

John Cabot House



ROYAL WHARF

LONDON



Royal Wharf Masterplan

♦♦♦♦

The Future is Here



West
Silvertown
DLR



Pontoon
Dock
DLR



Thames
Street



Meridian



Thames
Barrier Park



Flagship



Admiralty



Sovereign
Place



Park View
Place



Royal Wharf
School



Ferdinand
Magellan



Portland



John
Cabot



Compass



Maritime



The
Clubhouse



James
Cook



Marco
Polo



Latitude



Sienna



Thameside



Endeavour



Riverside
Walk



Royal Wharf
Pier

Lyle Park

Royal Wharf
Gardens



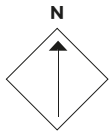
- A** Apartments
- T** Townhouses



ROYAL WHARF
LONDON

John Cabot House

CORE A



ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

GF A

LEGEND

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

NOTES

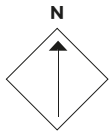


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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

01 A

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

NOTES

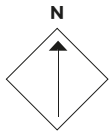


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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

02 A

LEGEND

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

NOTES

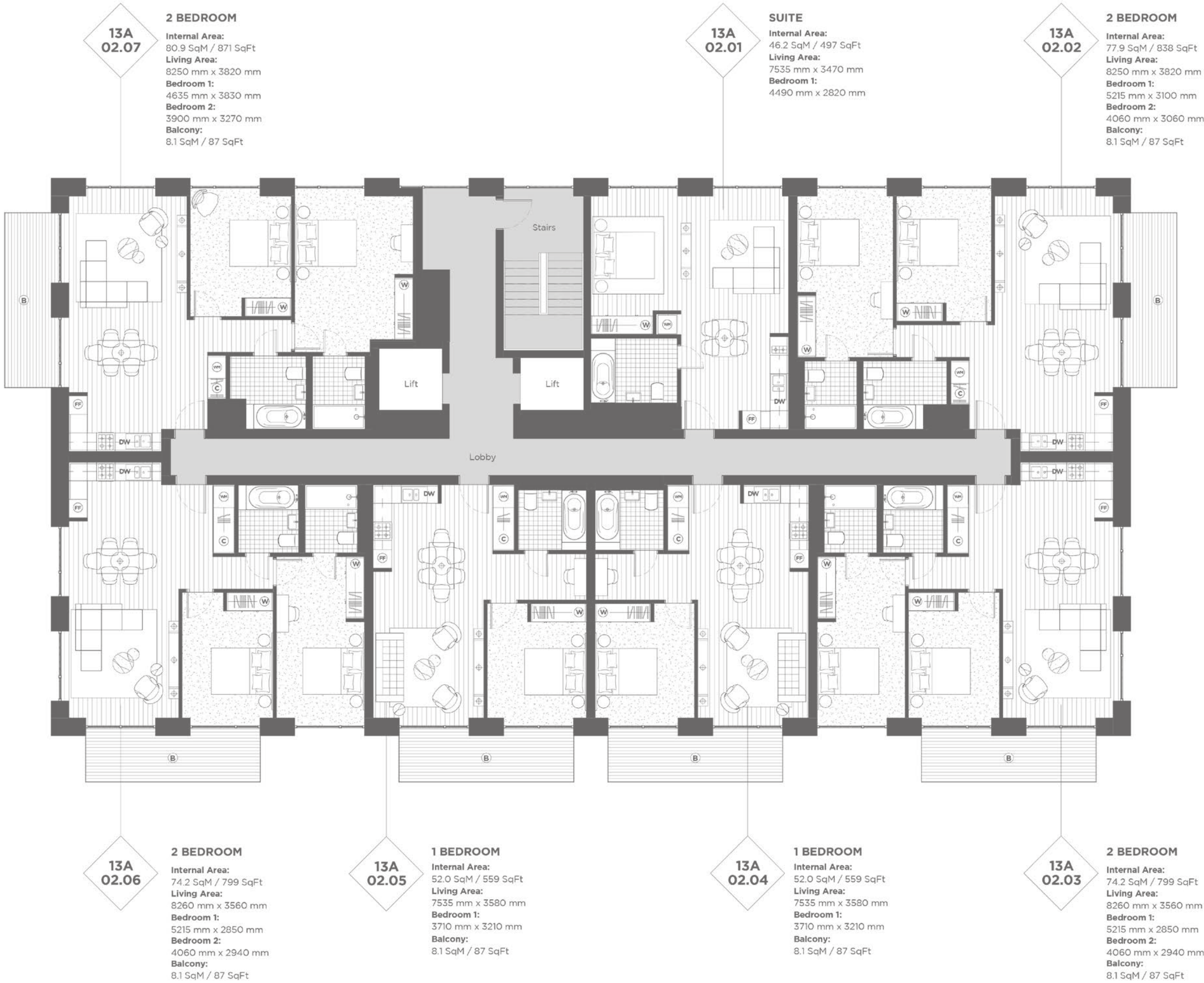


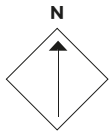
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ROYAL WHARF

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John Cabot House

FLOOR CORE

03 A

LEGEND

- C: Cupboard
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- T: Terrace

NOTES

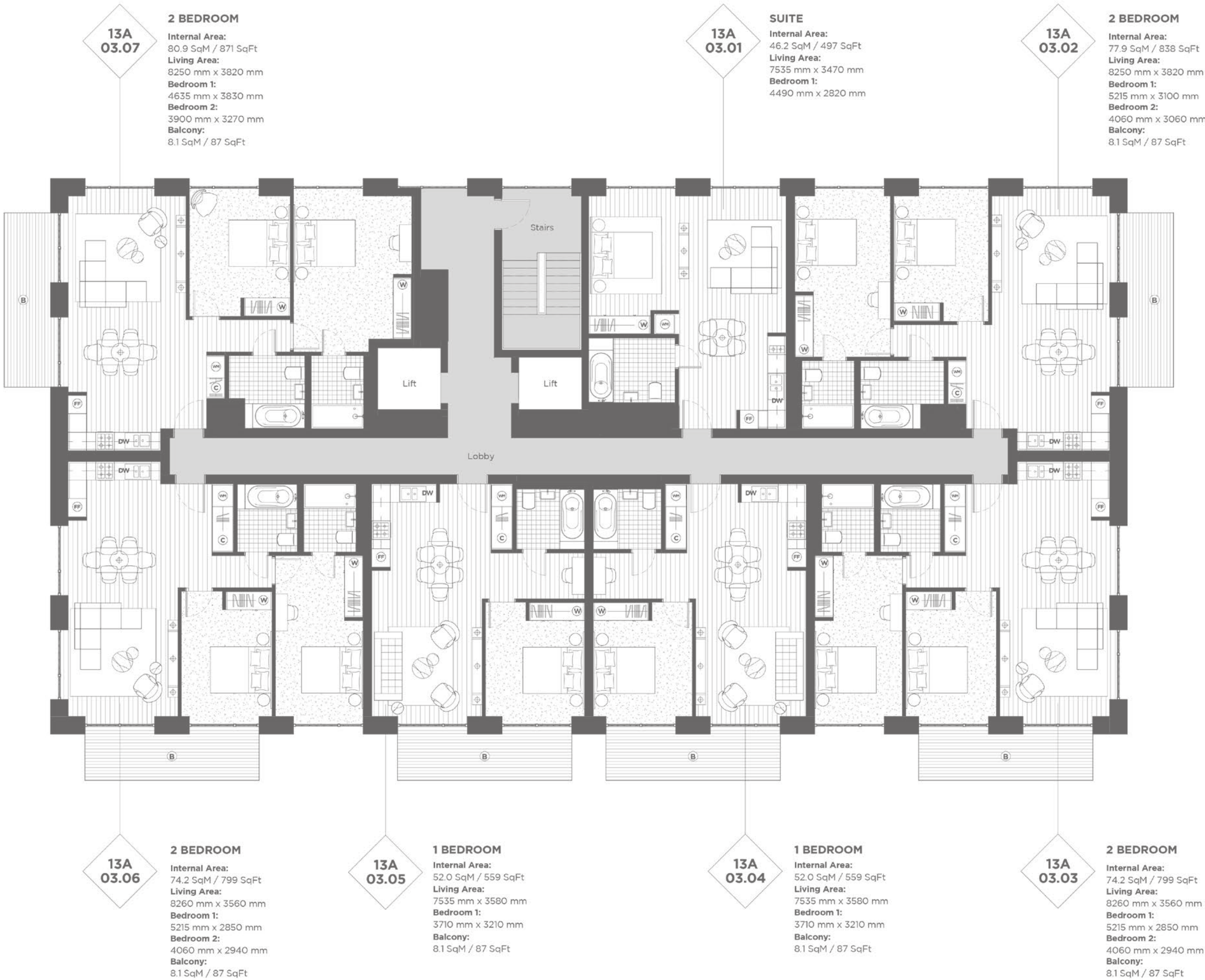


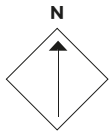
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

