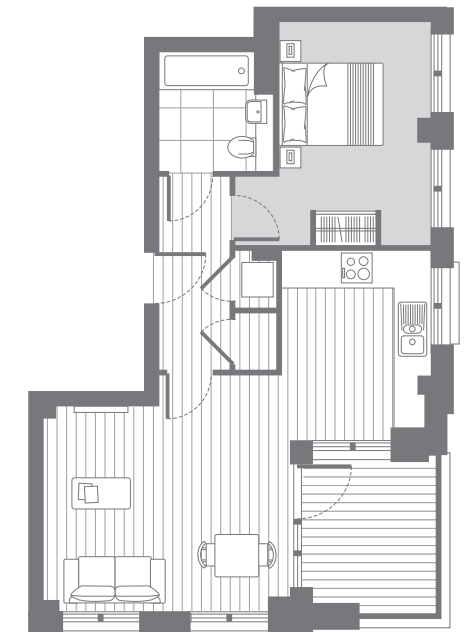
**603 703** 1 bed apartment

Internal Area	52.5 sq.m.	565 sq.ft.
External Area	6.1 sq.m.	65 sq.ft.



**601 701** 1 bed apartment

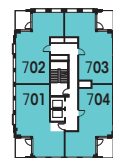
Internal Area	57.0 sq.m.	614 sq.ft.
External Area	6.1 sq.m.	65 sq.ft.



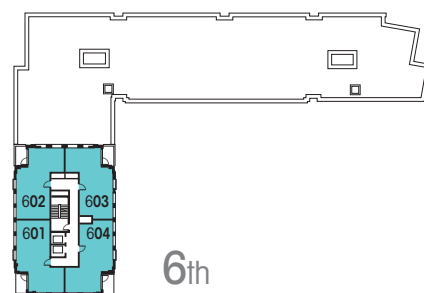
**604 704** 1 bed apartment

Internal Area	51.3 sq.m.	553 sq.ft.
External Area	6.1 sq.m.	65 sq.ft.

