



**BALTIMORE
TOWER**

CROSSHARBOUR
LONDON E14



BALTIMORE TOWER

An iconic new landmark
for luxury living
creating a new focus on
Canary Wharf's world
famous skyline



A JOINT DEVELOPMENT BY





BALTIMORE
TOWER

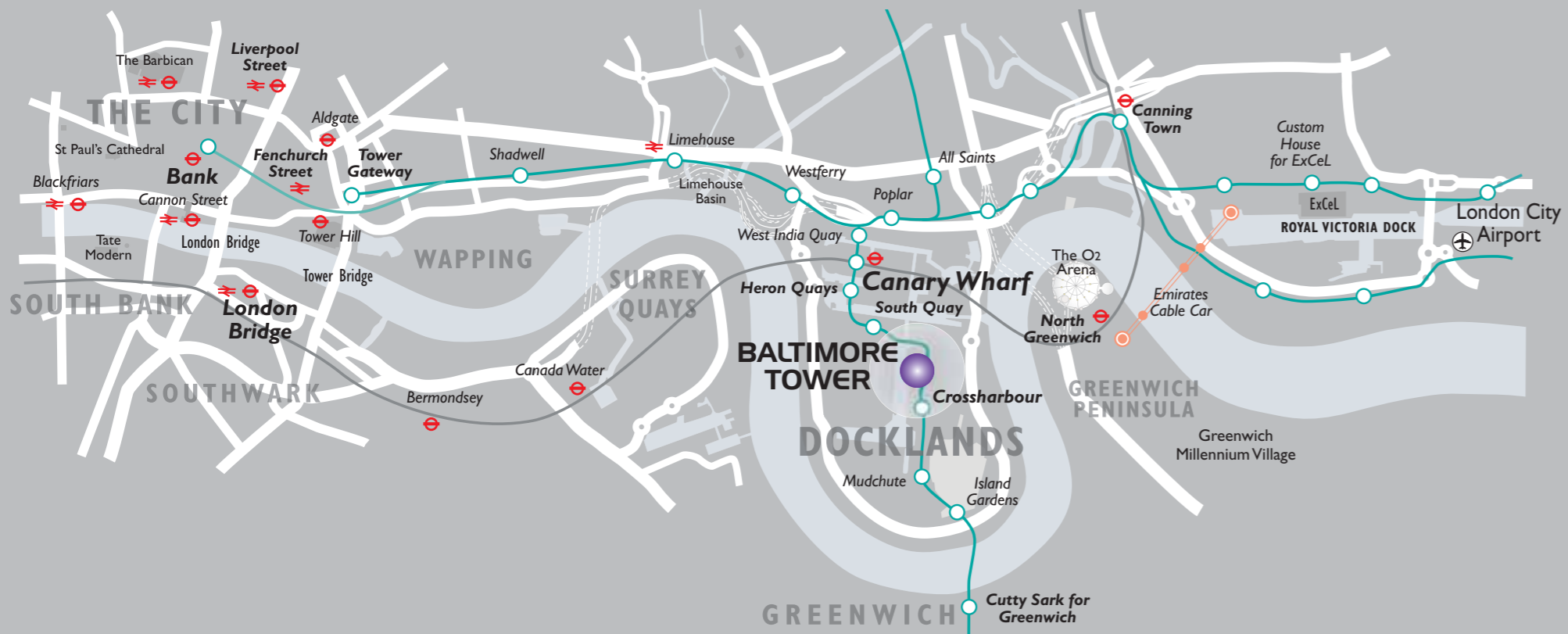
Canary Wharf is the hub of one of the most dynamic transport infrastructures in the world

Residents at Baltimore Tower will connect within 2 minutes walk at Crossharbour



connect from Crossharbour

- THE DLR**
This highly automated network links the Capital's financial centres, Royal Greenwich and London City Airport in minutes.
- JUBILEE LINE**
London's most advanced tube line and service connects at Canary Wharf for direct travel to Westminster and The West End.
- MAINLINE**
London Bridge handles over 54 million passengers a year with mainline and Thameslink services departing every 3 minutes. It is the fourth busiest hub in the UK.
- CROSSRAIL**
This new super highway across the Capital will have an interchange at Canary Wharf, significantly cutting journey times when operational from 2017.
- CABLE CAR**
The new Emirates Airline links London's largest entertainment venues - crossing the river in just 5 minutes with cars running every 30 seconds.



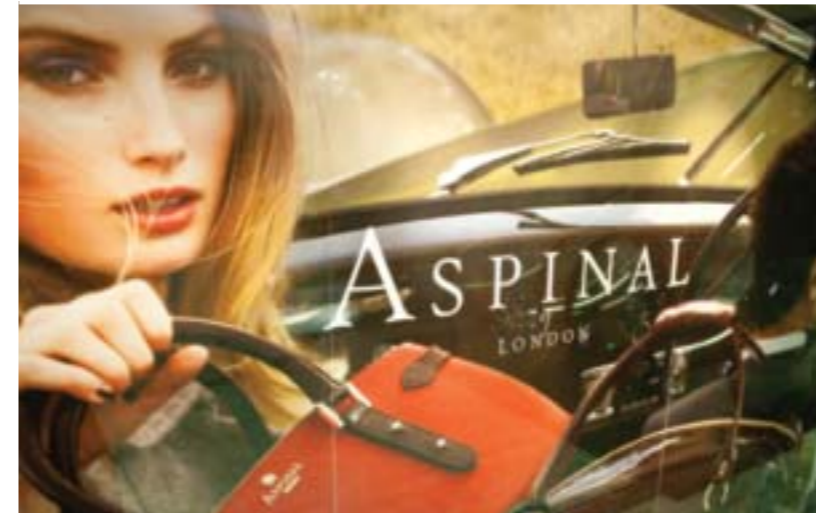
THAMES RIVER BUS Thames Clippers operate scheduled services from Canary Wharf Pier to Waterloo and Westminster in around 30 minutes, with peak hour shuttles to London Bridge in 13 minutes. Residents at Baltimore Tower will be brilliantly placed for every form of transport across the Capital, the UK and Europe.	SOUTH QUAY Canary Wharf south and Plaza 1 MINUTE	HERON QUAYS Canary Wharf central and shopping 3 MINUTES	CUTTY SARK Greenwich and UNESCO World Heritage 5 MINUTES	CANARY WHARF Canary commerce, DLR, Jubilee Line and Crossrail 6 MINUTES
	NORTH GREENWICH The O2 arena and Emirates Cable Car 8 MINUTES	LONDON BRIDGE More London and London Bridge Quarter 12 MINUTES	BANK The Square Mile and City commerce 16 MINUTES	LONDON CITY AIRPORT Domestic and international travel 24 MINUTES

The pace can be as fast and exhilarating or as relaxed and rejuvenating as you choose. It can also be anywhere in between, because Canary Wharf is a glistening showcase of modern convenience, designer shopping, fabulous cuisine, art, entertainment and style, that stretches beyond the imagination.

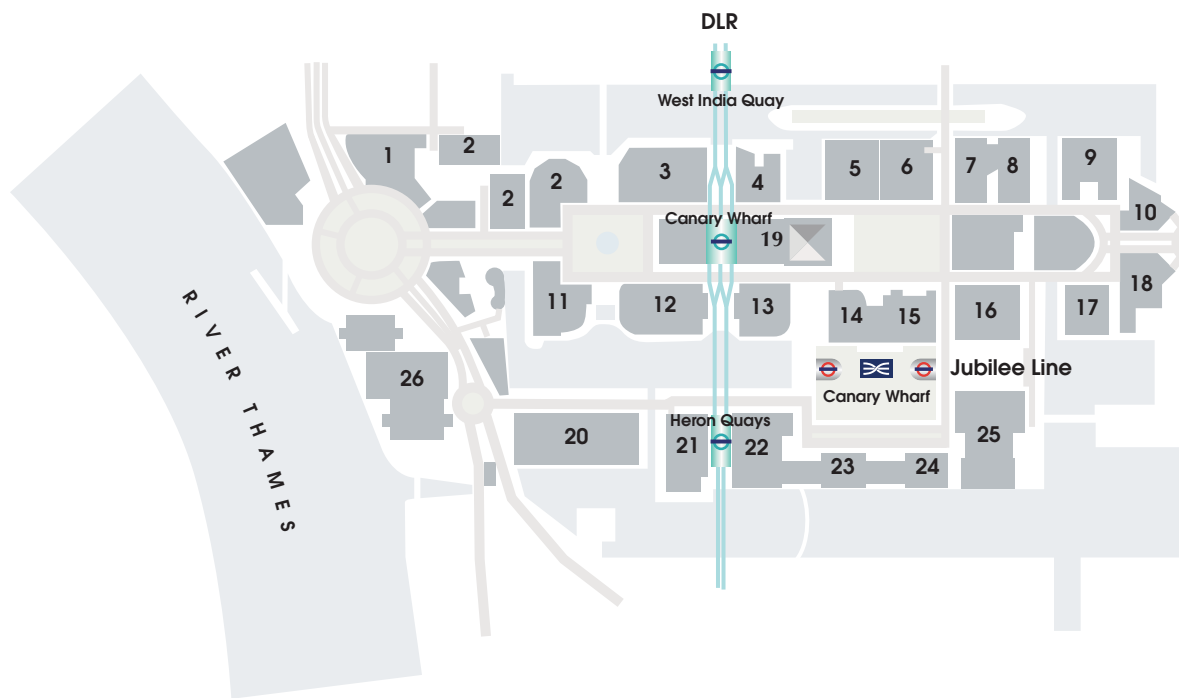
Living within a 10 minute walk or 2 stop hop on the DLR from the centre of this fusion of fashion and recreation is inspirational in itself - factor in the commerce, the global headquarters and the 93,000 or so people who work in or commute to this dynamic district, then the significance of owning an exclusive apartment in a unique new architectural masterpiece of modern design becomes very apparent.