04 A

LEGEND

- C: Cupboard
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- WM: Washer / Dryer
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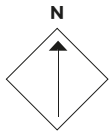
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

05 A

LEGEND

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

NOTES

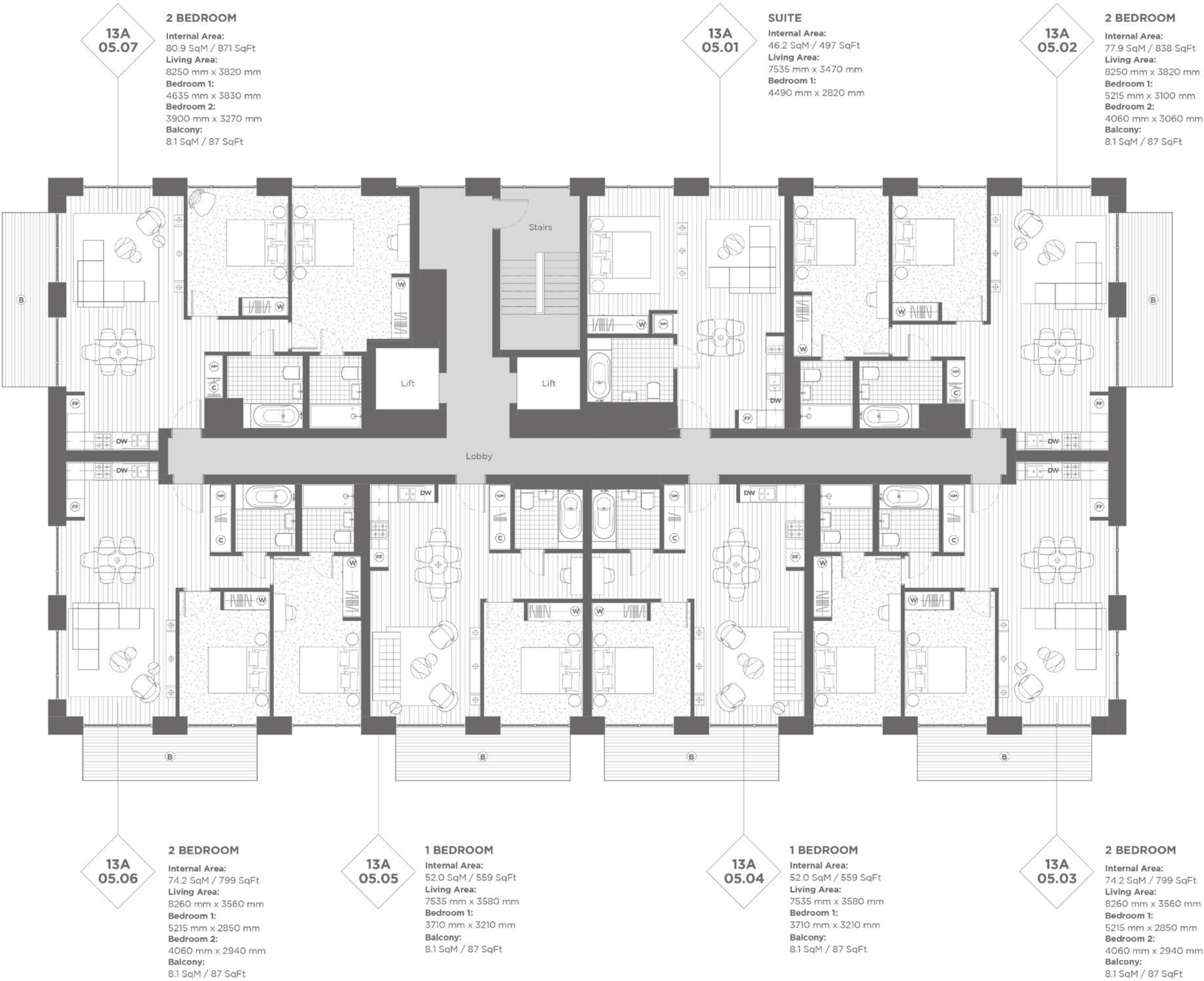


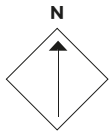
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

