



ROYAL WHARF

LONDON

ANCHOR BUILDING



LATITUDE HOUSE

MARITIME BUILDING

FLAGSHIP HOUSE

ADMIRALTY BUILDING

ANCHOR BUILDING

SOVEREIGN PLACE

THAMES STREET

RIVERSIDE WALK

RIVER THAMES

LEGEND

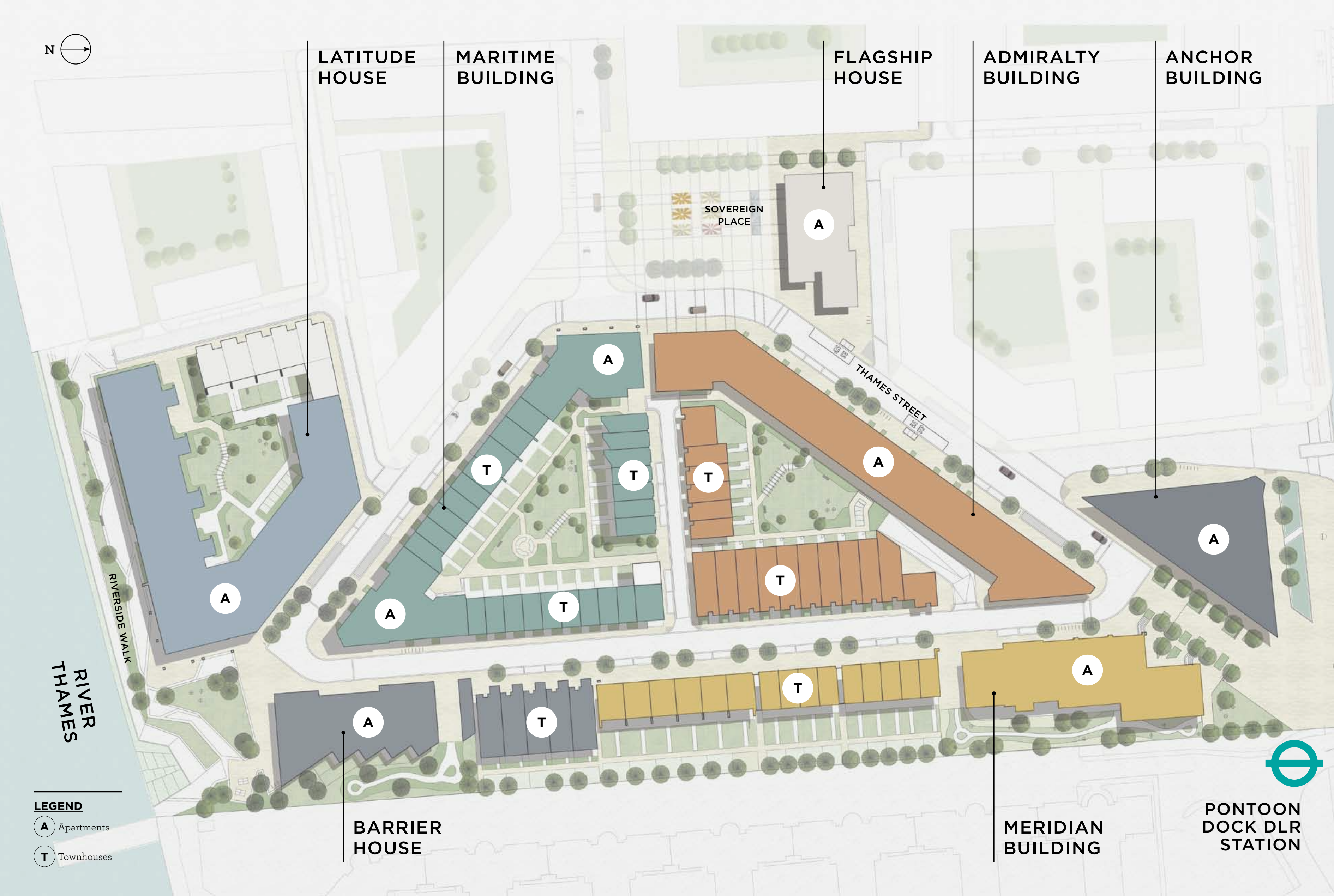
A Apartments

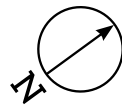
T Townhouses

BARRIER HOUSE

MERIDIAN BUILDING

PONTOON DOCK DLR STATION





ROYAL WHARF
LONDON

ANCHOR BUILDING

LEVEL
GF

LEGEND

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

NOTES



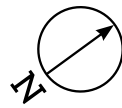
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**ANCILLARY
OFFICE/COMMERCIAL**