LEVELS 8 & 9  
NOT SHOWN



7th



6th

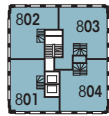
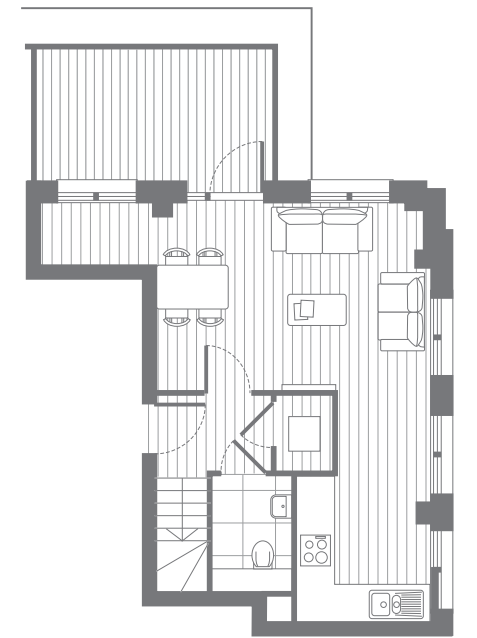
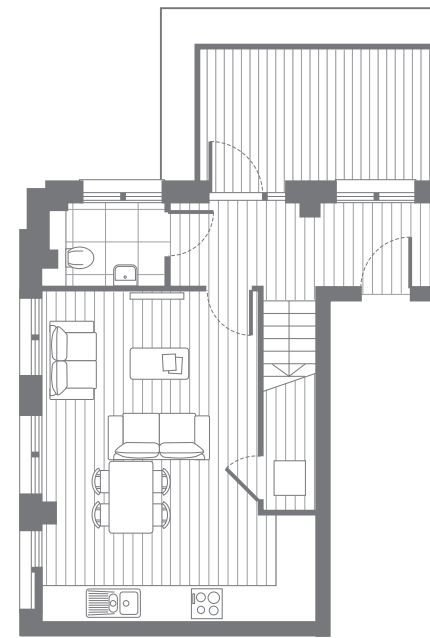
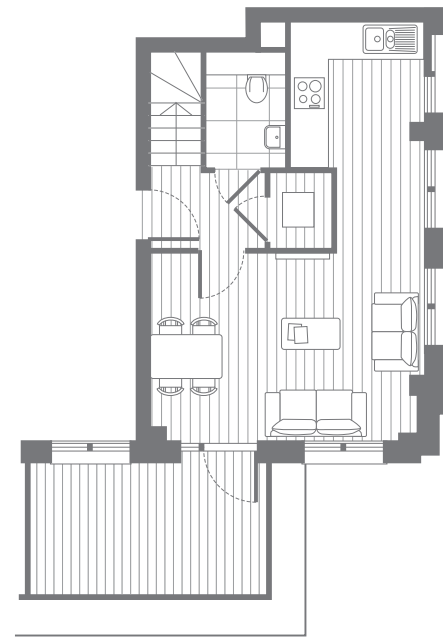
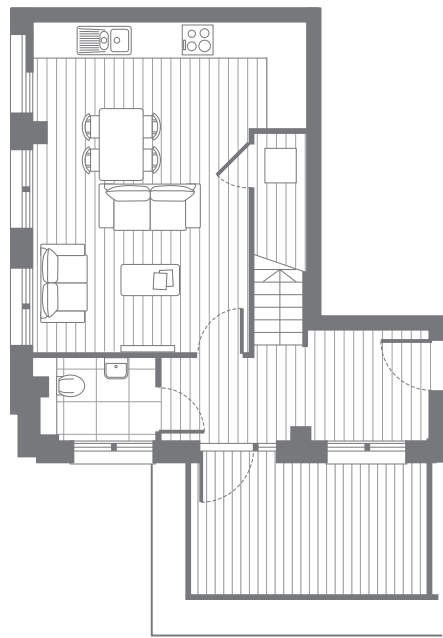
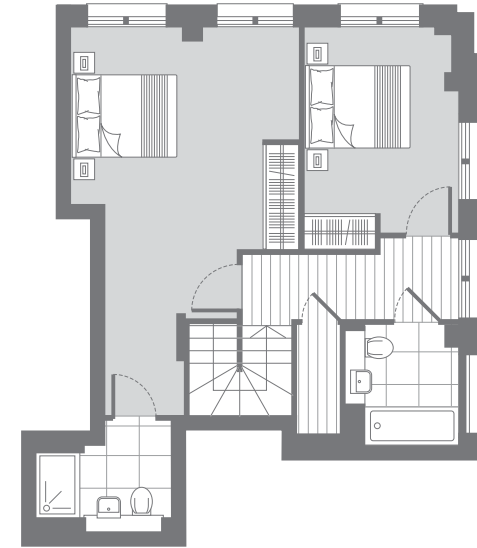
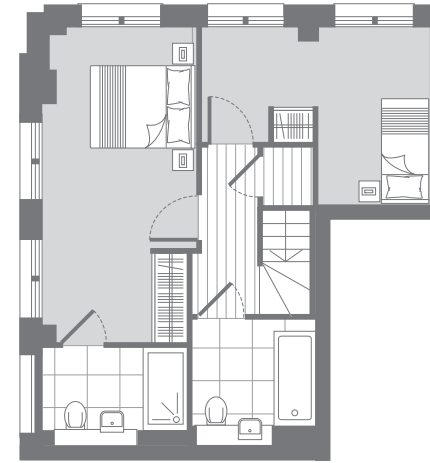
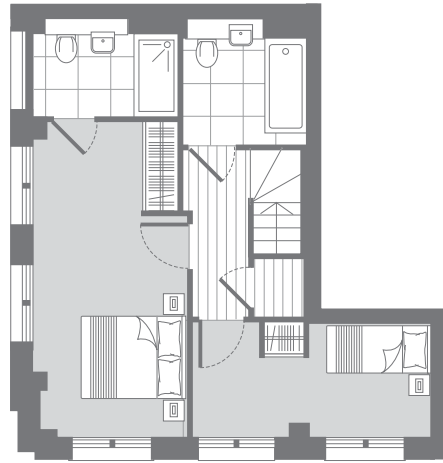


CANARY POINT BLOCK A

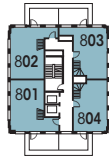
**1 BED APARTMENTS  
LEVELS 6TH -7TH**

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Total areas are correct to within 5%.