06 A

LEGEND

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

NOTES

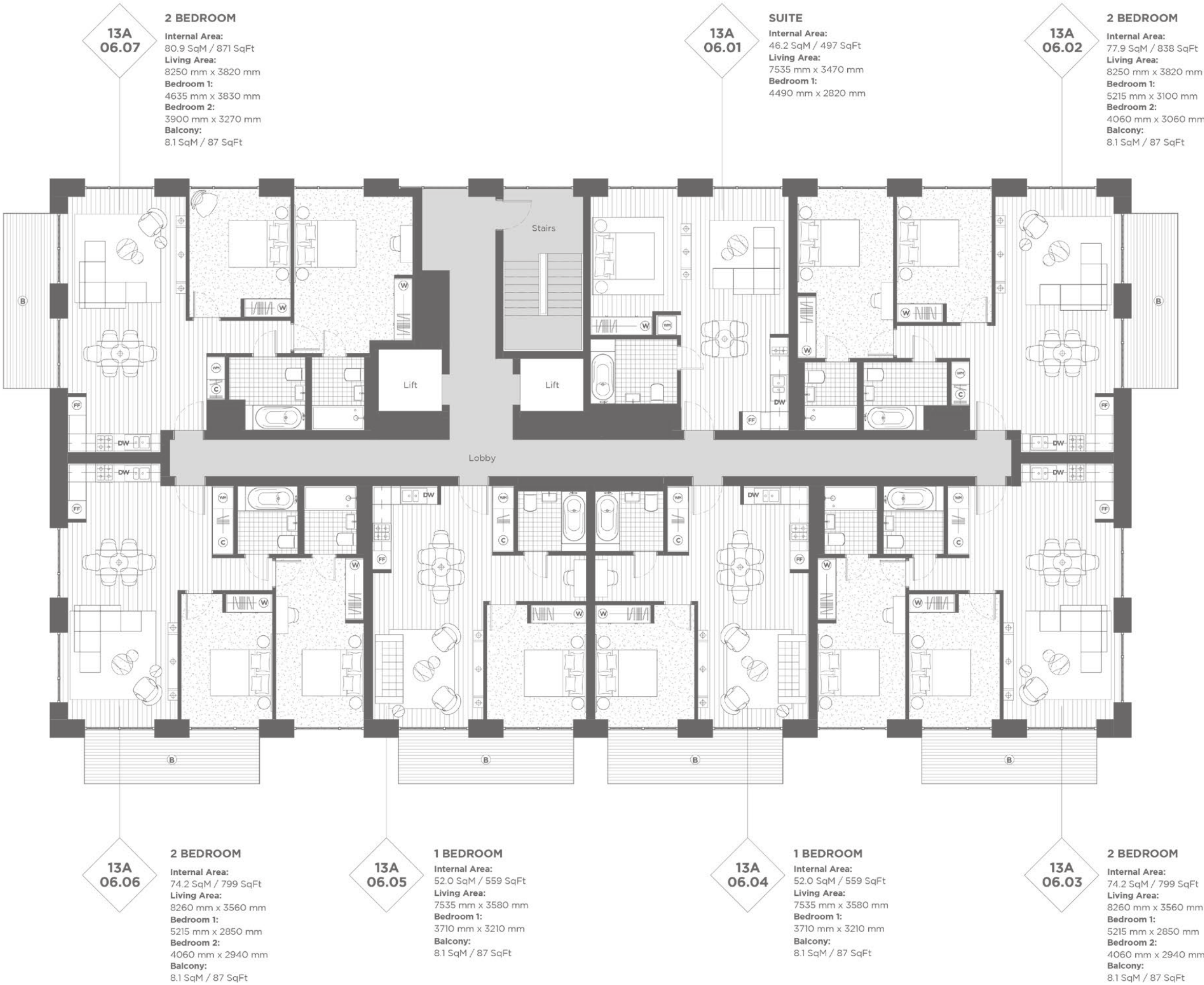


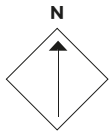
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ROYAL WHARF