Baltimore Tower has no equal. It is the place to be for the Canary lifestyle.

Canary Wharf has everything and says everything about cosmopolitan living in a world class district



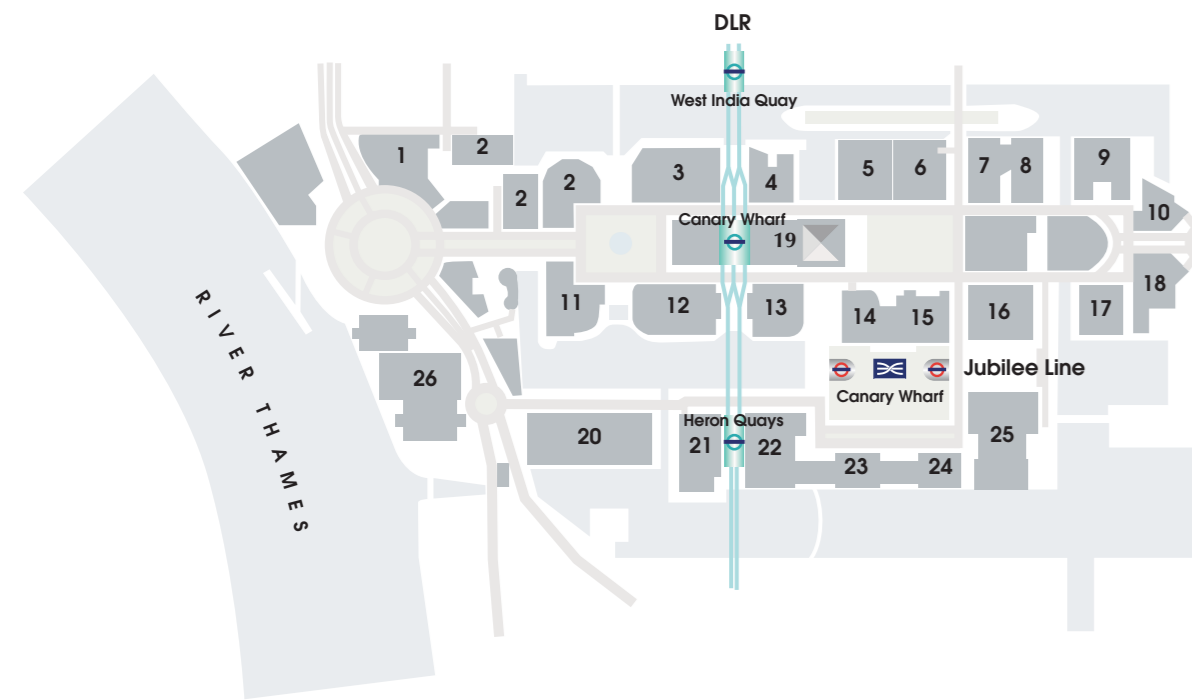
The spectacle of Canary Wharf now encompasses over 97 acres of breathtaking architecture, advanced communications and global headquarters. The district has amassed one of the most prestigious lists of banks and financial institutions seen anywhere in the world.



- | | | |
|--|--|--|
| 1 WESTFERRY CIRCUS
Chevron, Venues,
De Vere, Morgan Stanley
European Medicines Agency | 9 ONE CHURCHILL PLACE
Barclays, BGC International,
LOCOG | 19 ONE CANADA SQUARE
Major commerce
and institutions |
| 2 COLUMBUS COURTYARD
& ONE CABOT SQUARE
Credit Suisse | 10 5 CHURCHILL PLACE
ME Global, JP Morgan | 20 1 BANK STREET
Future development |
| 3 10 CABOT SQUARE/
NORTH COLONNADE
Ogilvy & Mather, Barclays | 11 25 CABOT SQUARE
Morgan Stanley | 21 20 BANK STREET
Morgan Stanley |
| 4 24 NORTH COLONNADE
Financial Services Authority | 12 20 CABOT SQUARE/
SOUTH COLONNADE
Barclays, Capital | 22 25 BANK STREET
J P Morgan |
| 5 5 CANADA SQUARE
Bank of America,
Credit Suisse | 13 30 SOUTH COLONNADE
Thomson Reuters | 23 40 BANK STREET
Major commerce
and institutions |
| 6 8 CANADA SQUARE
HSBC | 14 33 CANADA SQUARE
Citi | 24 50 BANK STREET
Northern Trust,
Goldenberg
Hehmeyer & Co. |
| 7 15 CANADA SQUARE
KPMG | 15 25 CANADA SQUARE
Major commerce
and institutions | 25 UPPER BANK STREET
Clifford Chance, FTSE,
Infosys, LOCOG,
Mastercard, Total |
| 8 30 NORTH COLONNADE
Fitch Ratings, Algorithmics | 16 20 CANADA SQUARE
McGraw Hill, BP,
Standard & Poor's | 26 RIVERSIDE SOUTH
Future development
for J P Morgan |
| | 18 20 CHURCHILL PLACE
State Street | |



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Credit Suisse</p> <p>3 10 CABOT SQUARE/ NORTH COLONNADE
Ogilvy & Mather, Barclays</p> <p>4 24 NORTH COLONNADE
Financial Services Authority</p> <p>5 5 CANADA SQUARE
Bank of America, Credit Suisse</p> <p>6 8 CANADA SQUARE
HSBC</p> <p>7 15 CANADA SQUARE
KPMG</p> <p>8 30 NORTH COLONNADE
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Thomson Reuters</p> <p>14 33 CANADA SQUARE
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Major commerce and institutions</p> <p>16 20 CANADA SQUARE
McGraw Hill, BP, Standard & Poor's</p> <p>18 20 CHURCHILL PLACE
State Street</p> | <p>19 ONE CANADA SQUARE
Major commerce and institutions</p> <p>20 1 BANK STREET
Future development</p> <p>21 20 BANK STREET
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Future development for J P Morgan</p> |
|--|---|--|



“Canary Wharf could double in size over the next decade as the next phase of its development moves forward.”

- Over 93,000 people already work in and commute to Canary Wharf daily.
- The district offers some 15 million sqft of office and retail space and remains one of the most highly specified urban areas in the world.
- There are 4 retail malls with over 200 quality boutiques, brand name shops, bars & restaurants.
- Canary Wharf remains the fastest growing business district in the UK with an ever expanding corporate and business community set to double in the new phased future build programme.
- Canary Wharf has its own conference and banqueting & arts centre.
- Landscaped open space exceeds 20 acres.
- The continuous expansion of Canary Wharf has become the catalyst for the transformation of the Royal Victoria Docks to the east, the Greenwich Peninsula and the resurgence of Greenwich itself to the South.
- Canary Wharf Group have recently acquired the adjoining 17 acre Wood Wharf estate to further expand this dynamic district.



The City

The South Bank

The West End

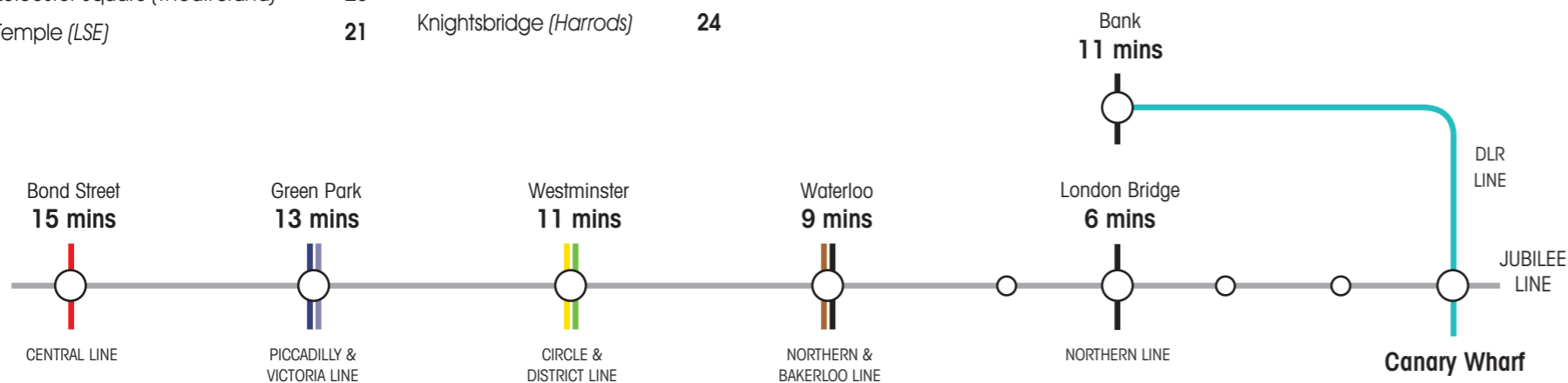
The sheer prestige

Average journey times in minutes from Canary Wharf to principal destinations:

The O2 Arena (<i>& Emirates cable car to ExCeL</i>)	2	Tottenham Court Rd (Oxford St & Soho)	22
Maritime Greenwich	9	Goodge Street (UCL)	23
Waterloo (<i>The London Eye</i>)	9	Covent Garden	24
Bank (<i>The City</i>)	11	Kings Cross/St Pancras (<i>Eurostar</i>)	24
Leicester Square (<i>Theatreland</i>)	20	Knightsbridge (<i>Harrods</i>)	24
Temple (<i>LSE</i>)	21		

London is the world's busiest international gateway and remains the premier financial capital alongside New York and Tokyo. Residents at Baltimore Tower can enjoy crossing the metropolis in minutes, whether for its financial districts, perhaps afternoon tea at Claridges, or a little brand name indulgence on Bond Street - the connections are all there, so too easy access to London's most sought after and world renowned universities.

