



# LIBERTY

AT CROSSHARBOUR

**ZO  
NE** 02 | E14



# An apartment within one of London's most contemporary residential, retail & business districts isn't just a home; It's a way of life.

Located in the flourishing centre of the dynamic and well-connected E14, Liberty at Crossharbour is a collection of sophisticated apartments which are designed to the very highest standards and filled with natural light.

These exceptional homes offer a 24-hour concierge and a private residents' gymnasium, with excellent transport links, buzzing bars and restaurants and stylish shopping close by.

This striking development of one, two and three bedroom homes are within your reach – thanks to Shared Ownership.



**Zone 2  
LIVING**



# Located for lifestyle



**An elegant apartment in Liberty at Crossharbour is perfectly placed for business, for leisure, for life.**

Close to the banks of the River Thames and rubbing shoulders with the iconic financial district of Canary Wharf with its stylish boutiques, bars and restaurants, these inspiring homes are surrounded by thriving areas which combine contemporary style alongside historical charm.



A short stroll away you'll find an array of options to refuel, recharge and relax, and when you need to venture further afield, Crossharbour DLR is a mere one minute walk from your door.

Nearby Canary Wharf Underground connects you straight to the Jubilee Line and, when Crossrail opens, journeys across London will be frequent and fast. If you prefer a more scenic view, why not take to the river on the Thames Clipper ferry, soaking up the London skyline as you go.