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John Cabot House

FLOOR CORE

07 A

- LEGEND**
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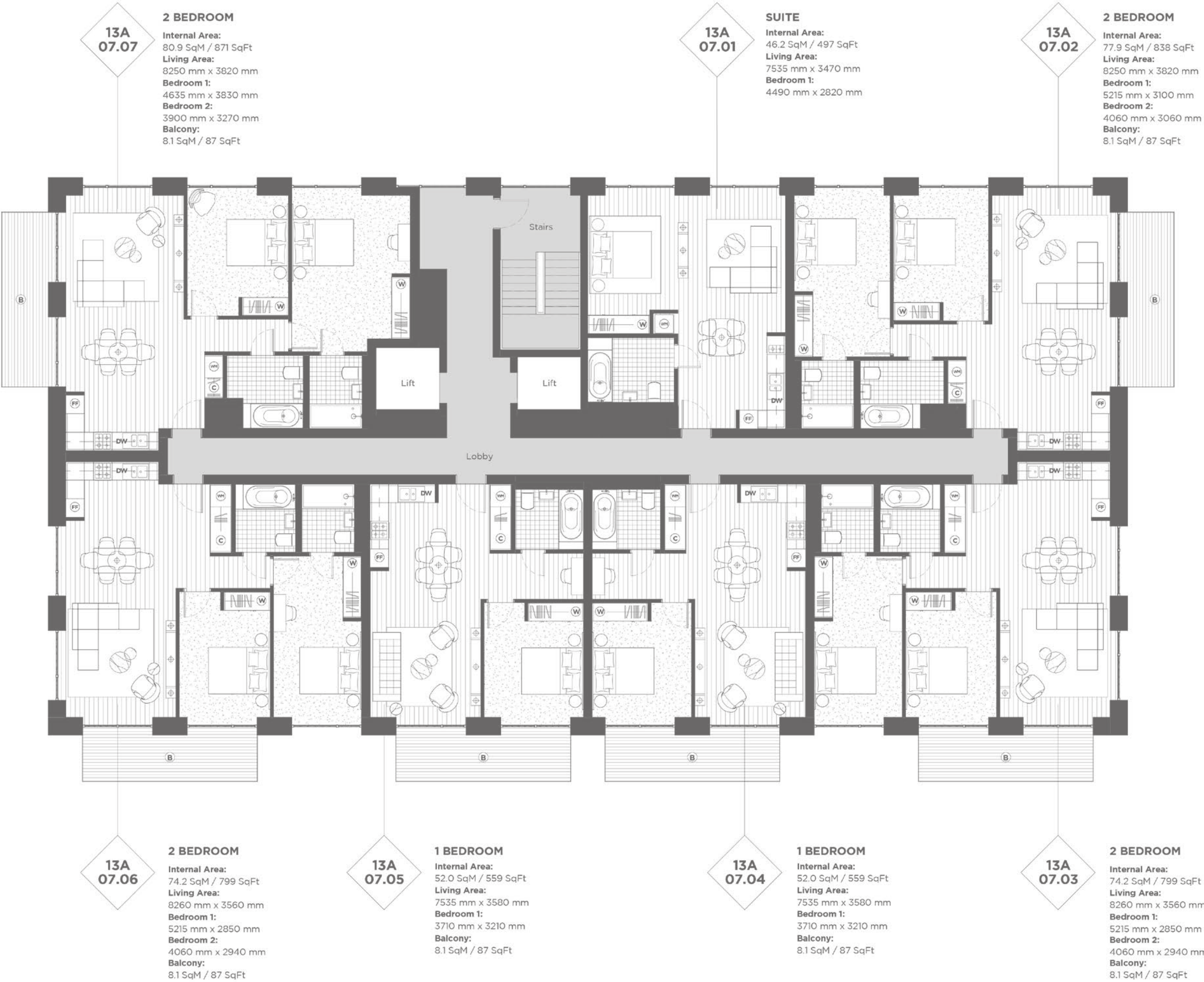
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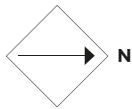