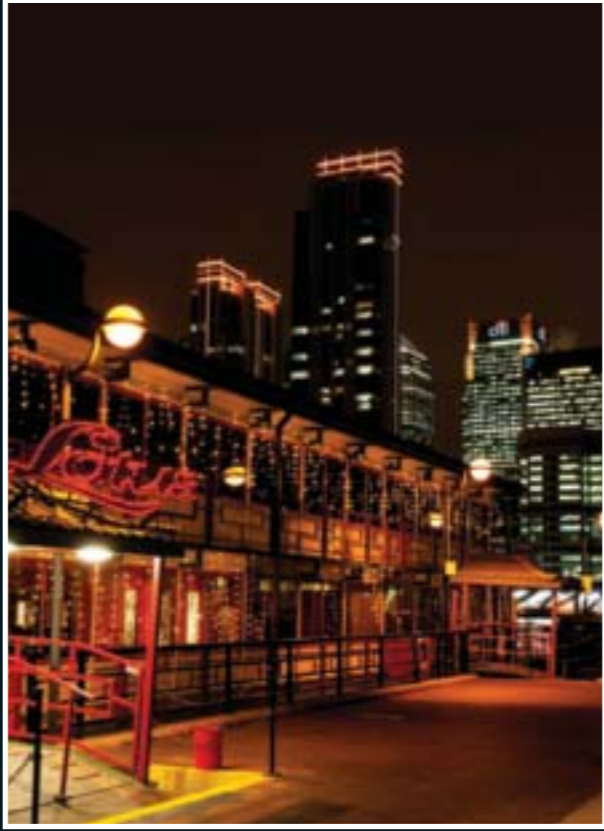
London's greatest experiences, its Royal parkland, its thousand years of heritage and pageantry, its world class entertainment and diverse array of cultural landmarks are all within 30 minutes of Baltimore Tower.



London's principal universities - average journey times in minutes from Canary Wharf:

King's College, Waterloo Campus Nearest tube: <i>Waterloo</i>	9
London School of Economics Nearest tube: <i>Temple</i>	21
University of Westminster, Cavendish Campus Nearest tube: <i>Goodge Street</i>	23
University College London Nearest tube: <i>Goodge Street</i>	23
Imperial College Nearest tube: <i>South Kensington</i>	26





**BALTIMORE
TOWER**

Welcome to the experience

Relax

AND REJUVENATE



Residents of Baltimore Tower will have direct lower level access to 'The Club', located immediately below and adjacent, within the Baltimore Wharf building. The complex is the largest residential gym and leisure facility in London, operated by Nuffield Health.

The setting is within a raw and moody cathedral like space that elevates a sense of energy and scale. When fully complete, the club at Baltimore Wharf is planned to provide:

- A world championship length 25 metre pool.
- Fully equipped cardio suite.
- Boxing area and equipment.
- Basketball Court.
- Climbing apparatus.
- Steam room.
- Sauna & spa pool.
- Ice fountain.

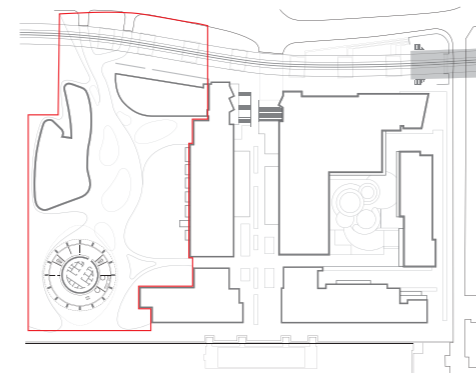
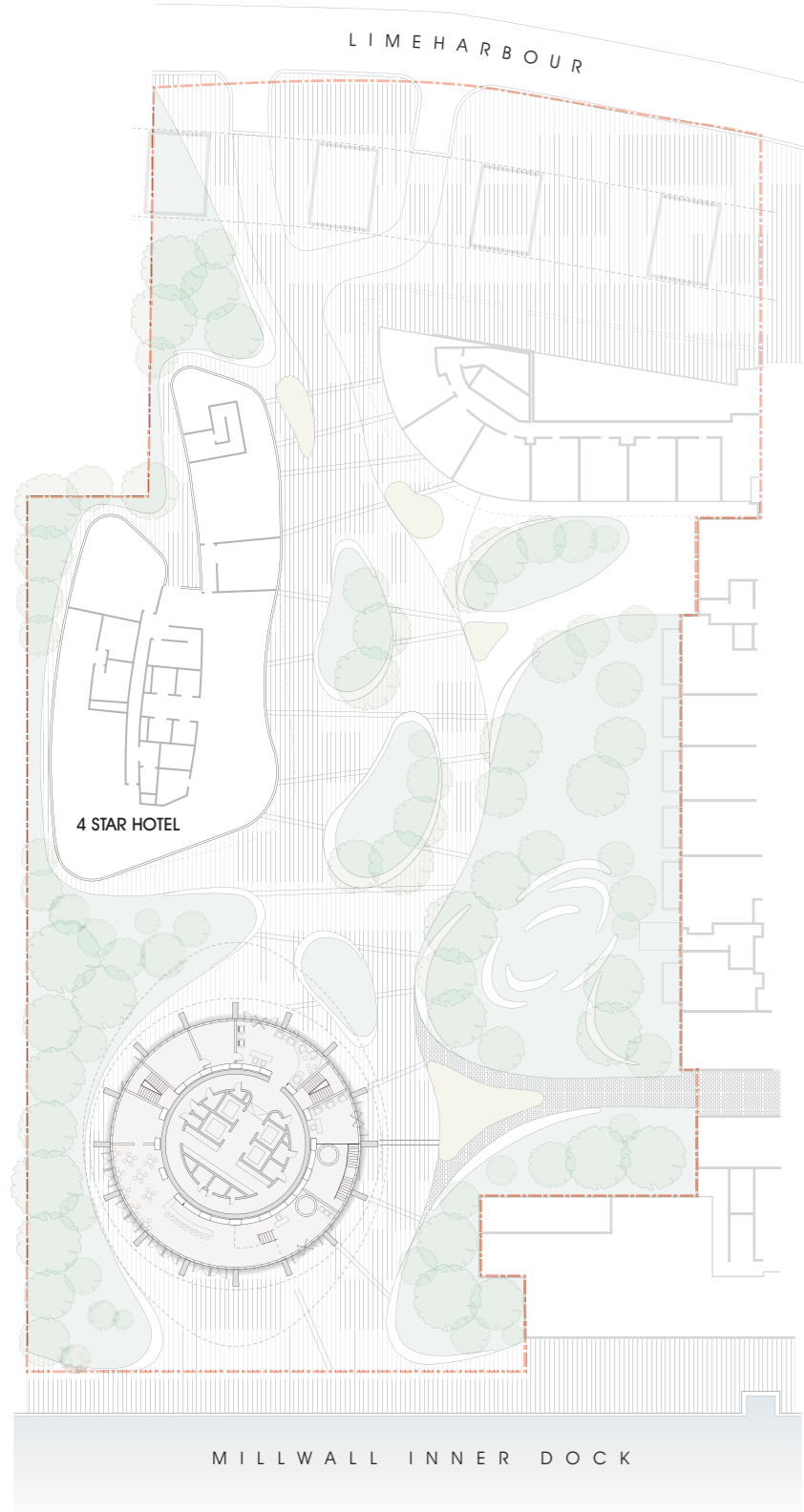


The Club

BALTIMORE



The Tower has been designed by the world renowned architects Skidmore, Owings & Merrill, to provide a visually stunning 45 storey tower that has a changing array of perceptual effects as the sun moves around its curving form. The tower will have two lower levels which integrate within the overall scheme providing valet parking and other planned facilities for residents.