**ANCILLARY
RETAIL/COMMERCIAL**



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ROYAL WHARF
LONDON

ANCHOR BUILDING

LEVEL

01

RESIDENTIAL STORE

RESIDENTIAL STORE

NOTES

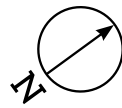


Not to scale

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ROYAL WHARF

LONDON

ANCHOR BUILDING

LEVEL

02

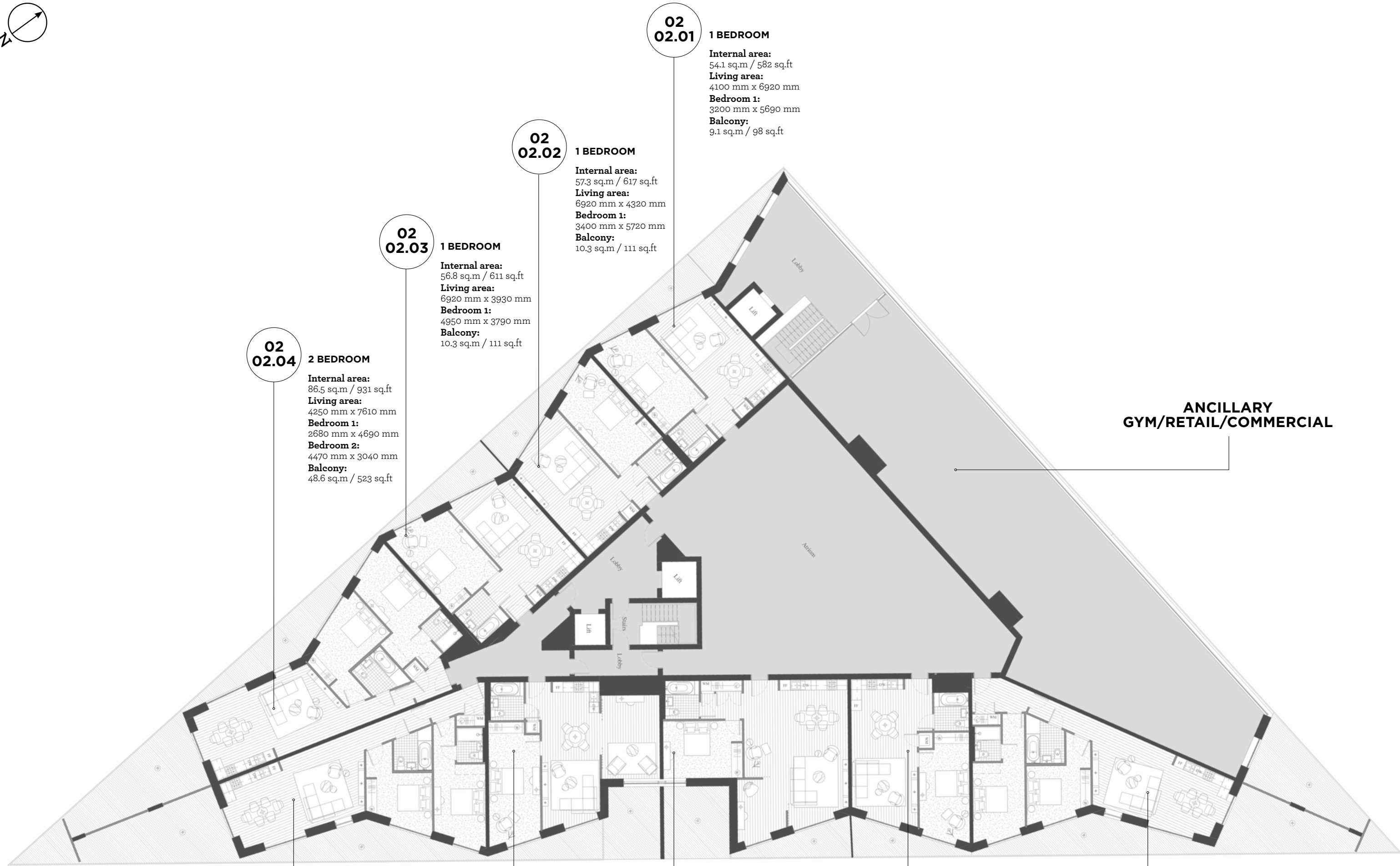
LEGEND

- C: Cupboard
- W: Wardrobe
- FF: Fridge Freezer
- WM: Washer/Dryer
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02 02.01 1 BEDROOM
Internal area: 54.1 sq.m / 582 sq.ft
Living area: 4100 mm x 6920 mm
Bedroom 1: 3200 mm x 5690 mm
Balcony: 9.1 sq.m / 98 sq.ft

02 02.02 1 BEDROOM
Internal area: 57.3 sq.m / 617 sq.ft
Living area: 6920 mm x 4320 mm
Bedroom 1: 3400 mm x 5720 mm
Balcony: 10.3 sq.m / 111 sq.ft

02 02.03 1 BEDROOM
Internal area: 56.8 sq.m / 611 sq.ft
Living area: 6920 mm x 3930 mm
Bedroom 1: 4950 mm x 3790 mm
Balcony: 10.3 sq.m / 111 sq.ft

02 02.04 2 BEDROOM
Internal area: 86.5 sq.m / 931 sq.ft
Living area: 4250 mm x 7610 mm
Bedroom 1: 2680 mm x 4690 mm
Bedroom 2: 4470 mm x 3040 mm
Balcony: 48.6 sq.m / 523 sq.ft

ANCILLARY
 GYM/RETAIL/COMMERCIAL

02 02.05 2 BEDROOM
Internal area: 83.8 sq.m / 902 sq.ft
Living area: 4250 mm x 7620 mm
Bedroom 1: 2750 mm x 3790 mm
Bedroom 2: 4360 mm x 2970 mm
Balcony: 46.7 sq.m / 503 sq.ft

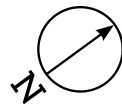
02 02.06 1 BEDROOM
Internal area: 70.8 sq.m / 762 sq.ft
Living area: 8000 mm x 6800 mm
Bedroom 1: 6750 mm x 2960 mm
Balcony: 21.8 sq.m / 235 sq.ft

02 02.07 1 BEDROOM
Internal area: 77.2 sq.m / 831 sq.ft
Living area: 5980 mm x 8030 mm
Bedroom 1: 3300 mm x 4600 mm
Balcony: 24.8 sq.m / 267 sq.ft

02 02.08 1 BEDROOM
Internal area: 55.4 sq.m / 596 sq.ft
Living area: 7960 mm x 3780 mm
Bedroom 1: 5840 mm x 2890 mm
Balcony: 8.8 sq.m / 95 sq.ft

02 02.09 2 BEDROOM
Internal area: 84.2 sq.m / 906 sq.ft
Living area: 4170 mm x 7960 mm
Bedroom 1: 2880 mm x 3700 mm
Bedroom 2: 4250 mm x 2990 mm
Balcony: 40.5 sq.m / 436 sq.ft