ROYAL WHARF
LONDON

John Cabot House

CORE B



ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

GF B

LEGEND

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

NOTES



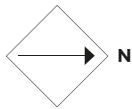
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

01 B

LEGEND

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

NOTES



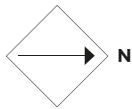
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

02 B

LEGEND

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



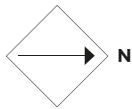
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

03 B

- LEGEND
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 - W: Wardrobe
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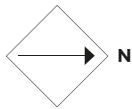
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ROYAL WHARF

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John Cabot House

FLOOR CORE

04 B

LEGEND

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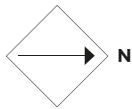
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FLOOR CORE

05 B

LEGEND

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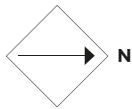
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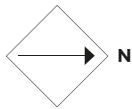
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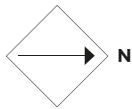
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

08 B

LEGEND

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

NOTES



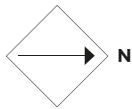
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

09 B

LEGEND

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

NOTES



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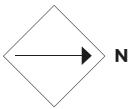
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ROYAL WHARF
LONDON

John Cabot House

CORE C



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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

GF C

LEGEND

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

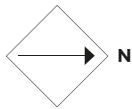
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

01 C

LEGEND

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

NOTES



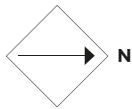
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

02 C

LEGEND

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

NOTES



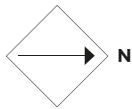
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

03 C

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

NOTES



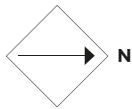
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

04 C

LEGEND

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

NOTES



Disclaimer

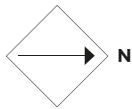
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

05 C

LEGEND

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

NOTES



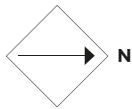
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

06 C

LEGEND

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

NOTES



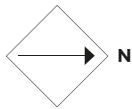
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

07 C

LEGEND

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

NOTES



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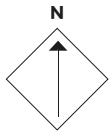




ROYAL WHARF
LONDON

John Cabot House

CORE D



ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

GF D

LEGEND

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

NOTES



13D
GF.05

1 BEDROOM

Internal Area:
57.4 SqM / 618 SqFt
Living Area:
9030 mm x 3607 mm
Bedroom 1:
3610 mm x 3300 mm
Balcony:
8.9 SqM / 96 SqFt

13D
GF.04

SUITE

Internal Area:
42.5 SqM / 457 SqFt
Living Area:
7535mm x 2745 mm
Bedroom 1:
5325 mm x 2785 mm
Balcony:
9.6 SqM / 103 SqFt

13D
GF.03

1 BEDROOM

Internal Area:
55.1 SqM / 593 SqFt
Living Area:
7535 mm x 3995 mm
Bedroom 1:
3710 mm x 3210 mm
Balcony:
9.6 SqM / 103 SqFt

13D
GF.02

SUITE

Internal Area:
42.5 SqM / 457 SqFt
Living Area:
7535mm x 2745 mm
Bedroom 1:
5325 mm x 2785 mm
Balcony:
9.6 SqM / 103 SqFt

13D
GF.01

1 BEDROOM

Internal Area:
57.4 SqM / 618 SqFt
Living Area:
9030 mm x 3605 mm
Bedroom 1:
3610 mm x 3295 mm
Balcony:
8.9 SqM / 96 SqFt

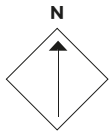


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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