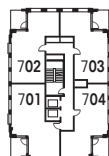




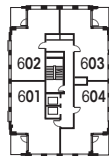
9th



8th



7th



6th

**801** 2 bed duplex

Internal Area 85.0 sq.m. 915 sq.ft.  
External Area 10.0 sq.m. 107 sq.ft.

**804** 2 bed duplex

Internal Area 85.5 sq.m. 920 sq.ft.  
External Area 10.0 sq.m. 107 sq.ft.

**802** 2 bed duplex

Internal Area 86.1 sq.m. 926 sq.ft.  
External Area 10.0 sq.m. 107 sq.ft.

**803** 2 bed duplex

Internal Area 93.5 sq.m. 1006 sq.ft.  
External Area 10.0 sq.m. 107 sq.ft.

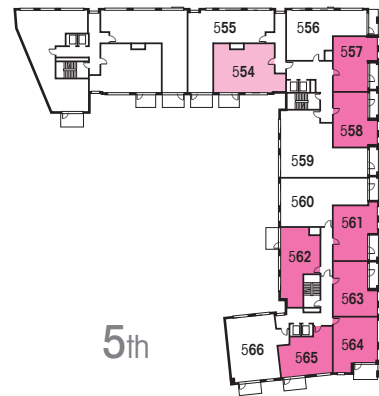
CANARY POINT

BLOCK A

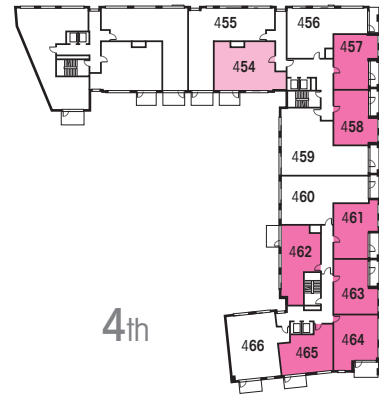
2 BED DUPLEX PENTHOUSES  
LEVELS 8TH -9TH

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Total areas are correct to within 5%.