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ROYAL WHARF

LONDON

ANCHOR BUILDING

LEVEL

03

LEGEND

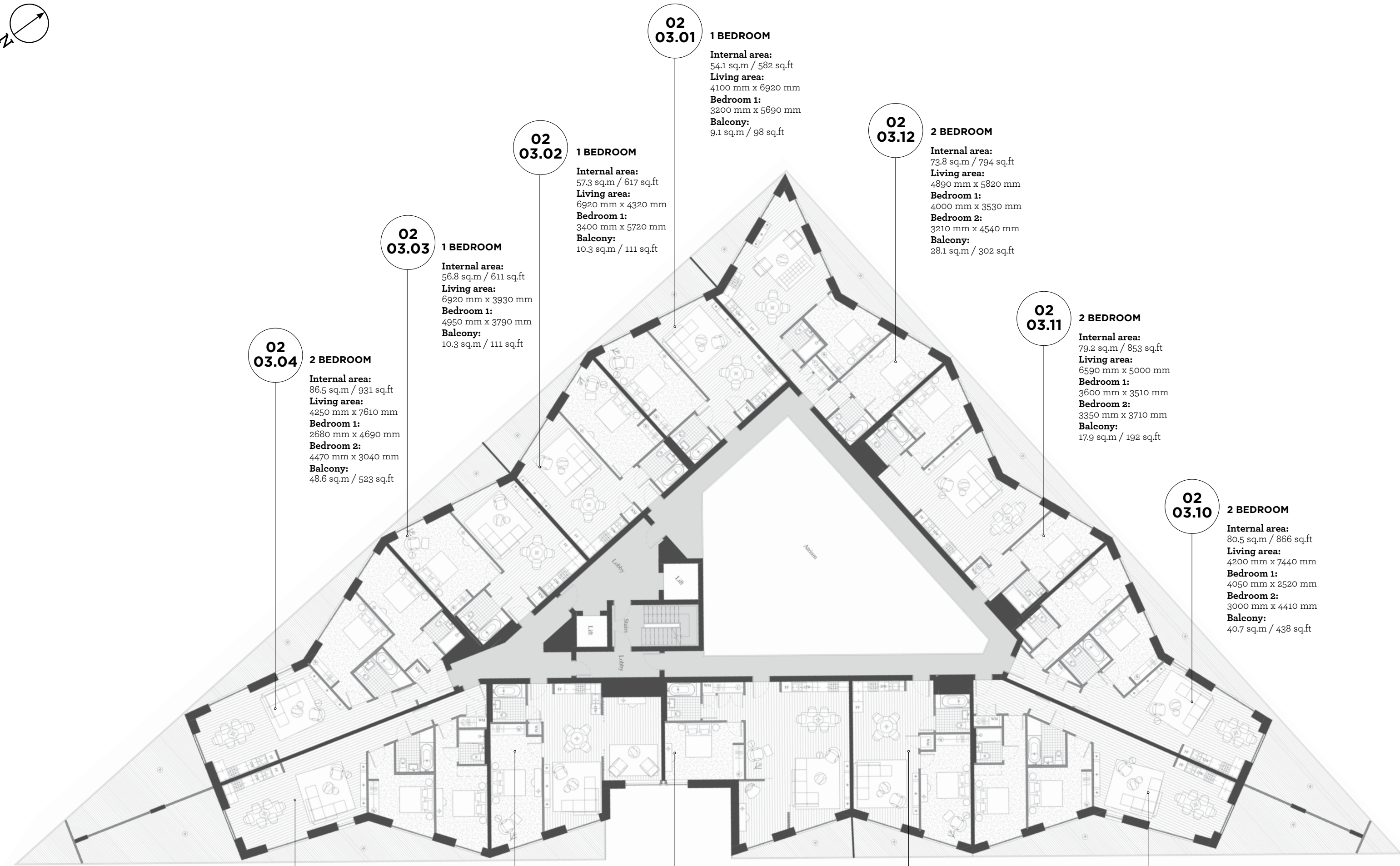
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02 03.12 2 BEDROOM
Internal area: 73.8 sq.m / 794 sq.ft
Living area: 4890 mm x 5820 mm
Bedroom 1: 4000 mm x 3530 mm
Bedroom 2: 3210 mm x 4540 mm
Balcony: 28.1 sq.m / 302 sq.ft

02 03.03 1 BEDROOM
Internal area: 56.8 sq.m / 611 sq.ft
Living area: 6920 mm x 3930 mm
Bedroom 1: 4950 mm x 3790 mm
Balcony: 10.3 sq.m / 111 sq.ft

02 03.11 2 BEDROOM
Internal area: 79.2 sq.m / 853 sq.ft
Living area: 6590 mm x 5000 mm
Bedroom 1: 3600 mm x 3510 mm
Bedroom 2: 3350 mm x 3710 mm
Balcony: 17.9 sq.m / 192 sq.ft

02 03.04 2 BEDROOM
Internal area: 86.5 sq.m / 931 sq.ft
Living area: 4250 mm x 7610 mm
Bedroom 1: 2680 mm x 4690 mm
Bedroom 2: 4470 mm x 3040 mm
Balcony: 48.6 sq.m / 523 sq.ft

02 03.10 2 BEDROOM
Internal area: 80.5 sq.m / 866 sq.ft
Living area: 4200 mm x 7440 mm
Bedroom 1: 4050 mm x 2520 mm
Bedroom 2: 3000 mm x 4410 mm
Balcony: 40.7 sq.m / 438 sq.ft

02 03.05 2 BEDROOM
Internal area: 83.8 sq.m / 902 sq.ft
Living area: 4250 mm x 7620 mm
Bedroom 1: 2750 mm x 3790 mm
Bedroom 2: 4360 mm x 2970 mm
Balcony: 46.7 sq.m / 503 sq.ft

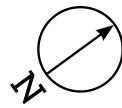
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02 03.09 2 BEDROOM
Internal area: 84.2 sq.m / 906 sq.ft
Living area: 4170 mm x 7960 mm
Bedroom 1: 2880 mm x 3700 mm
Bedroom 2: 4250 mm x 2990 mm
Balcony: 40.5 sq.m / 436 sq.ft