01 D

LEGEND

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

NOTES



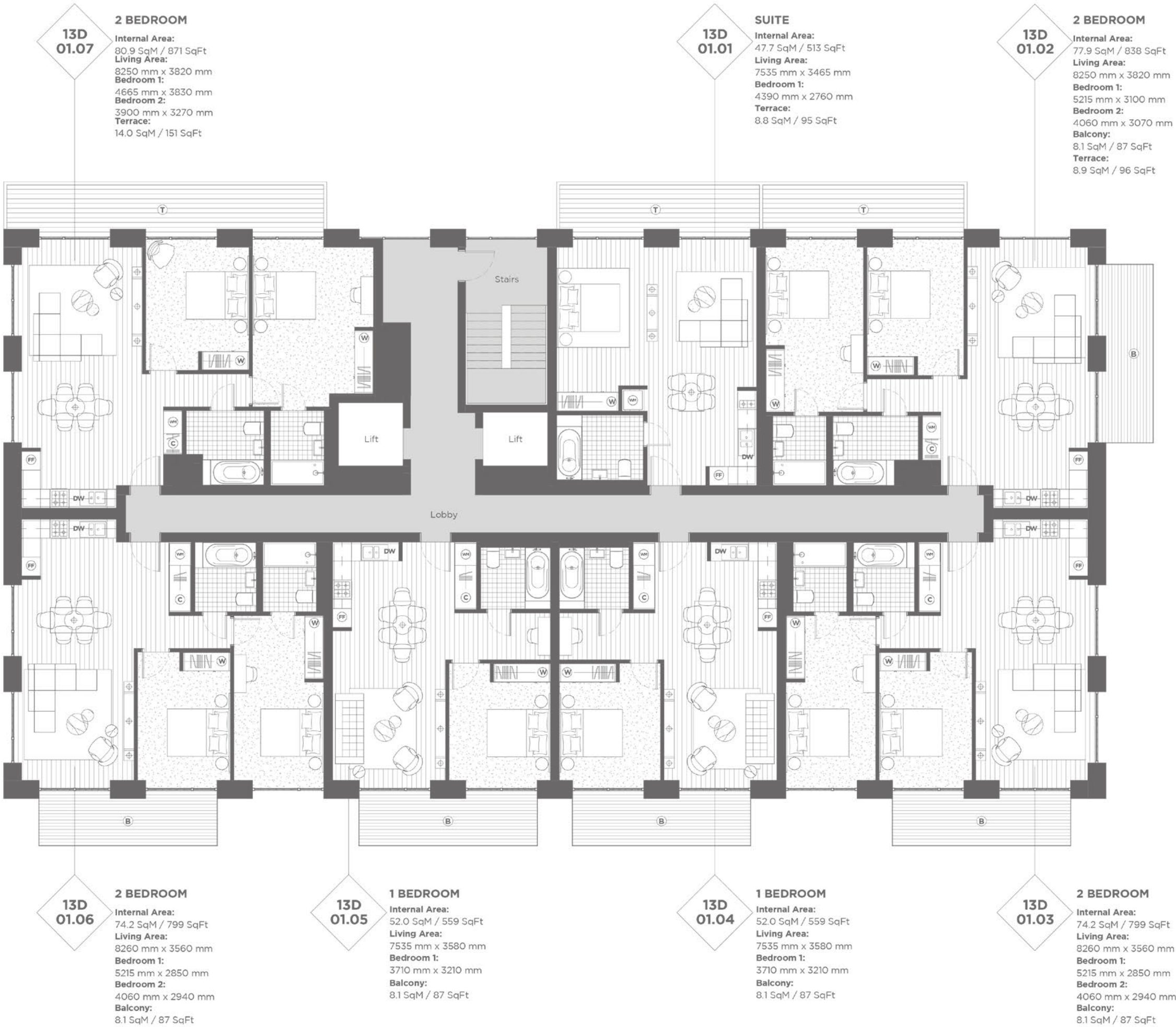
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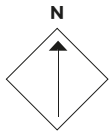
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

02 D

LEGEND

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

NOTES



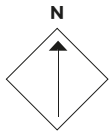
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

03 D

LEGEND

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

NOTES



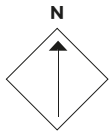
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

04 D

LEGEND

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- W: Wardrobe
- FF: Fridge Freezer
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NOTES



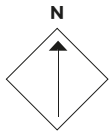
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

05 D

LEGEND

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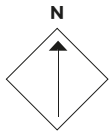
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ROYAL WHARF

LONDON

John Cabot House

FLOOR CORE

06 D

LEGEND

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

NOTES



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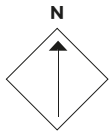
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Specification



Main structure
Reinforced concrete frame on reinforced concrete piled foundations.

Building envelope
External wall with quality brick / render 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, 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:
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.

Wardrobes
Integrated wardrobes fitted in all bedrooms (where shown on plans) 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 three walls 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.



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
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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