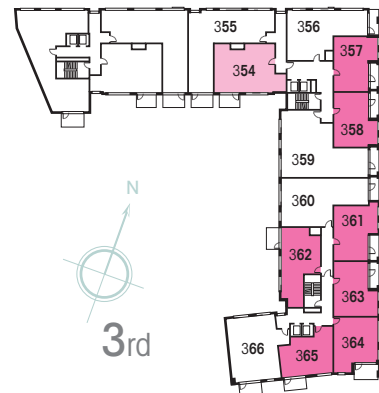




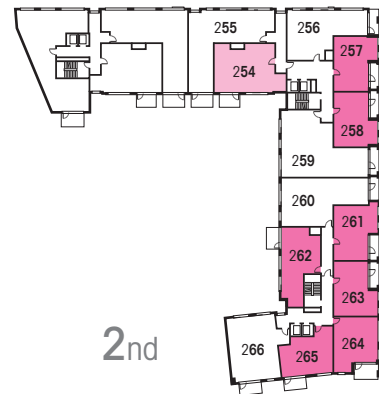
5th



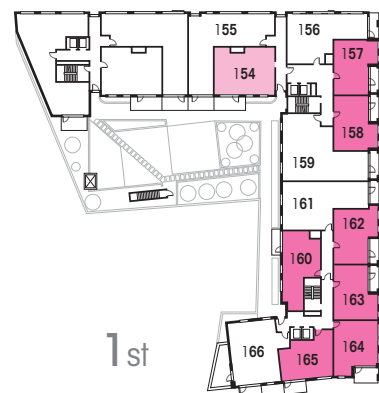
4th



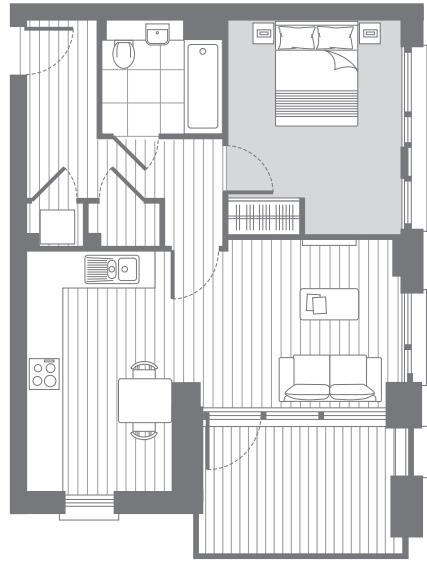
3rd



2nd

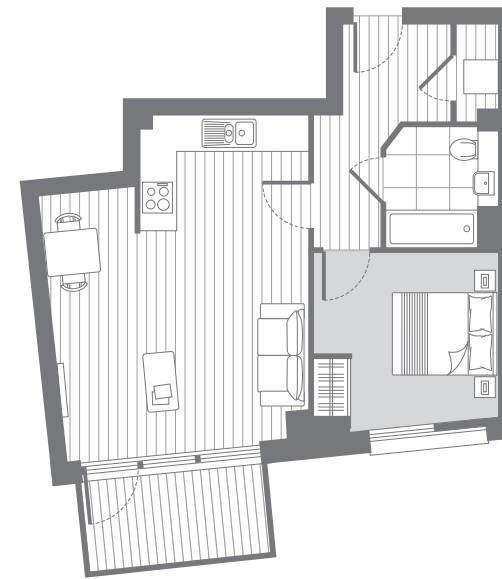


1st



1 bed apartment  
164 264 364 464 564

Internal Area 52.7 sq.m. 567 sq.ft.  
External Area 8.0 sq.m. 86 sq.ft.



1 bed apartment  
165 265 365 465 565

Internal Area 51.1 sq.m. 551 sq.ft.  
External Area 5.7 sq.m. 61 sq.ft.



2 bed apartment  
254 354 454 554

Internal Area 73.3 sq.m. 790 sq.ft.  
External Area 5.8 sq.m. 62 sq.ft.



Additional store  
to living area  
apartments  
161-166

1 bed apartment  
157 257 357 457 557

Internal Area 50.6 sq.m. 545 sq.ft.  
External Area 5.0 sq.m. 54 sq.ft.

162 261 361 461 561

Internal Area 52.3 sq.m. 564 sq.ft.  
External Area 5.0 sq.m. 54 sq.ft.

Handed

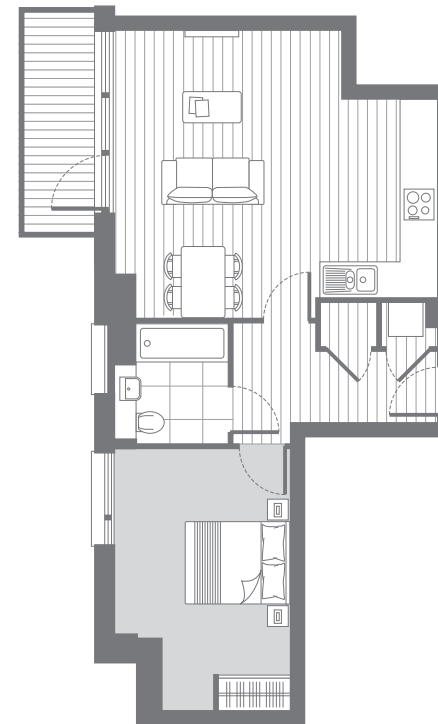
158 258 358 458 558

Internal Area 50.8 sq.m. 547 sq.ft.  
External Area 5.1 sq.m. 55 sq.ft.

Handed

163 263 363 463 563

Internal Area 51.1 sq.m. 550 sq.ft.  
External Area 5.0 sq.m. 54 sq.ft.



1 bed apartment  
160

Internal Area 56.0 sq.m. 603 sq.ft.  
External Area 5.2 sq.m. 56 sq.ft.

262 362 462 562

Internal Area 58.5 sq.m. 631 sq.ft.  
External Area 5.2 sq.m. 56 sq.ft.