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ROYAL WHARF

LONDON

ANCHOR BUILDING

LEVEL

04

LEGEND

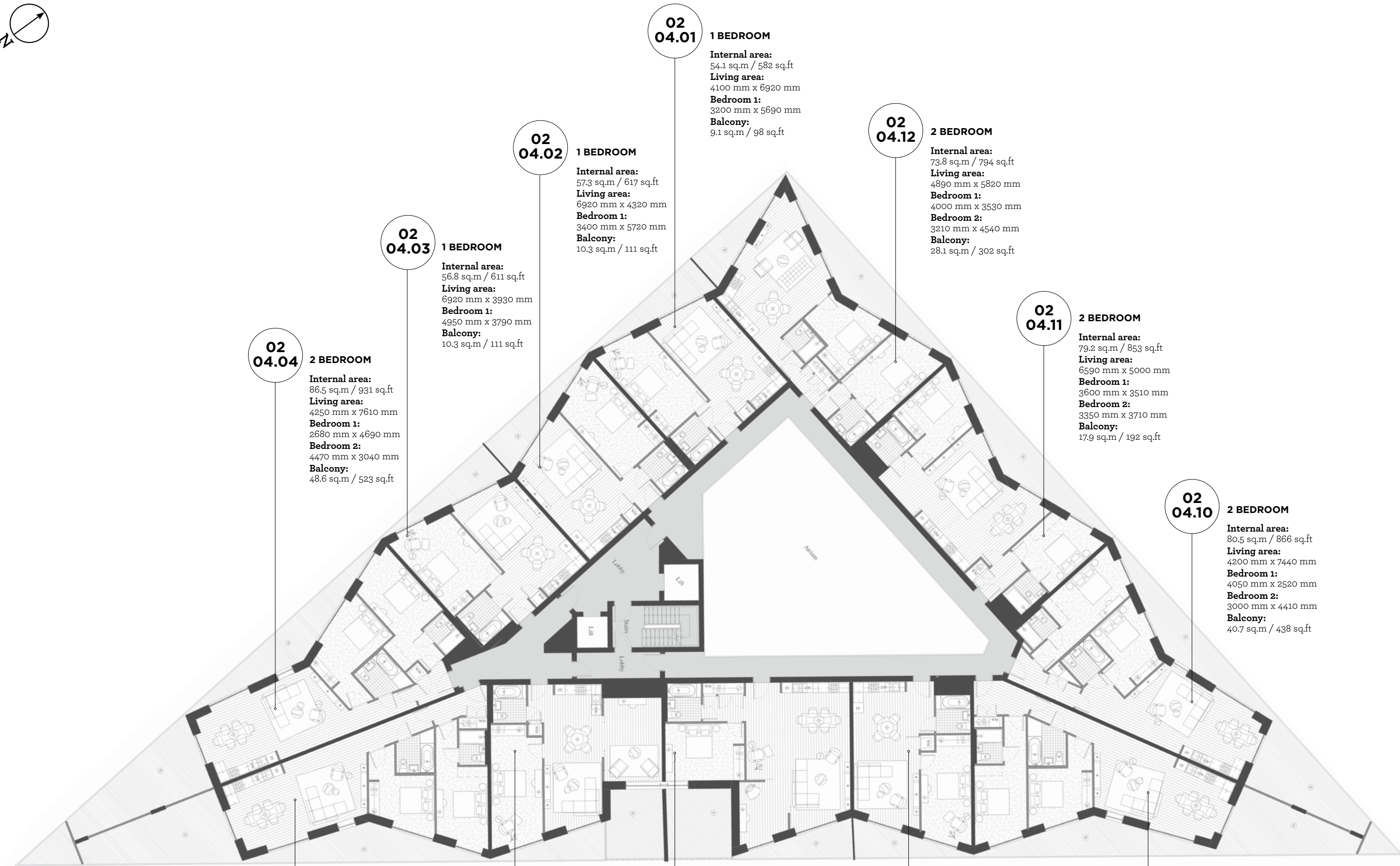
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- W: Wardrobe
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Internal area: 73.8 sq.m / 794 sq.ft
Living area: 4890 mm x 5820 mm
Bedroom 1: 4000 mm x 3530 mm
Bedroom 2: 3210 mm x 4540 mm
Balcony: 28.1 sq.m / 302 sq.ft

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Internal area: 79.2 sq.m / 853 sq.ft
Living area: 6590 mm x 5000 mm
Bedroom 1: 3600 mm x 3510 mm
Bedroom 2: 3350 mm x 3710 mm
Balcony: 17.9 sq.m / 192 sq.ft

02 04.10 2 BEDROOM
Internal area: 80.5 sq.m / 866 sq.ft
Living area: 4200 mm x 7440 mm
Bedroom 1: 4050 mm x 2520 mm
Bedroom 2: 3000 mm x 4410 mm
Balcony: 40.7 sq.m / 438 sq.ft

02 04.05 2 BEDROOM
Internal area: 83.8 sq.m / 902 sq.ft
Living area: 4250 mm x 7620 mm
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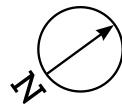
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Balcony: 8.8 sq.m / 95 sq.ft

02 04.09 2 BEDROOM
Internal area: 84.2 sq.m / 906 sq.ft
Living area: 4170 mm x 7960 mm
Bedroom 1: 2880 mm x 3700 mm
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Balcony: 40.5 sq.m / 436 sq.ft

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ROYAL WHARF

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ANCHOR BUILDING

LEVEL

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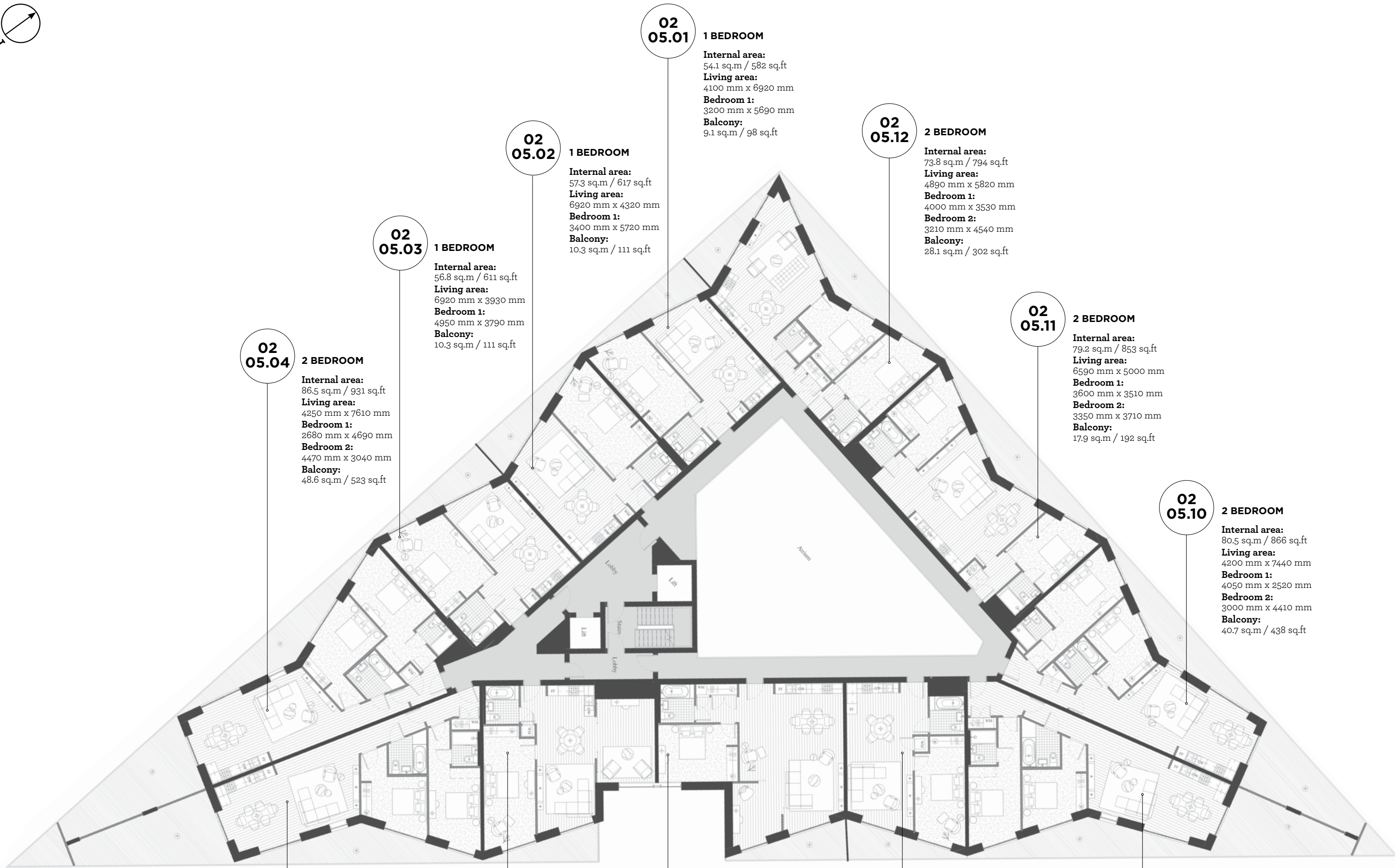
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02 05.05 2 BEDROOM
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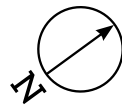
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ANCHOR BUILDING