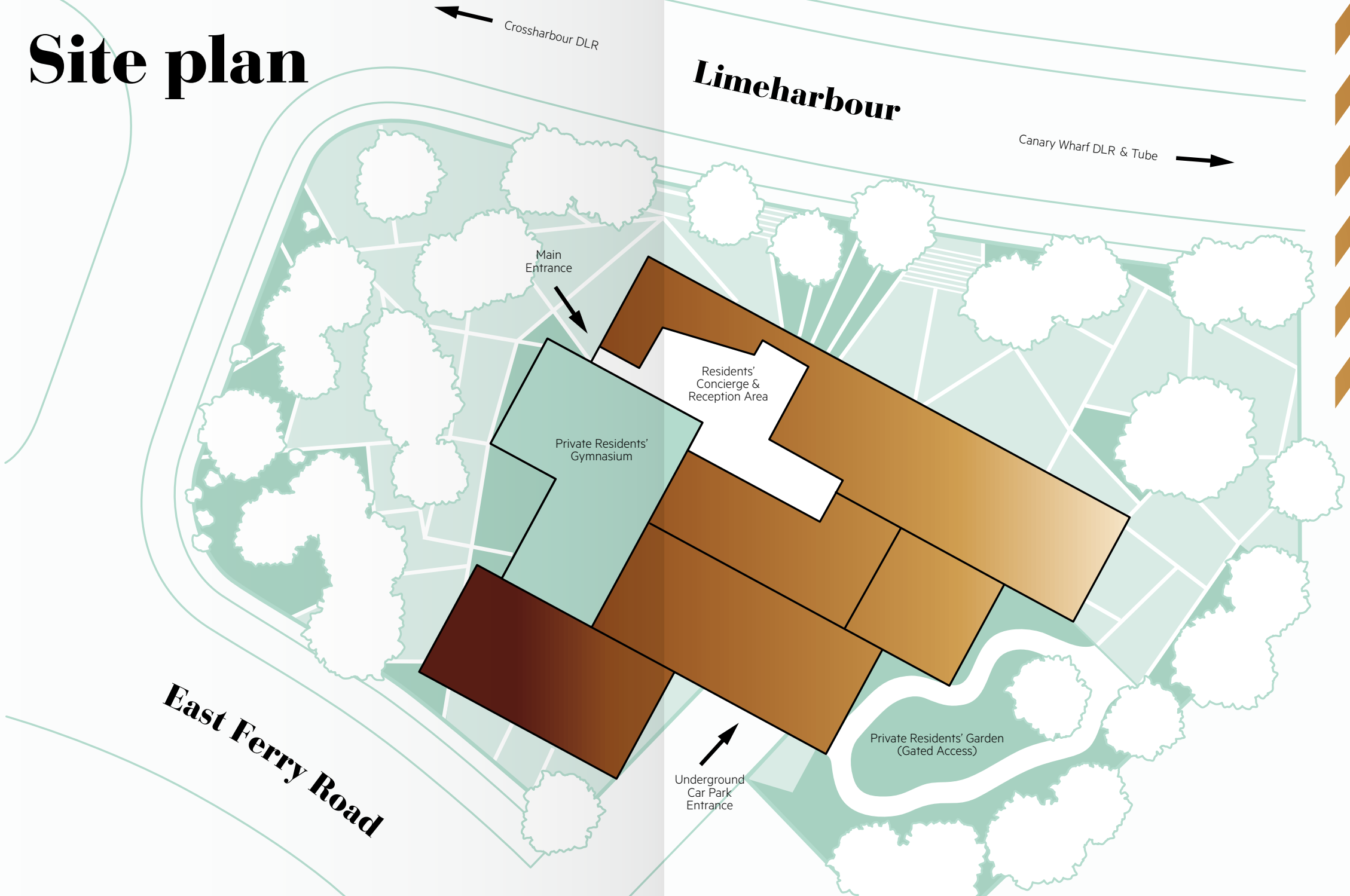
# Designed for luxurious living

**Disclaimer**

Computer Generated Image of Liberty at Crossharbour  
for indicative purposes. Could be subject to change



# Site plan





# Make your home a statement

Each elegant property in Liberty at Crossharbour is thoughtfully designed to maximise space and is – of course – finished to the highest standard.



## What you get

### Kitchen

- HATT grey kitchens
- Silestone quartz worktops in Marengo
- Integrated dishwasher
- Integrated fridge freezer
- Integrated electric oven and hob
- Full height glass splashback
- Pull out recycling drawers
- Chrome extractor
- Laminate flooring



### Living Area

- FIBRE enabled broadband
- TV points
- High quality laminate flooring



### Bathroom

- Feature tile walls
- Chrome towel rail
- Stone flooring
- ROCA wash basins
- ROCA WC

### Bedroom

- Carpeted bedrooms
- Built-in mirrored wardrobe in master bedroom
- En-suite to some units
- TV point to master

### Additional

- 24 hour concierge
- 24 hour residents only gym
- SMEG washer/dryer
- Chrome light switches
- Low energy lighting
- Balcony
- Video entry system
- Two lifts



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Specifications are subject to change. Images are indicative only and are of previous Notting Hill Genesis' developments



# A capital feast

Whet your appetite with the stylish dining and drinking on offer within minutes of Liberty at Crossharbour. Whether entertaining business clients, or enjoying a relaxed family get-together, you'll find fine food, fantastic cocktails and sleek modern interiors, many with striking views of the iconic surroundings.

Tom's Kitchen serves modern British cuisine in its bustling Canary Wharf restaurant, offering comforting classics from breakfast to dinner. There's a deli for when you're on-the-go, or unwind in the bar with an after-work beer or pre-dinner cocktail.



In the heart of Canary Wharf, The Pearson Room is an elegant bar and restaurant famed for its seasonally changing cocktail menu – offering the latest taste trends and modern twists on the classics.



At Goodman you'll find your perfect steak, cut to your request and cooked as you like it. Great for alfresco dining, this talked-about restaurant has a riverside location and a large terrace.

Within strolling distance is one of the few remaining pubs on the Isle of Dogs. The George is everything an East End local should be – warm, welcoming, with great beers and fantastic food.



# Actively cultural

Keeping fit couldn't be easier. All of our Shared Ownership residents benefit from access to the well-equipped private residents' gymnasium. Within easy reach you'll also find several sports clubs and cultural venues such as music theatres and museums, so you'll never be short of something to do, somewhere to go or something to see.



Just 10 minutes from home you can be at the O2 Arena, an instantly recognisable landmark which hosts some of the best concerts and entertainment in the world. You can even climb the dome at sunset.

Immerse yourself in the real London; meet its early settlers, learn about the Great Fire, or understand why London was the world's busiest port at the Museum of London Docklands – a treasure trove of urban and social history.

Serve an ace at Tower Hamlets Tennis, a community tennis club which welcomes all abilities and promotes an ethos that tennis is good for the mind as well as the body.

Between November and February, Canada Square Park hosts one of the biggest outdoor ice rinks in London. Enjoy a morning skate or a post-work spin with Canary Wharf's twinkling towers as the backdrop.



The only golf range in central London, Greenwich Peninsular Golf Driving Range is a high-end setting for urban golf. Book one of the 60 bays and perfect your swing whilst overlooking London's iconic skyline.