2 bed apartment  
154

Internal Area 67.1 sq.m. 723 sq.ft.  
External Area 13.2 sq.m. 142 sq.ft.

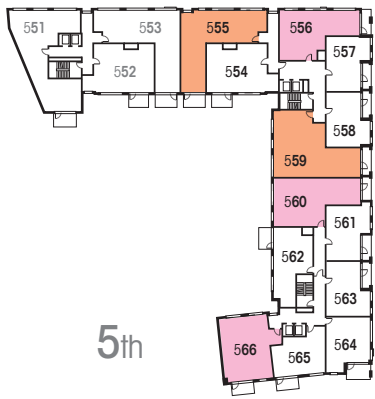
H A R B O U R S I D E

B L O C K B

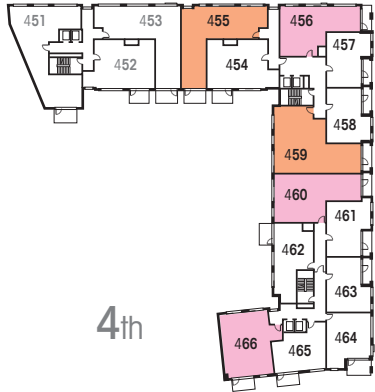
1 & 2 BED APARTMENTS  
LEVELS 1ST -5TH

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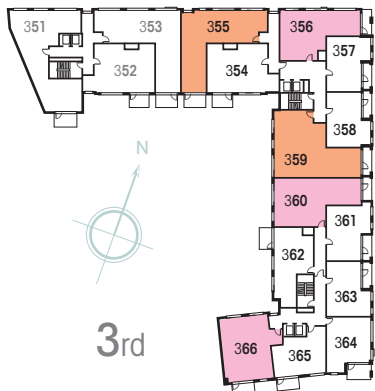