LEVEL

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LEGEND

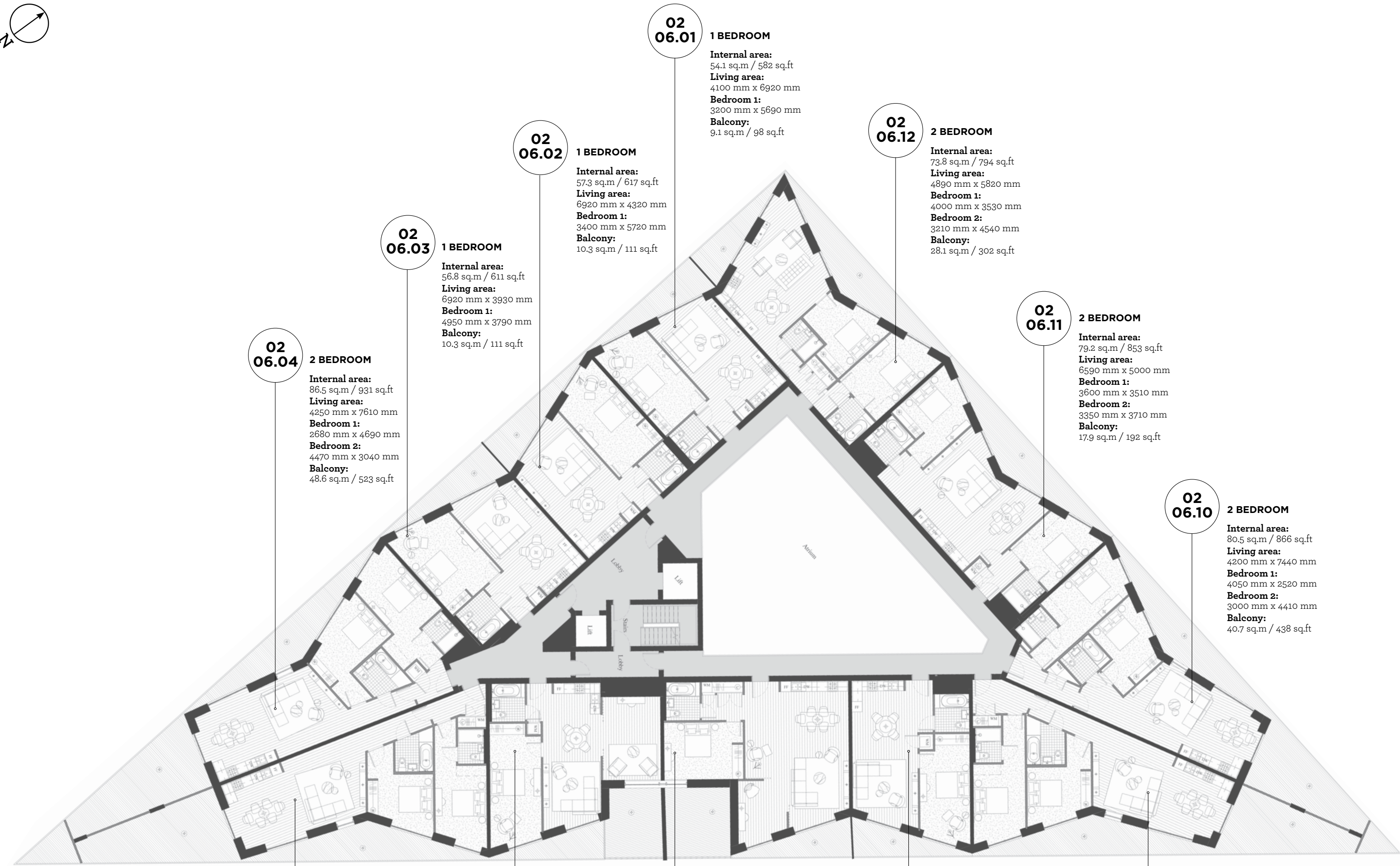
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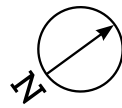
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Internal area: 84.2 sq.m / 906 sq.ft
Living area: 4170 mm x 7960 mm
Bedroom 1: 2880 mm x 3700 mm
Bedroom 2: 4250 mm x 2990 mm
Balcony: 40.5 sq.m / 436 sq.ft