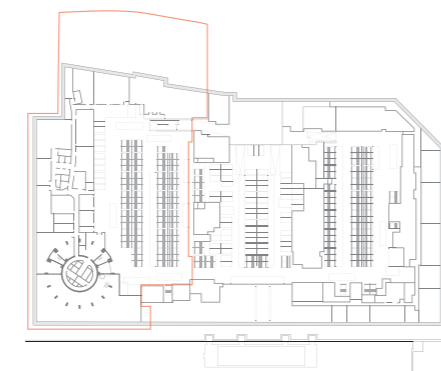
GND LEVEL

- Reception foyer.
- Concierge and security.
- Café, bar and restaurant.
- Residential lobby.
- Lift lobby and mail suite.



-1 LEVEL

- Access to lower level parking.
- Access to The Club health and fitness complex.
- Access to residents' private lounge and large screen cinema room.



-2 LEVEL

- Access to lower level parking.
- Access to The Club health and fitness complex.

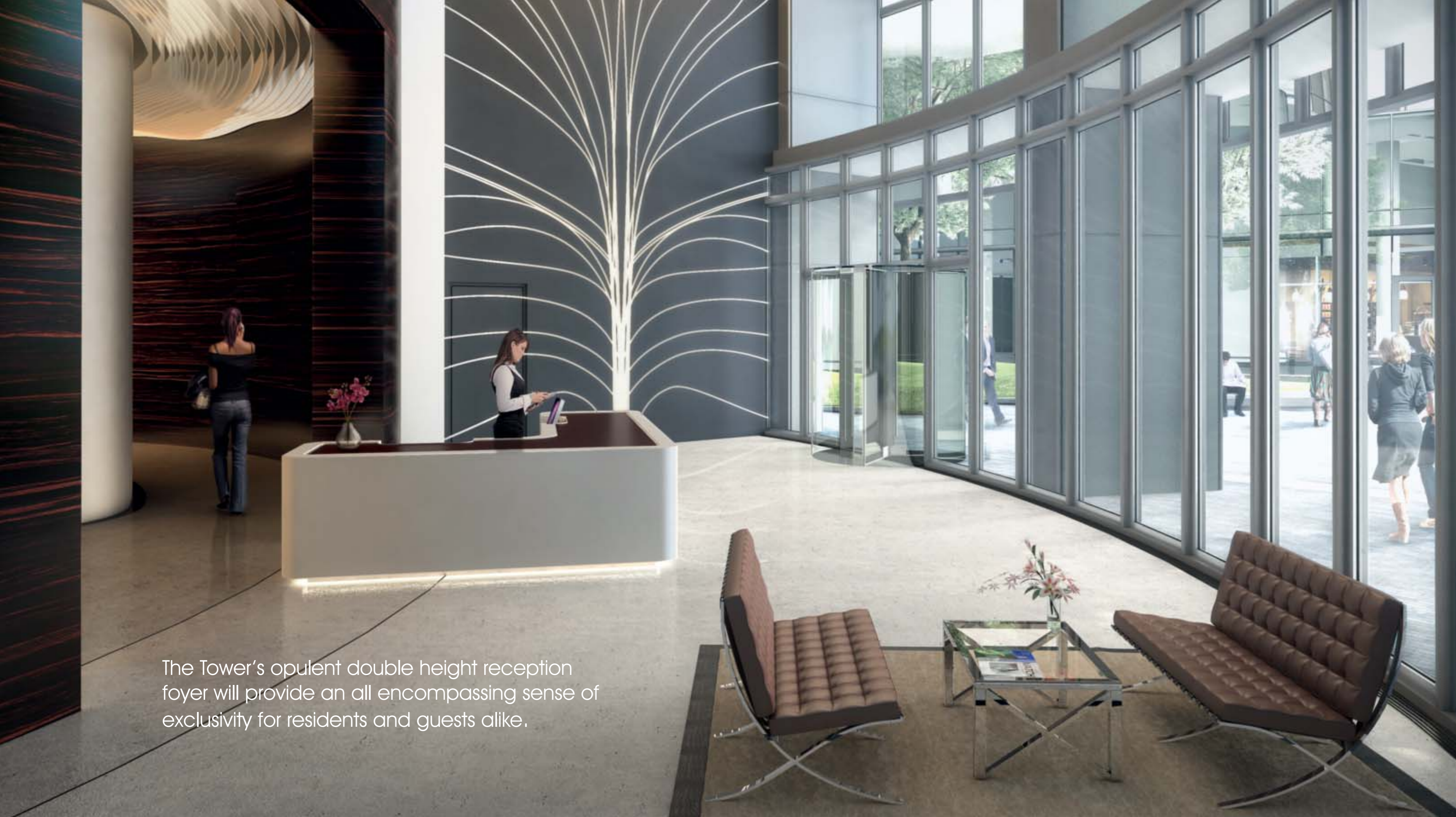
All facilities are planned, but are subject to change and enhancement during architectural finalisation.

Baltimore Tower provides a choice of brilliantly designed and proportioned suites and 1, 2 & 3 bedroom apartments arranged from level 2 upwards. All apartment styles have a steel and glass formed balcony which varies in size as the apartment levels rise and rotate slightly to create the Tower's distinctive flowing twist.

At levels 43 to 45, the Tower features a split level brasserie, bar and restaurant providing a fabulous and exclusive setting for anything from casual drinks to formal dining with stunning vistas across Canary Wharf's iconic skyline.

Residents will also have an exclusive private lounge and large screen cinema room at lower level.





The Tower's opulent double height reception foyer will provide an all encompassing sense of exclusivity for residents and guests alike.



Each apartment style will exude a rich sense of prestige, quality and understated luxury further heightened by the cascades of natural light and space in each principal living area. With bespoke kitchens by Rabih Hage, all specifications and finishes have been meticulously selected to harmonise with each apartment's subtly curved form.

sophisticated, luxurious interiors, exclusive specifications and fabulous panoramic views

General Specification

- Matt brilliant white painted walls and smooth ceilings.
- Natural oak hardwood door linings, architraves and skirtings.
- Extended height oak veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates.
- Programmable mood lighting to principal living area and all bedrooms.
- Colour video security entry phone system.
- Recessed downlight low energy light fittings with white bezels.
- Thermostatically controlled central heating via conventional radiators with additional comfort cooling to living/dining areas and all bedrooms.
- Pressurised hot and cold water supplies.
- Double glazing throughout.

Kitchen Area*

- Bespoke kitchens by leading interior design specialist Rabih Hage.
- Engineered one strip oak veneer flooring.
- White high gloss lacquered kitchen unit doors with concealed handles.
- Coloured natural stone worktop with coloured glass splashback.
- Smeg stainless steel fully integrated electric appliances to include:- single low level oven, 5 ring ceramic hob, cooker hood, washer/drier (freestanding if within utility cupboard off hallway), dishwasher, fridge/freezer, microwave.
- Stainless steel bowl and a half under-mounted sink with square profile monobloc mixer tap and grooved worktop drainer.
- Wall unit under lighting.
- Centralised appliance isolator switch panel.

Living/Dining Room

- Engineered one strip oak veneer flooring.
- Pair of stereo ceiling speakers connected to recessed wall mounted i-Pod docking station to dining area.
- Four surround sound ceiling speakers connected to input socket at TV location to living room (for resident to provide amplifier etc).
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone socket to living/dining area.
- Programmable mood lighting.

Bathroom/Shower Room

- Large format natural marble floor and fully tiled walls.
- Electric mat underfloor warming.
- Plumbing concealed (where possible) with stone vanity tops.
- Oak framed recess with mirrored cabinet, mirror and feature downlight.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, back to wall WC, concealed dual flush cistern and square profiled semi-recessed basin.
- Chrome plated square profile taps, bottle trap, cistern push plate, thermostatic bath filler/shower mixer, shower rail, handset and hose.
- Coloured glass bath panel.
- Chrome plated square profile thermostatic electric heated towel rail.
- Clear glass frameless bath screen.

Cloakroom

- Large format natural marble floor tiles.
- Large format tiles to ducting and splashback to basin.
- White sanitaryware featuring hand rinse basin and back to wall WC with dual flush concealed cistern.
- Chrome plated square profile monobloc tap.
- Mirror over basin.
- Chrome plated square profile thermostatic electric heated towel rail.

Bedroom

- Quality oatmeal coloured carpet with underlay.
- Floor to ceiling fitted wardrobe with oak veneered doors to all bedrooms.
- Stereo ceiling speakers connected to recessed wall mounted i-Pod docking station to all bedrooms.
- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone extension socket to all bedrooms.
- Programmable mood lighting.

Apartment Hallway and landing

- Engineered one strip oak veneer flooring.
- Audio/visual entryphone system connected to communal entrance door.

Communal Areas

- Double height communal entrance foyer featuring large format tile flooring, contemporary furnishings, wall finishes and feature lighting.
- Stair core access to basement level, walls to be matt Gardenia paint finish with floor screed painted to match carpet colour.
- Lift to all apartment entrance levels & lower ground parking.
- Low energy wall light fittings.
- Communal secure cycle storage.

Secure Car Parking

- Valet parking service to and from secure lower ground levels.