Unwind in the peaceful greenery of Jubilee Park, where it's hard to imagine a bustling shopping centre and tube line underneath you. Relax at lunch time, or in summer evenings the Park hosts exhibitions and events.



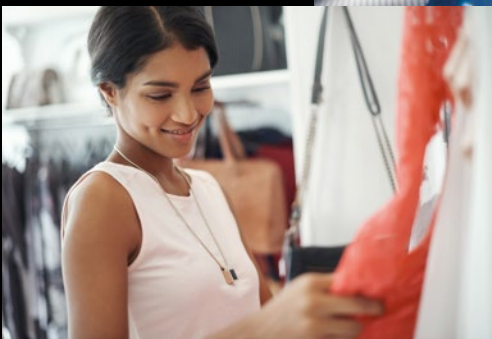
# High flying fashion

The stylish shopping on offer close to Liberty at Crossharbour will satisfy the most discerning fashion fanatic with brands such as Tiffany & Co., Hugo Boss, Michael Kors and Paul Smith. At weekends, the bustle of Canary Wharf's weekday office workers gives way to a retail retreat in Cabot Place, Churchill Place and Canary Wharf shopping centres. Further afield, browse the elegant designer stores of Bond Street or spend a day at Westfield Shopping Centre.

Renowned as one of London's top shopping quarters, Canary Wharf offers hundreds of shops and boutiques within modern malls, filled with major brands and designer labels like Whistles, Karen Millen and Links of London – and just four minutes away by DLR.

World-famous elegant stores, prestigious brands, luxury goods and the oldest shopping arcade in London makes Bond Street one of the city's must-shop destinations – just a 20 minute journey by DLR and Underground.

The largest shopping centre in Europe is only 20 minutes away by DLR. Westfield Stratford has no shortage of leading brands – 350 shops and services to be precise – plus 80 eateries, a 20-screen cinema, bowling alley and casino.





# Better for business

**Liberty at Crossharbour couldn't be better placed for business and your career. The Liberty building overlooks impressive Canary Wharf – with its statement skyscraper One Canada Square and some of the tallest buildings in Europe. Your towering neighbour is one of the most dynamic business districts in the country, home to UK headquarters of world-leading financial institutions.**

With the working population of Canary Wharf set to reach 200,000 by 2025, savvy employees are keen to invest in homes in the local area. A minute stroll to Crossharbour station, followed by a four minute DLR journey, makes for a stress free commute.



If you're one of the 300,000+ people who work in The City, Liberty at Crossharbour offers superb connectivity to what is colloquially known as The Square Mile – you can reach Bank station in just 15 minutes from Crossharbour DLR.



London City Airport flies to more than 40 destinations – and whether you take to the skies for a high-flying business meeting or some well-earned down time, it's a short journey time of 23 minutes by DLR to the airport.

# Out & about

## Eating Out

- 01 Byblos Harbour
- 02 Manjal Indian Restaurant
- 03 The George
- 04 Goodman – Canary Wharf
- 05 Tom's Kitchen Canary Wharf
- 06 Iberica Canary Wharf
- 07 Manhattan Grill
- 08 Roka
- 09 Plateau
- 10 Gaucho
- 11 Boisdale of Canary Wharf
- 12 Le Secret des Rôtisseurs
- 13 Craft London
- 14 Big Easy Canary Wharf

## Bars & Cafés

- 15 Capeesh Sky Bar
- 16 The Gun
- 17 Notes Coffee Roasters
- 18 Taylor St Baristas
- 19 28West Bar
- 20 Pepper Saint Ontiod
- 21 Straight and Narrow

## Shopping

- 22 Canary Wharf Shopping Centre
- 23 Churchill Place Shopping Mall
- 24 Cabot Place
- 25 Greenwich Market