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ROYAL WHARF

LONDON

ANCHOR BUILDING

LEVEL

07

LEGEND

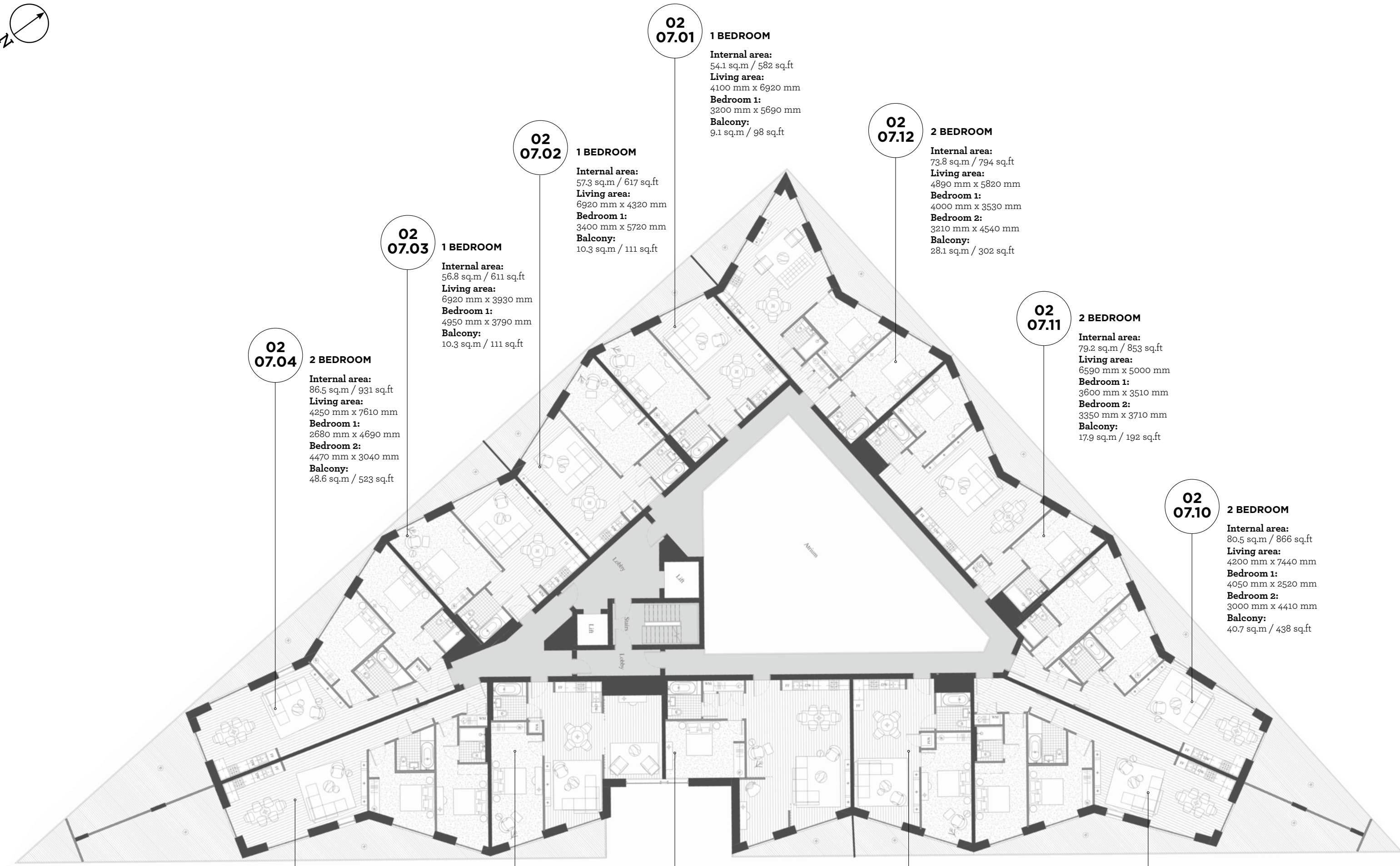
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Internal area: 54.1 sq.m / 582 sq.ft
Living area: 4100 mm x 6920 mm
Bedroom 1: 3200 mm x 5690 mm
Balcony: 9.1 sq.m / 98 sq.ft

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Internal area: 57.3 sq.m / 617 sq.ft
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Internal area: 86.5 sq.m / 931 sq.ft
Living area: 4250 mm x 7610 mm
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Bedroom 2: 4470 mm x 3040 mm
Balcony: 48.6 sq.m / 523 sq.ft

02 07.10 2 BEDROOM
Internal area: 80.5 sq.m / 866 sq.ft
Living area: 4200 mm x 7440 mm
Bedroom 1: 4050 mm x 2520 mm
Bedroom 2: 3000 mm x 4410 mm
Balcony: 40.7 sq.m / 438 sq.ft

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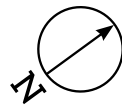
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ROYAL WHARF

LONDON

ANCHOR BUILDING

LEVEL

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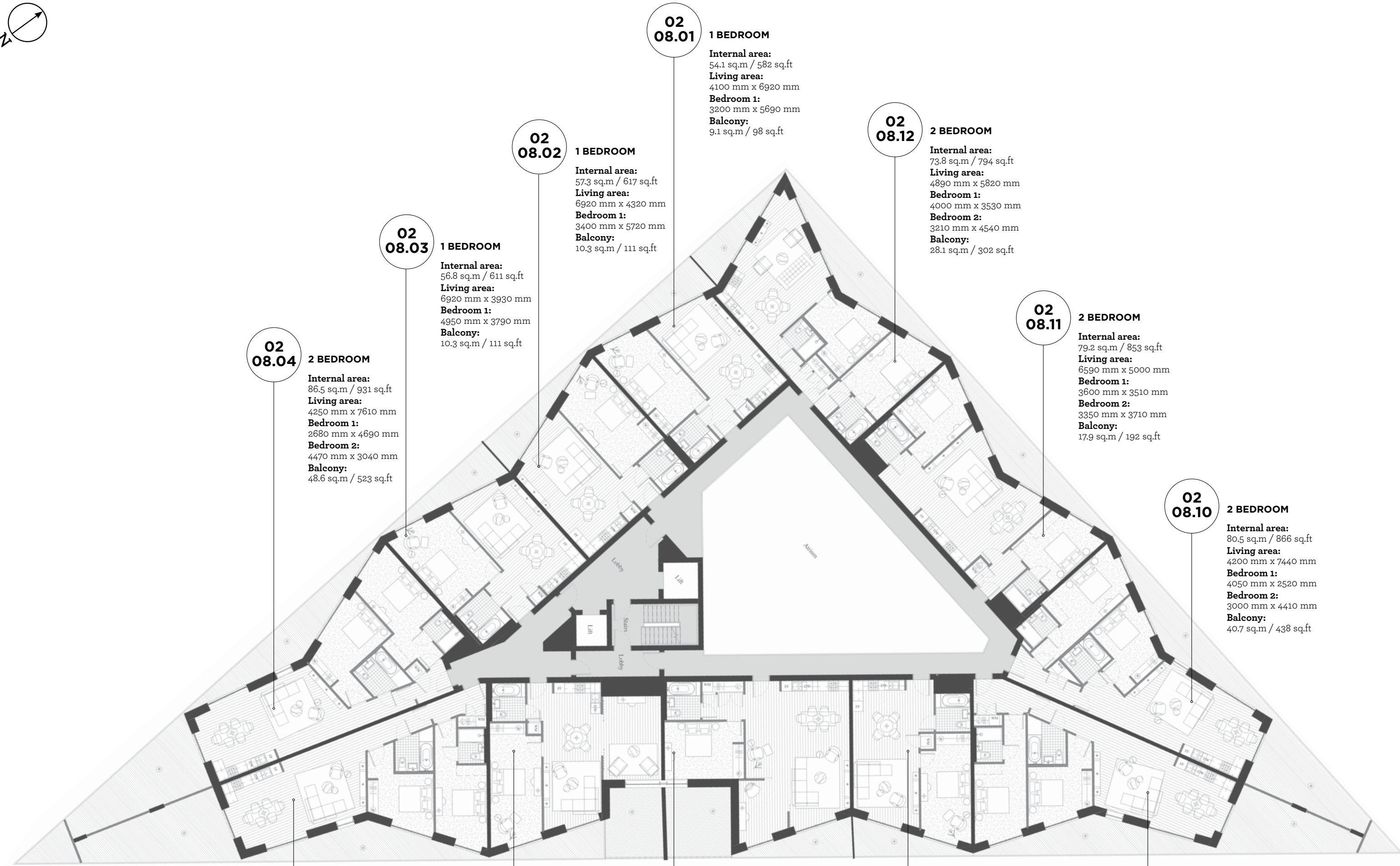
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Not to scale