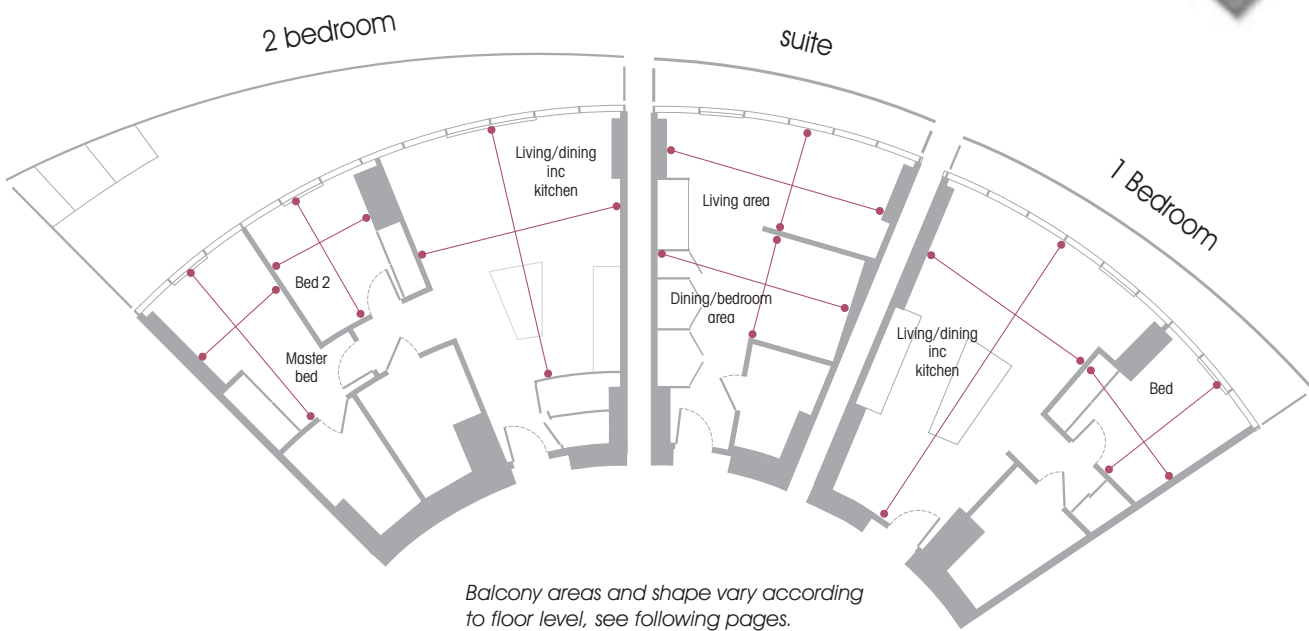
* Due to limited space, suites may not contain a complete suite of full size kitchen appliances. Subject to kitchen design.





apartment styles

suite
1 bedroom apartment
2 bedroom apartment



Balcony areas and shape vary according to floor level, see following pages.

2 bedroom apartment

Total areas: 68-69 sq.m. 729-740 sq.ft.

Principal room dimensions

Living/dining inc kitchen	5.0 x 6.3m	16'5" x 20'7"
Master bedroom	2.7 x 4.7m	8'10" x 15'5"
Bedroom 2	2.6 x 3.3m	8'6" x 10'9"

Suite

Total area: 33.5-34 sq.m. 362-366 sq.ft.

Principal room dimensions

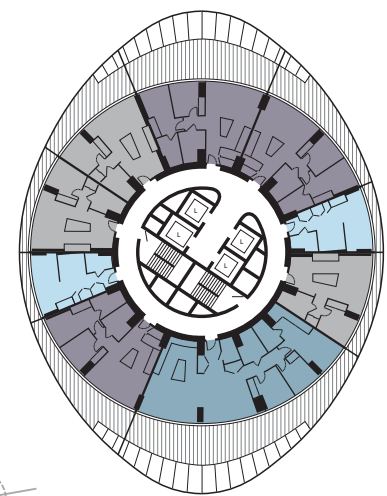
Living area	5.0 x 6.3m	16'5" x 20'7"
Dining/bedroom area	2.7 x 4.7m	8'10" x 15'5"

1 Bed apartment

Total area: 50-51.5 sq.m. 541-556 sq.ft.

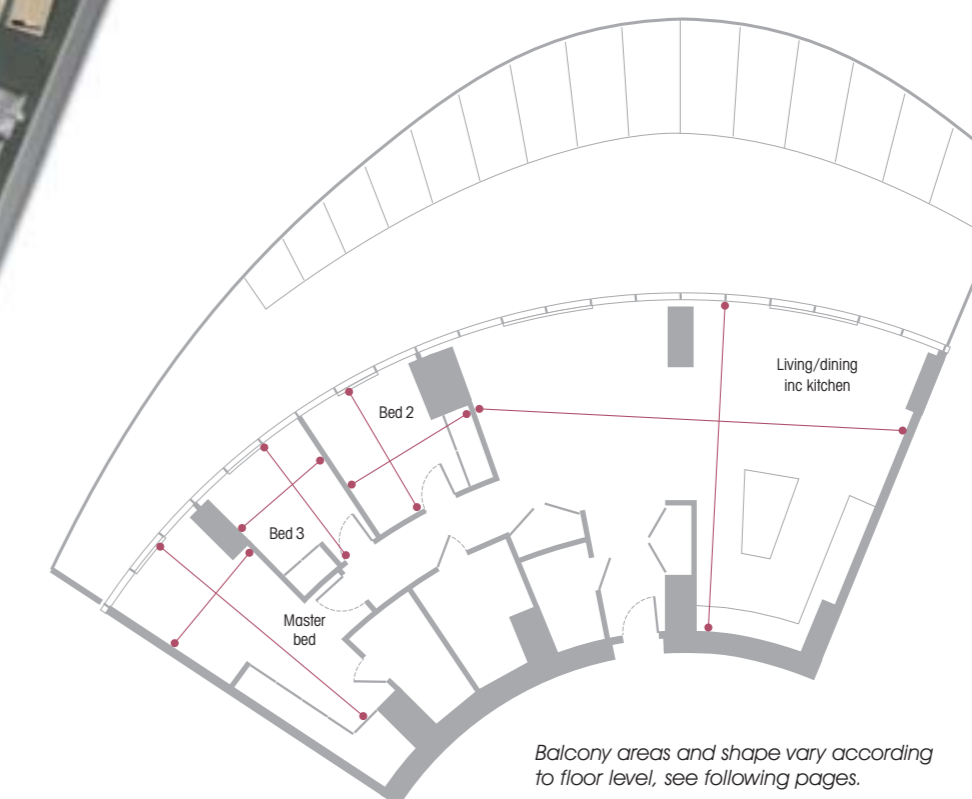
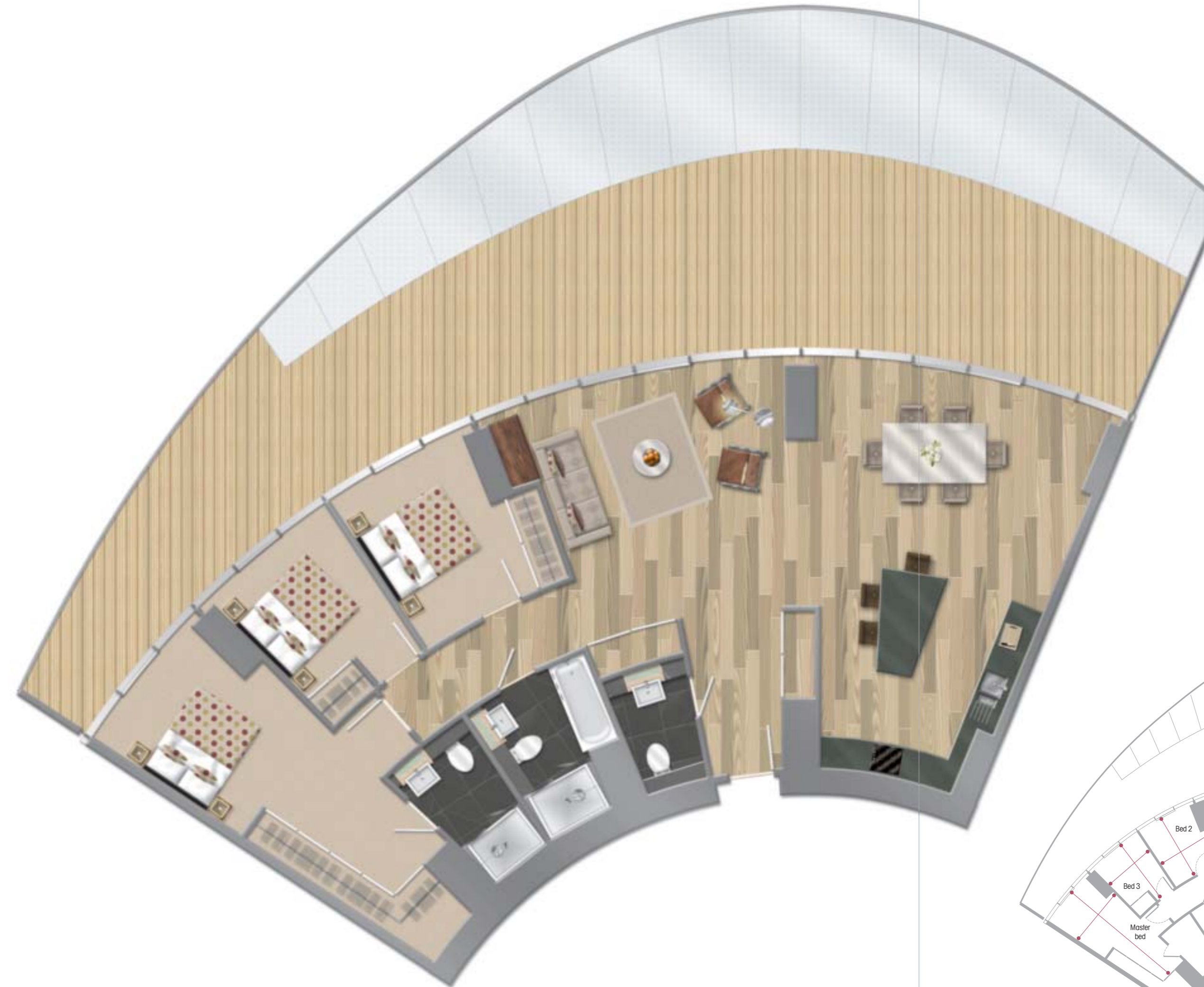
Principal room dimensions