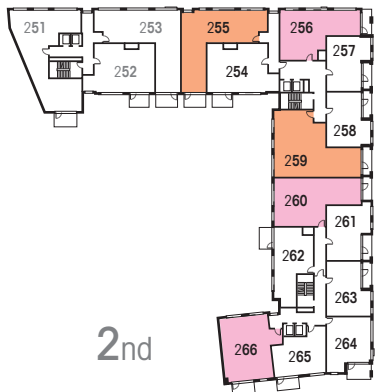
5th



4th



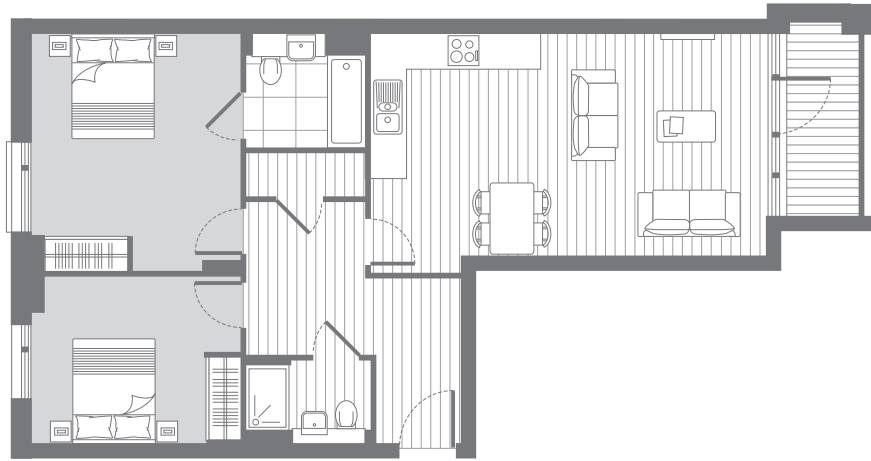
3rd



2nd



1st

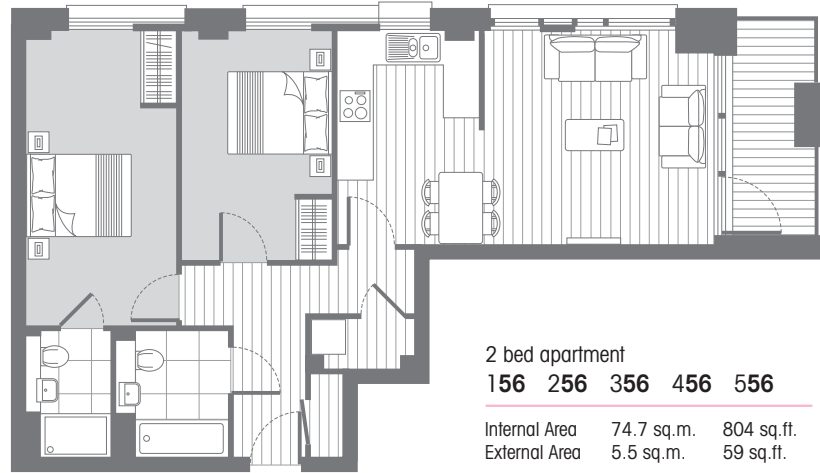


2 bed apartment  
161

Internal Area 82.0 sq.m. 883 sq.ft.  
External Area 4.5 sq.m. 48 sq.ft.

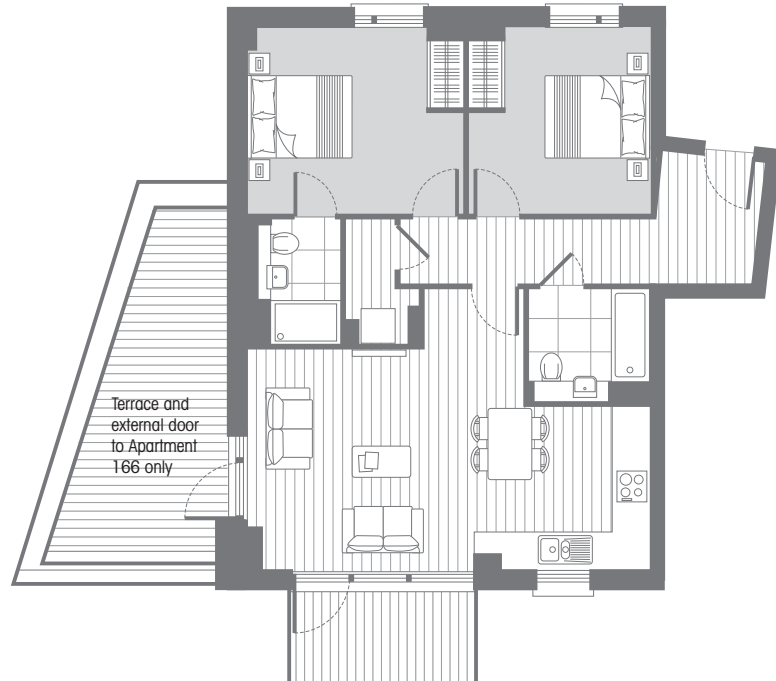
260 360 460 560

Internal Area 83.7 sq.m. 902 sq.ft.  
External Area 4.5 sq.m. 48 sq.ft.



2 bed apartment  
156 256 356 456 556

Internal Area 74.7 sq.m. 804 sq.ft.  
External Area 5.5 sq.m. 59 sq.ft.



2 bed apartment  
166

Internal Area 77.1 sq.m. 830 sq.ft.  
External Area 20.7 sq.m. 223 sq.ft.

266 366 466 566

Internal Area 81.2 sq.m. 874 sq.ft.  
External Area 5.7 sq.m. 61 sq.ft.