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Balcony: 48.6 sq.m / 523 sq.ft

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Internal area: 80.5 sq.m / 866 sq.ft
Living area: 4200 mm x 7440 mm
Bedroom 1: 4050 mm x 2520 mm
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Balcony: 40.7 sq.m / 438 sq.ft

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Internal area: 83.8 sq.m / 902 sq.ft
Living area: 4250 mm x 7620 mm
Bedroom 1: 2750 mm x 3790 mm
Bedroom 2: 4360 mm x 2970 mm
Balcony: 46.7 sq.m / 503 sq.ft

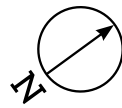
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Internal area: 70.8 sq.m / 762 sq.ft
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Balcony: 21.8 sq.m / 235 sq.ft

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Internal area: 77.2 sq.m / 831 sq.ft
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ROYAL WHARF

LONDON

ANCHOR BUILDING

LEVEL

09

LEGEND

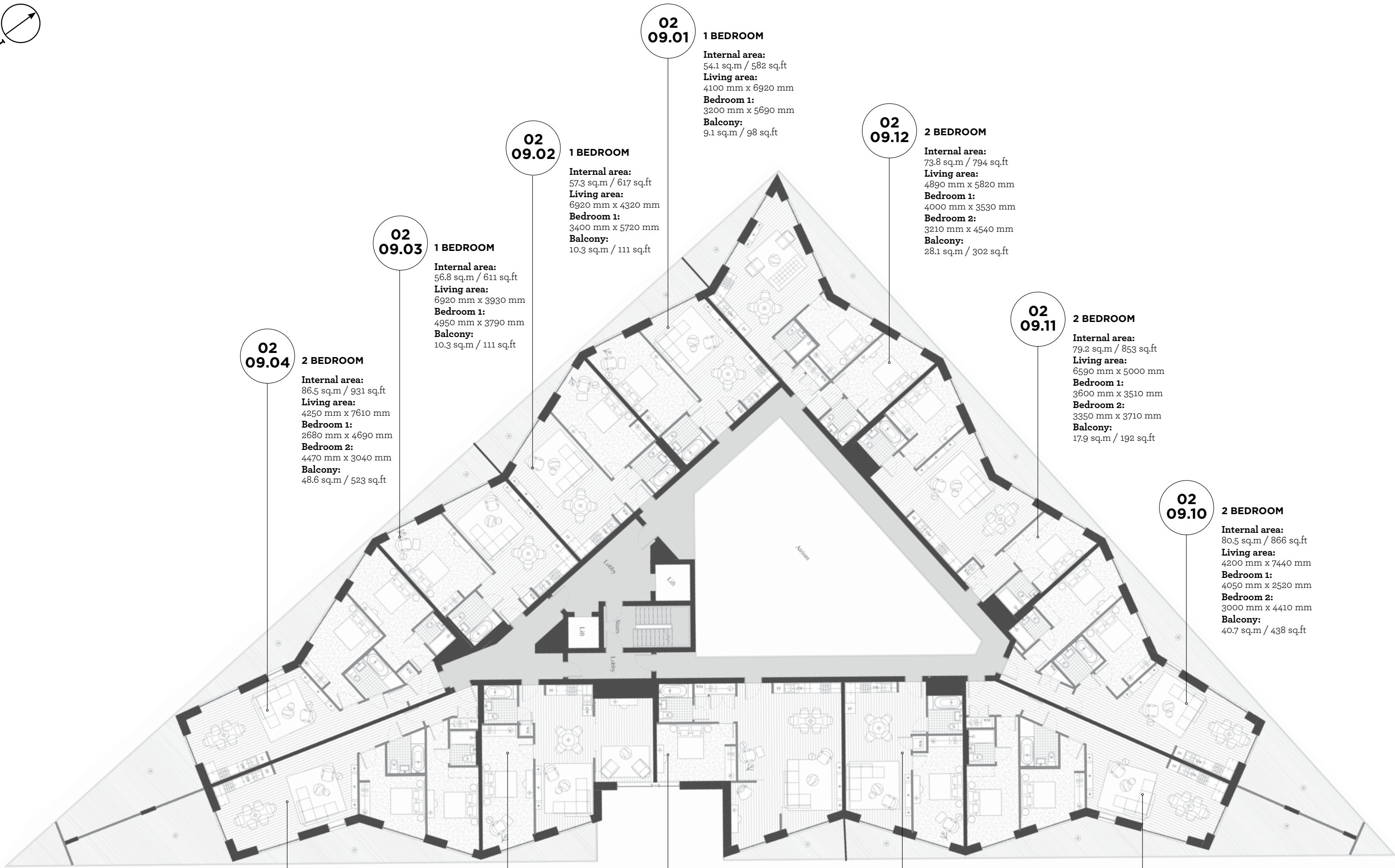
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Bedroom 2: 4470 mm x 3040 mm
Balcony: 48.6 sq.m / 523 sq.ft

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Internal area: 80.5 sq.m / 866 sq.ft
Living area: 4200 mm x 7440 mm
Bedroom 1: 4050 mm x 2520 mm
Bedroom 2: 3000 mm x 4410 mm
Balcony: 40.7 sq.m / 438 sq.ft

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Internal area: 83.8 sq.m / 902 sq.ft
Living area: 4250 mm x 7620 mm
Bedroom 1: 2750 mm x 3790 mm
Bedroom 2: 4360 mm x 2970 mm
Balcony: 46.7 sq.m / 503 sq.ft