Living dining inc kitchen	4.8 x 8.0m	15'9" x 26'2"
Bedroom	3.3 x 3.5m	10'9" x 11'5"



apartment style

3 bedroom apartment



3 bedroom apartment

Total area: 119-121 sq.m. 1275-1298 sq.ft.

Principal room dimensions		
Living/dining inc kitchen	10.5 x 8.0m	34'4" x 26'2"
Master bedroom	3.0 x 6.6m	9'9" x 21'6"
Bedroom 2	3.4 x 3.4m	11'2" x 11'2"
Bedroom 3	2.6 x 3.4m	8'6" x 11'2"

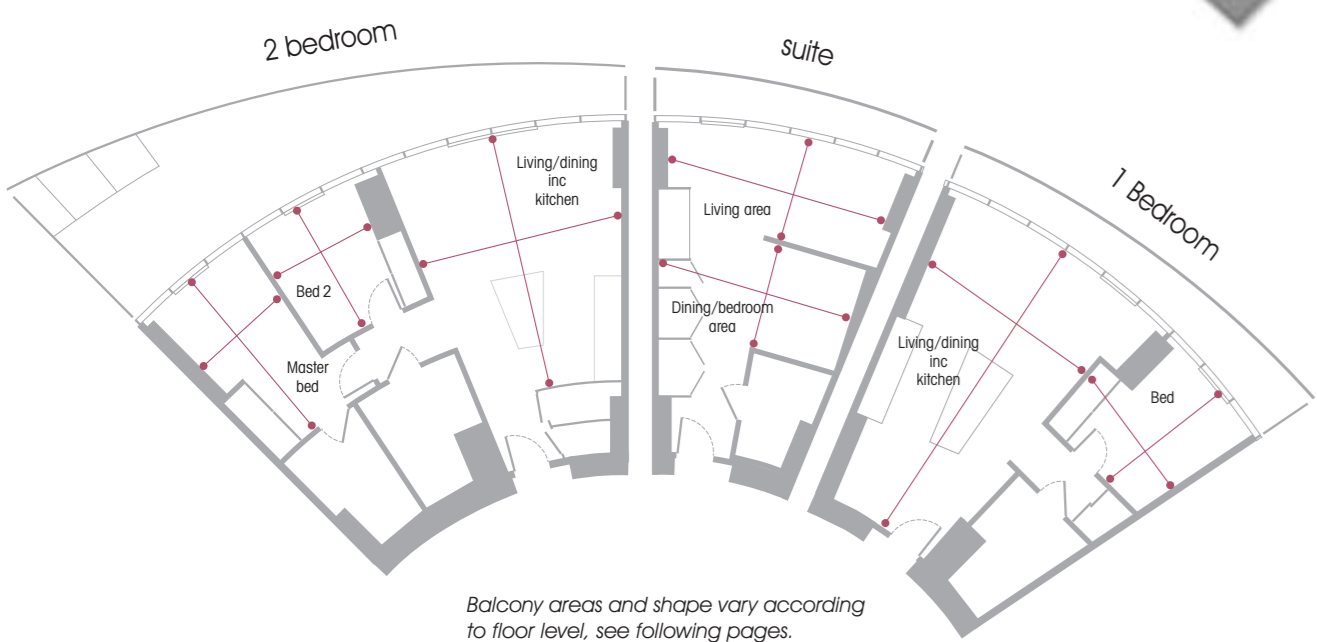
Floor finishes and furniture shown on apartment plans are for illustrative purposes only. Floor plan layouts are deemed to be correct but may vary during architectural finalisation of the Tower. All room dimensions are approximate, total areas vary nominally according to floor level and apartment location. Balcony areas vary at all floor levels according to rotation of balcony ring.

Balcony areas and shape vary according to floor level, see following pages.

2 bedroom apartment

Total areas: 68-69 sq.m. 729-740 sq.ft.

Principal room dimensions		
Living/dining inc kitchen	5.0 x 6.3m	16'5" x 20'7"
Master bedroom	2.7 x 4.7m	8'10" x 15'5"
Bedroom 2	2.6 x 3.3m	8'6" x 10'9"



Balcony areas and shape vary according to floor level, see following pages.

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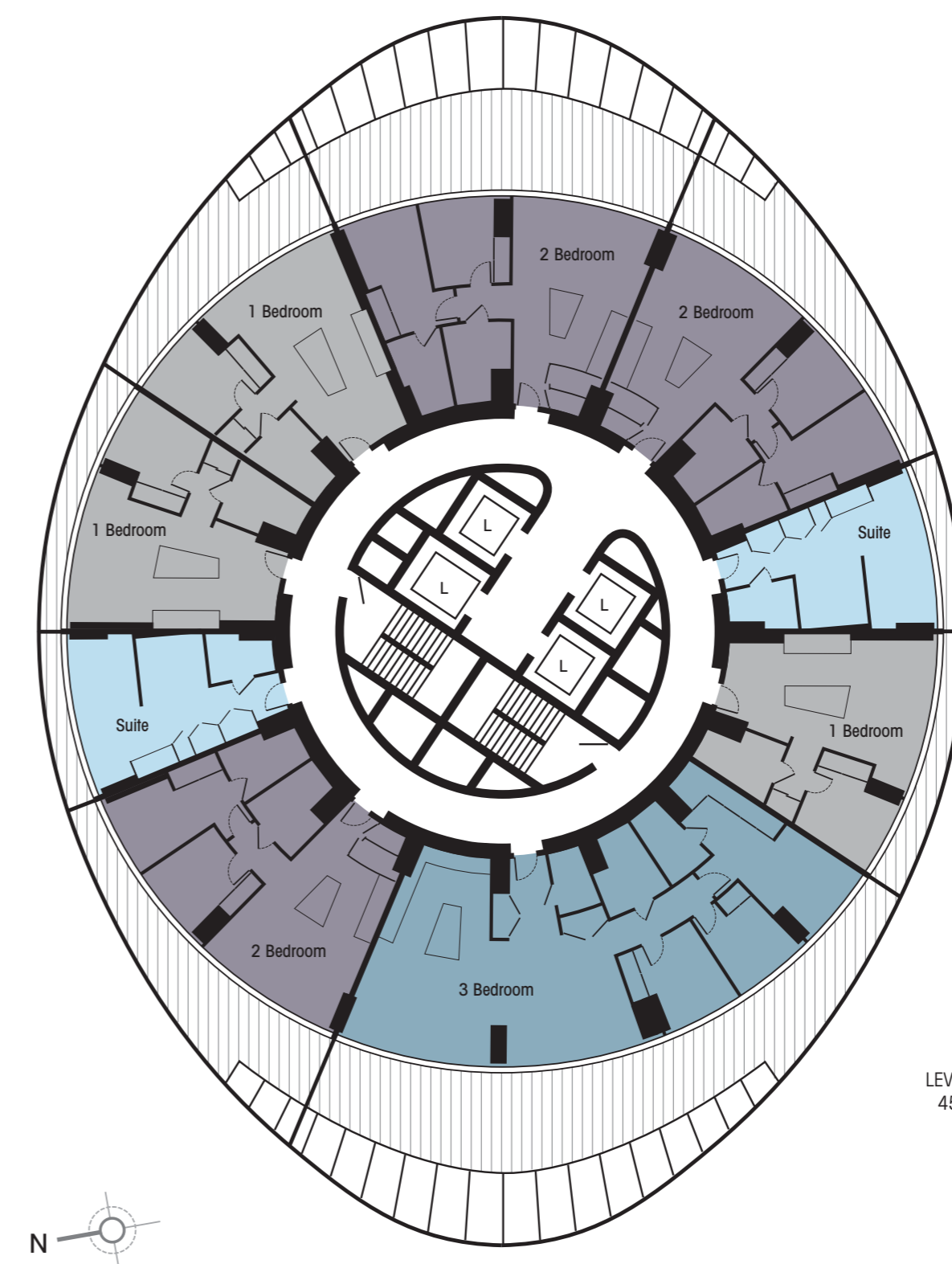
tower orientation

The design and visual spectacle of Baltimore Tower is unique. From levels 2 to 37 the apartment arrangement remains identical with the exception of the outer balcony 'ring' that shifts and steps by nominal degrees reaching its furthest point to the right at level 13 where it then starts its return to the centre line (at level 23) and continues to its furthestmost point on the left at levels 44 & 45.