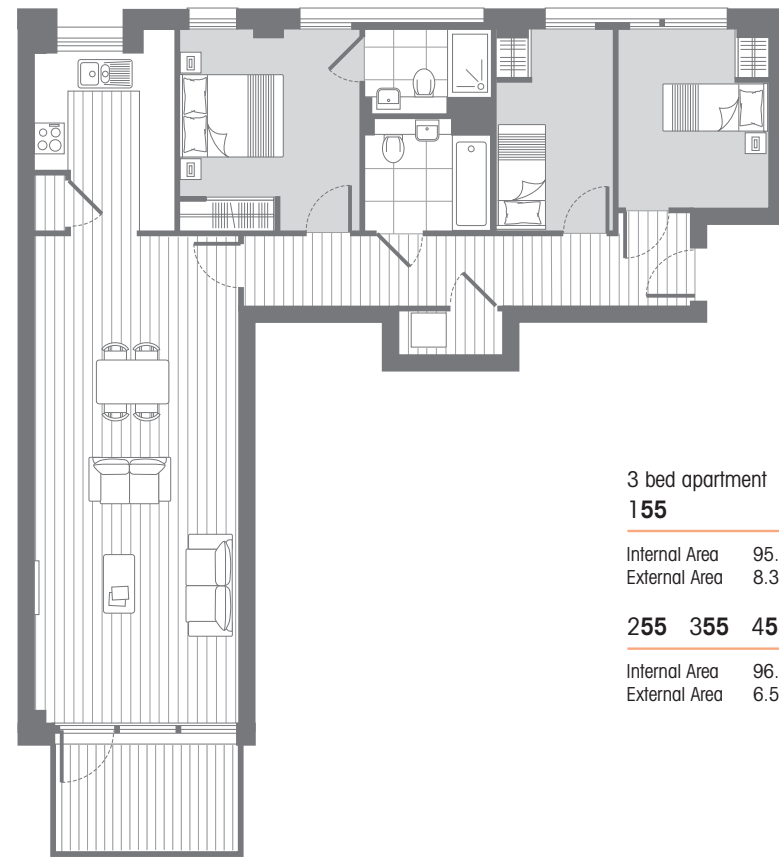


3 bed apartment  
159

Internal Area 103.4 sq.m. 1114 sq.ft.  
External Area 5.5 sq.m. 59 sq.ft.

259 359 459 559

Internal Area 105.8 sq.m. 1140 sq.ft.  
External Area 5.5 sq.m. 59 sq.ft.



3 bed apartment  
155

Internal Area 95.3 sq.m. 1027 sq.ft.  
External Area 8.3 sq.m. 89 sq.ft.

255 355 455 555

Internal Area 96.1 sq.m. 1035 sq.ft.  
External Area 6.5 sq.m. 70 sq.ft.

HARBOURSIDE

BLOCK B

2 & 3 BED APARTMENTS  
LEVELS 1ST -5TH

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## GENERAL

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings and architraves.
- Rustic oak 3 strip engineered timber flooring to living/dining, kitchen and hall areas.
- Internal doors oak veneer.
- Polished stainless steel door furniture.
- Brushed steel switch and socket plates.
- Recessed low energy downlighting.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled heating via radiators to all rooms.
- Double glazing throughout.

## BEDROOMS

- Fully fitted oatmeal carpets throughout.
- Fully fitted wardrobes to all bedrooms.

## KITCHENS

- Fully integrated Smeg appliances to include washer/dryer\* & dishwasher, fridge/freezer, stainless steel oven, ceramic hob, microwave oven.
- High gloss white unit doors with handleless design.
- Mid brown re-constituted stone worktops and upstands.
- Stainless steel 1 ½ bowl inset sink with single lever monobloc tap.
- Glass splashback to hob.
- Underlighting to wall units.

\* Freestanding where located in services cupboard.

## BATHROOMS

- White sanitaryware throughout.
- Bath with chrome plated taps, including shower handset over and shower screen.
- Glass mirrored bath panel.
- Chrome heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and feature downlighting.
- 600 x 300mm beige ceramic wall tiling.
- 600 x 600mm mid brown coloured ceramic floor tiling.
- Chrome plated monobloc basin taps.
- Framed glass screen shower enclosures.
- Clear glass frameless bath screen.
- Thermostatically controlled and pressurised hot and cold water.

## SECURITY

- Video entryphone system to each apartment.

## COMMUNAL AREAS

- Tiled floors to entrance lobbies.
- Carpeted lift lobbies.
- Carpeted stairs and common corridors to all floor levels, except basement.
- Two lifts within each apartment core serving all floor levels and parking.
- Low energy wall lighting.



Galliard Homes official letting and management agents

new CONCEPT INTERIORS

Galliard Homes furniture solution specialists

mwe  
marine wharf east

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All journey times stated are approximate, source tfl.gov.uk and google.com. Exterior images of the development are computer generated, precise details may vary.





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