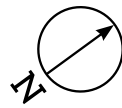
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ROYAL WHARF LONDON

ANCHOR BUILDING

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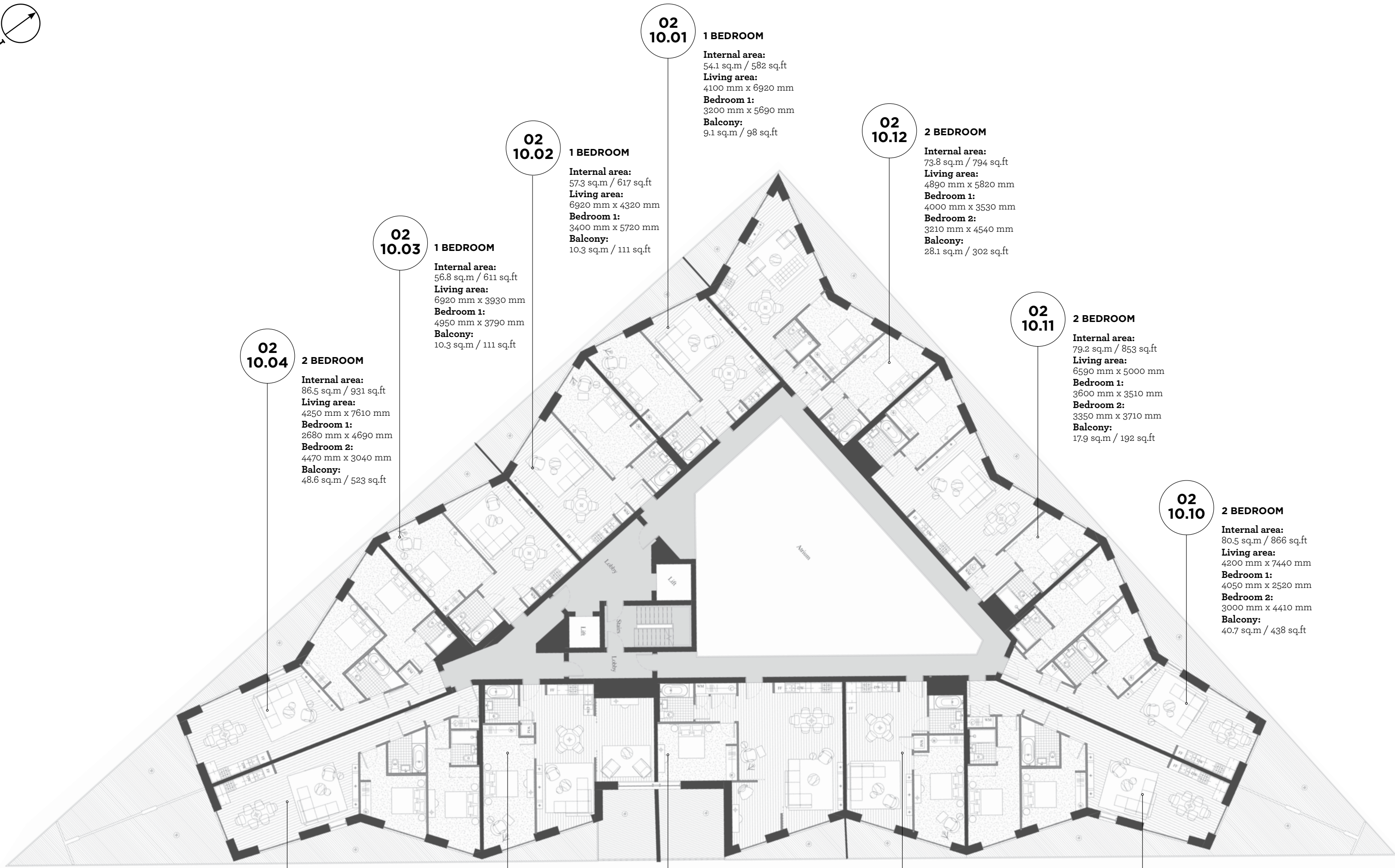
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Internal area:
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Living area:
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Balcony:
10.3 sq.m / 111 sq.ft

02 10.02
1 BEDROOM

Internal area:
57.3 sq.m / 617 sq.ft
Living area:
6920 mm x 4320 mm
Bedroom 1:
3400 mm x 5720 mm
Balcony:
10.3 sq.m / 111 sq.ft

02 10.01
1 BEDROOM

Internal area:
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Internal area:
73.8 sq.m / 794 sq.ft
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4890 mm x 5820 mm
Bedroom 1:
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3210 mm x 4540 mm
Balcony:
28.1 sq.m / 302 sq.ft

02 10.11
2 BEDROOM

Internal area:
79.2 sq.m / 853 sq.ft
Living area:
6590 mm x 5000 mm
Bedroom 1:
3600 mm x 3510 mm
Bedroom 2:
3350 mm x 3710 mm
Balcony:
17.9 sq.m / 192 sq.ft

02 10.10
2 BEDROOM

Internal area:
80.5 sq.m / 866 sq.ft
Living area:
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4050 mm x 2520 mm
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Bedroom 1:
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Balcony:
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02 10.06
1 BEDROOM

Internal area:
70.8 sq.m / 762 sq.ft
Living area:
8000 mm x 6800 mm
Bedroom 1:
6750 mm x 2960 mm
Balcony:
21.8 sq.m / 235 sq.ft

02 10.07
1 BEDROOM

Internal area:
77.2 sq.m / 831 sq.ft
Living area:
5980 mm x 8030 mm
Bedroom 1:
3300 mm x 4600 mm
Balcony:
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Internal area:
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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. Matte grey ceramic floor tiles to bathrooms, ensuites and shower rooms. Fitted carpets to bedrooms.

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 all bedrooms with custom designed painted feature doors.

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. Matte 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 Bathroom apartments.

Shower Tray

Product name: High quality solid cast or acrylic shower tray.
Location: All ensuite 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 ensuite, 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

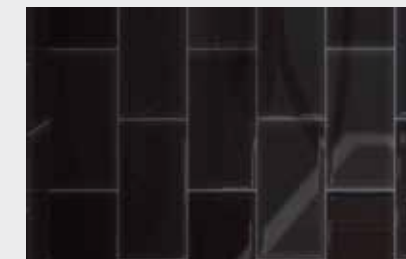
Limited car parking at extra cost and subject to availability.

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.



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