This innovative momentum provides variable solar shading and cover for each floor level, in turn generating an enhanced environmental performance while creating the building's distinctive visual twist.

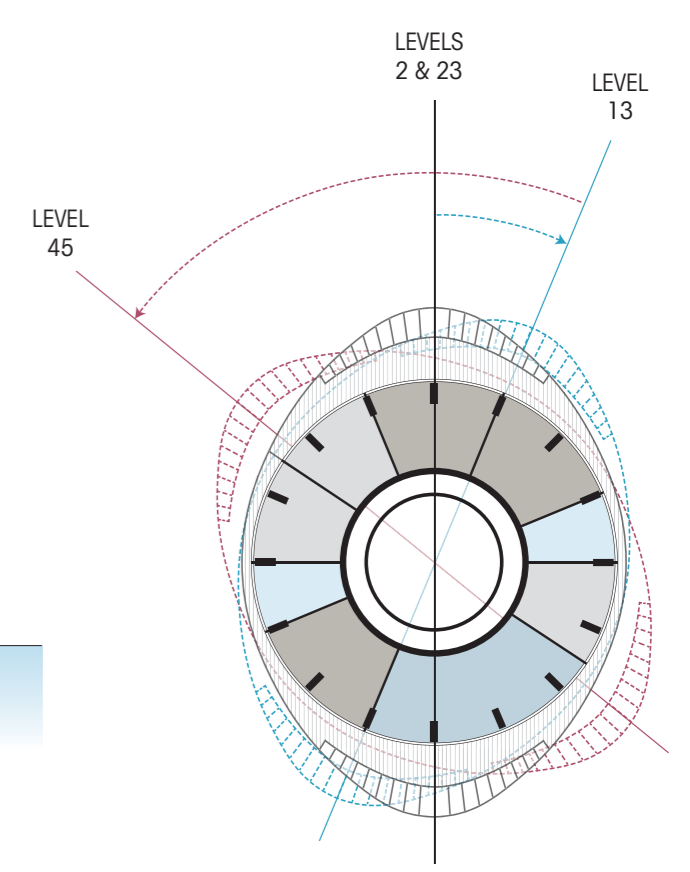
In addition to the movement of the balcony ring, the centre apartment core also rotates at levels 8, 22 and 29 to correspond with the alignment of the balcony ring.

There are nine apartments on each floor from levels 2 to 37 as shown opposite (with the exception of level 21 which is plant).



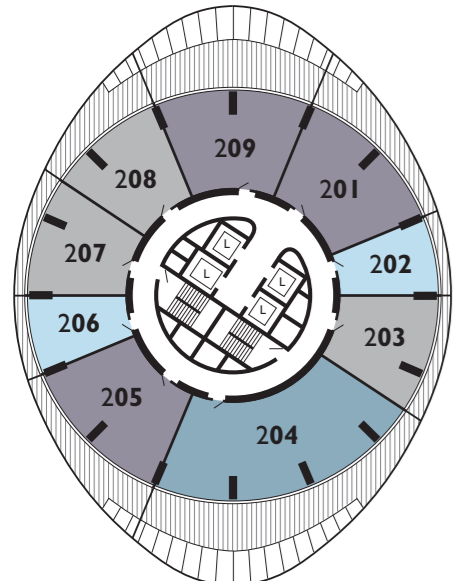
Q U A Y S I D E

MILLWALL INNER DOCK

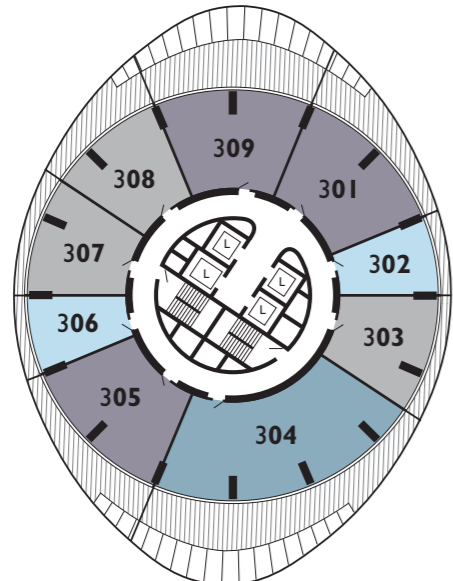




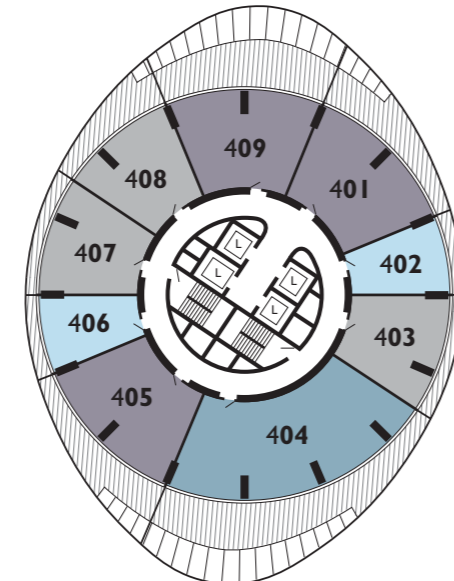
- Suite
- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment



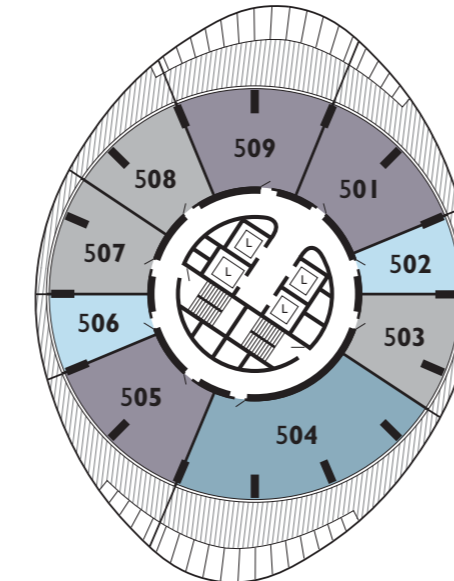
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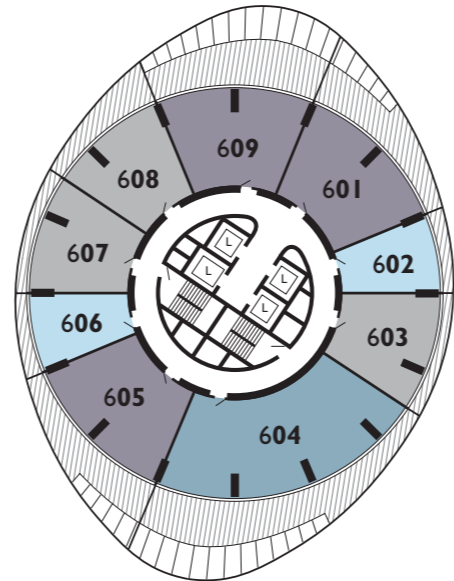
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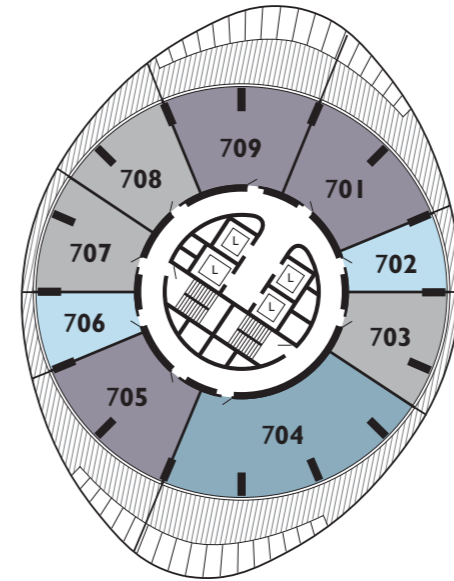
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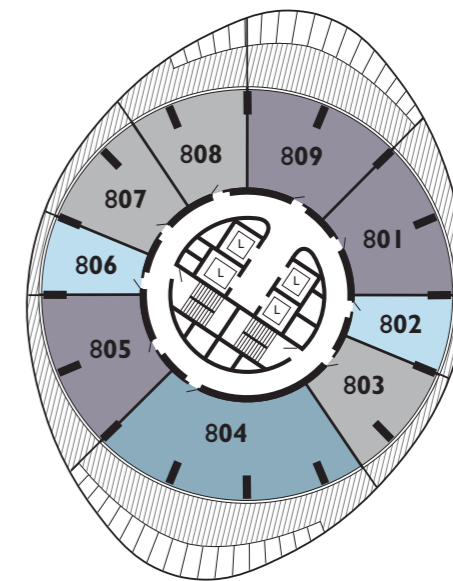
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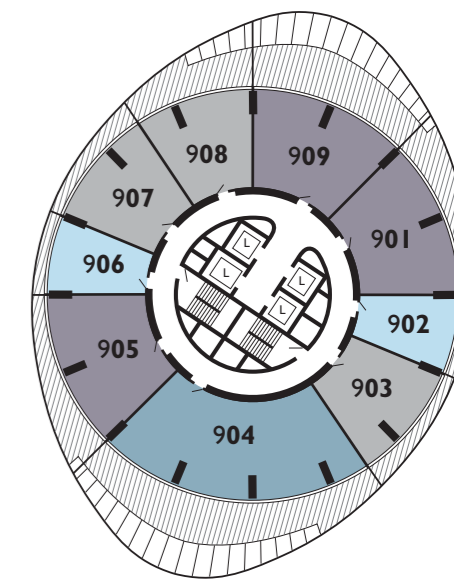
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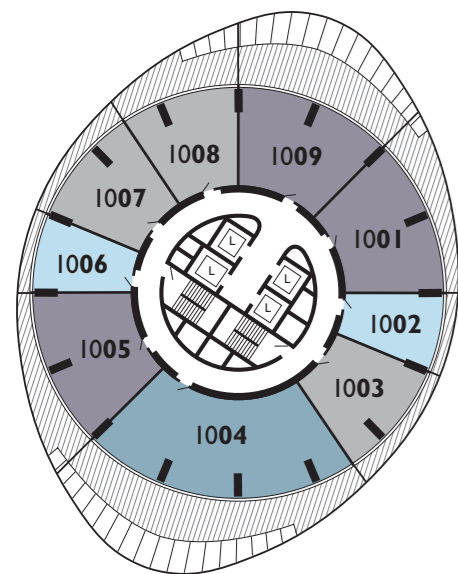