## Music, arts & culture

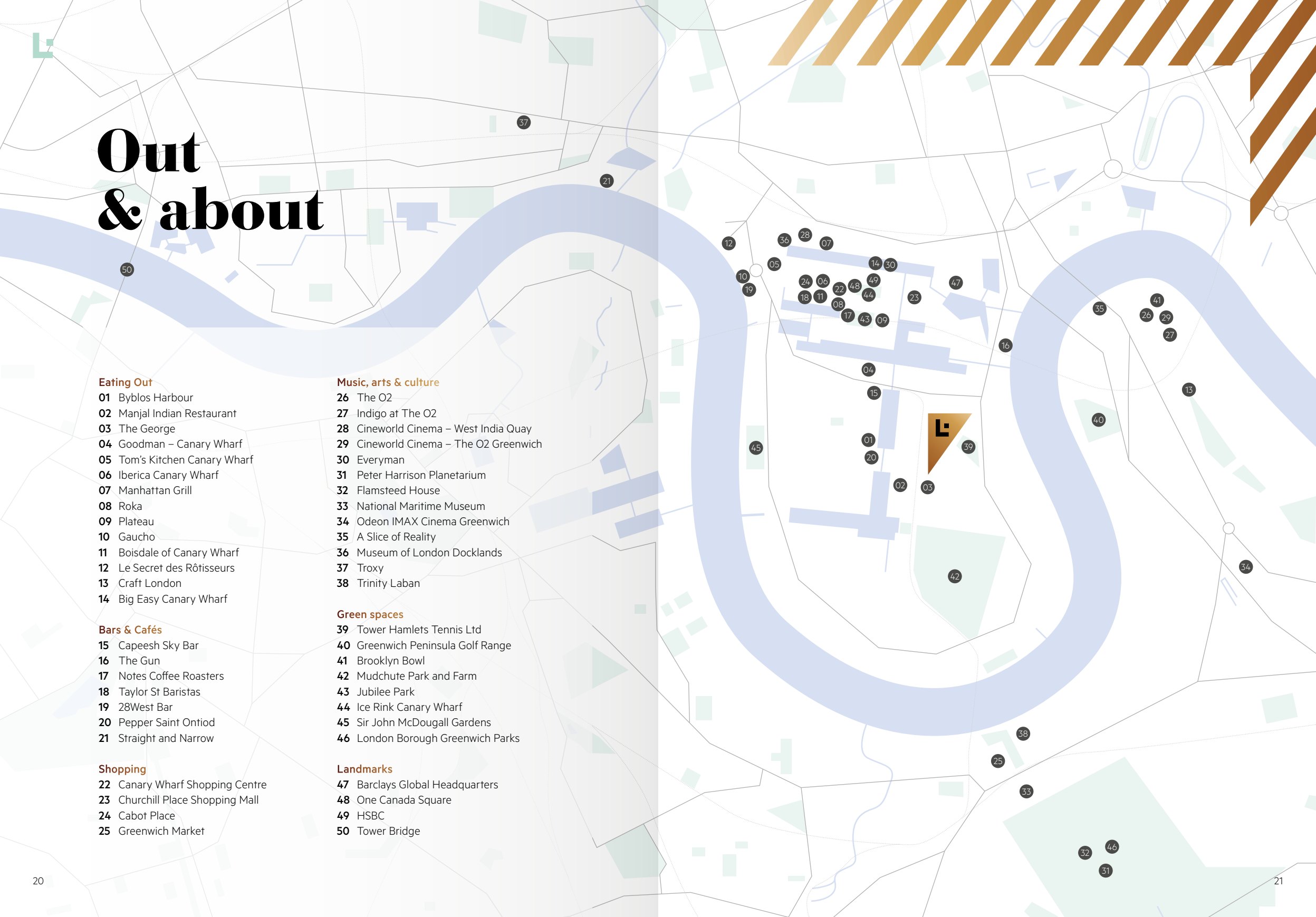
- 26 The O2
- 27 Indigo at The O2
- 28 Cineworld Cinema – West India Quay
- 29 Cineworld Cinema – The O2 Greenwich
- 30 Everyman
- 31 Peter Harrison Planetarium
- 32 Flamsteed House
- 33 National Maritime Museum
- 34 Odeon IMAX Cinema Greenwich
- 35 A Slice of Reality
- 36 Museum of London Docklands
- 37 Troxy
- 38 Trinity Laban

## Green spaces

- 39 Tower Hamlets Tennis Ltd
- 40 Greenwich Peninsula Golf Range
- 41 Brooklyn Bowl
- 42 Mudchute Park and Farm
- 43 Jubilee Park
- 44 Ice Rink Canary Wharf
- 45 Sir John McDougall Gardens
- 46 London Borough Greenwich Parks

## Landmarks

- 47 Barclays Global Headquarters
- 48 One Canada Square
- 49 HSBC
- 50 Tower Bridge





# Well connected

**One minute. 60 seconds.**  
That's the walking-time from your new apartment to Crossharbour DLR station. You can be in Canary Wharf in just four minutes or at Bank in just 15.

Onward connections from Canary Wharf Underground will take you to London Bridge, Waterloo and Westminster in under ten minutes, and to the West End in half-an-hour.

The opening of Crossrail in 2019 and the new Elizabeth line (which will run through Canary Wharf) will transform travel times, with journeys from Canary Wharf being hugely reduced. For example, it currently takes 21 minutes to reach Liverpool Street, but on the Elizabeth line that will be slashed to six.



If you prefer to travel above ground the area is well-served by bus routes, or for something a little different, admire the view from a Thames Clipper ferry or take to the skies on the Emirates Air Line, London's only cable car.





# What is Shared Ownership?

Shared Ownership is a part-buy, part-rent government funded scheme designed to help people on get on the property ladder.

The scheme is simple; you usually buy an affordable share of between 25% to 75% of the property's full market value and pay a subsidised rent on the remainder, with an option to purchase further shares later on. Shares available to buy at Liberty at Crossharbour may vary, please speak to a member of the Sales Team for more information.

## Eligibility

Shared Ownership is for first-time buyers, tenants and other priority groups who want to become homeowners. We usually give priority to people who live or work in the borough where the property is located. Please speak to a member of the Sales Team for the eligibility criteria at Liberty at Crossharbour.



# Your journey at Liberty at Crossharbour

## 01

### Start your journey

Tell us what you are looking for and have your questions answered.

## 02

### Check out the development

Contact our sales team to book a viewing for the development you're interested in.

## 03

### Select your preferred home

Have you seen something you like? Let us know which are your preferred properties.

## 04

### We offer you a home

We'll try to offer you your preferred home. If we can't, we may match you to the most suitable home.

## 05

### Purchasing interview

You'll supply evidence of your income, savings and other required documentation and one of our Independent Mortgage advisors will check the property is affordable for you.

A sales consultant will then be in touch to discuss the outcome and explain the buying process.

## 06

### Instruct your solicitor

When you instruct a conveyancing solicitor you will need to pay your reservation fee and apply for a mortgage.

## 07

### Exchange of contracts

You're nearly there; exchanging contracts means that everything is tied up. We've legally agreed to sell you the property.

## 08

### Home demonstration

When your property is ready, we'll invite you to see your home before you move in.

We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, the heating system and security.

## 09

### Legal completion

Reaching legal completion means you have paid for your home and can move in.

**CONGRATULATIONS,  
YOU ARE NOW A HOMEOWNER!**





# Notting Hill Genesis

**Notting Hill Genesis is one of London's leading housing providers offering a range of property solutions including Shared Ownership sales and re-sales, open market sales and leasehold management.**

Notting Hill Genesis is one of the largest housing associations in the country, with around 64,000 homes across London and the south-east, serving more than 170,000 residents.

It was formed in April 2018 when Notting Hill Housing amalgamated with Genesis Housing Association. It is a social enterprise committed to creating thriving communities and providing homes for lower-income households.

NHG owns and manages homes across a range of tenures including social, affordable and private rent, leasehold, care and support, temporary housing and Shared Ownership, of which we are the largest provider in the country.

For more information, visit [www.nhgroup.org.uk](http://www.nhgroup.org.uk)



Notting Hill Genesis is the trading name of Notting Hill Home Ownership which is part of the Notting Hill Genesis Group. Liberty at Crossharbour is a marketing name and will not form part of the approved postal address. The information in this document is indicative only and is intended as a guide only to the finished product. Accordingly, due to Notting Hill Genesis' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Consumer Protection Regulations 2008. Nor do they constitute a contract or warranty. For new build properties, Notting Hill Genesis abides by the NHBC's Consumer Code for Home Builders. For more information please visit [www.nhbc.co.uk](http://www.nhbc.co.uk). Computer Generated Images (CGIs) are indicative only. Applicants are advised to contact the sales agents to ascertain the availability of any particular property. Details are correct at the time of going to print, September 2018.

**HOME OWNERSHIP STARTS WITH US**





[sales@nhg.org.uk](mailto:sales@nhg.org.uk)

020 3815 1234

[nhgsales.com/liberty](http://nhgsales.com/liberty)