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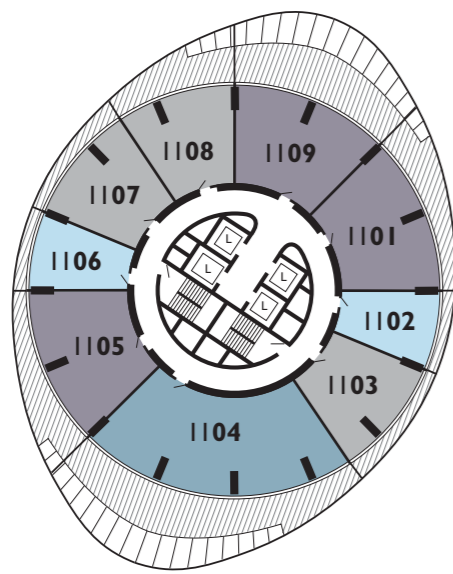
This actual view is from level 17 looking north west.



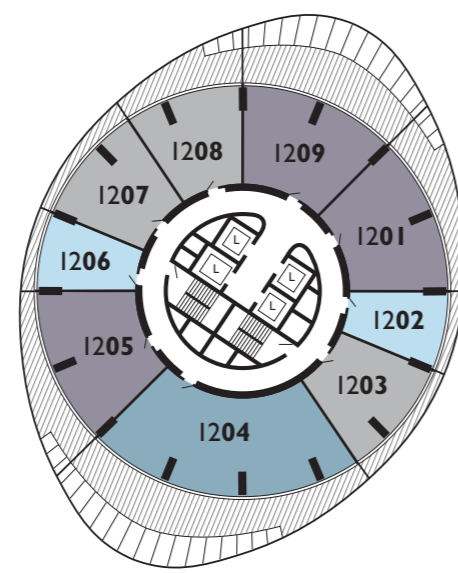
- Suite
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- 2 bedroom apartment
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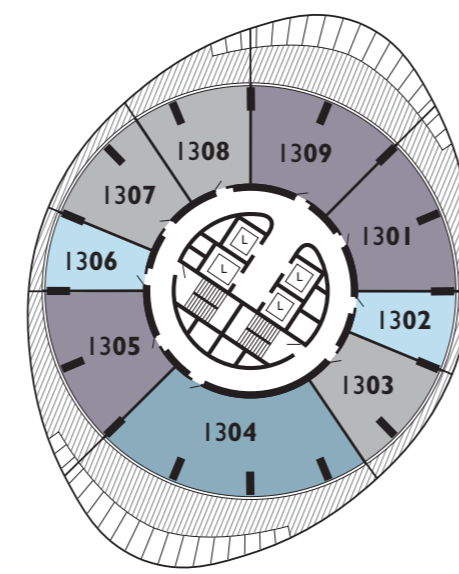
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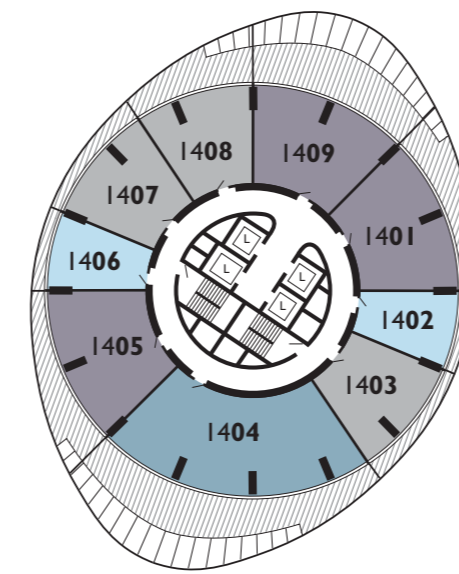
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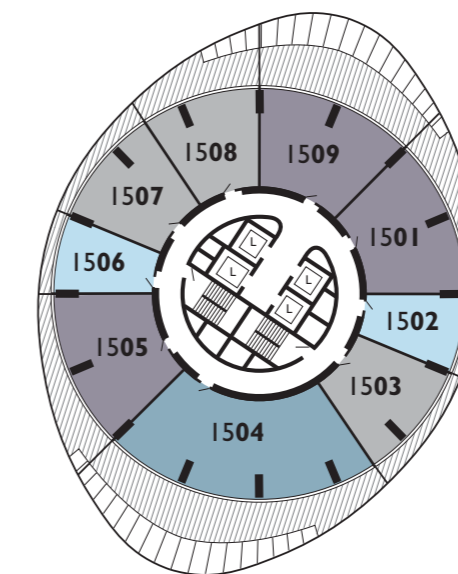
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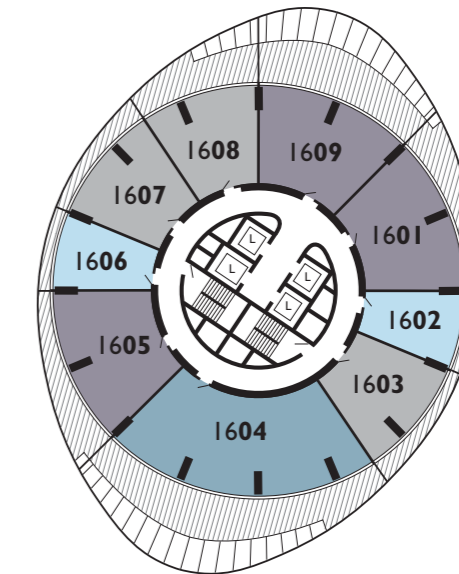
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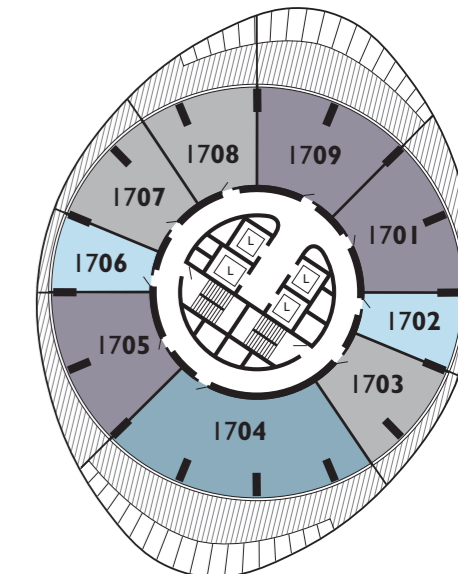
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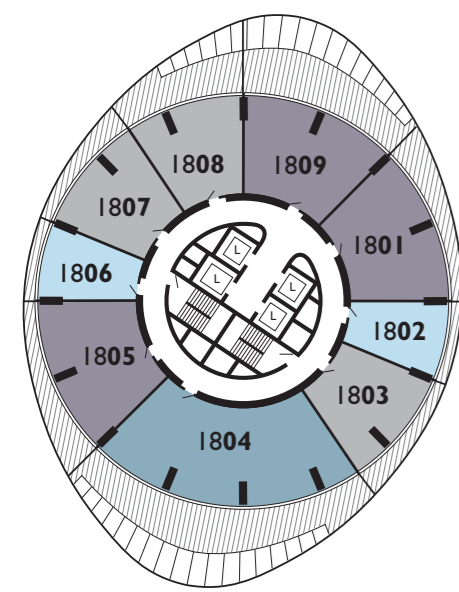


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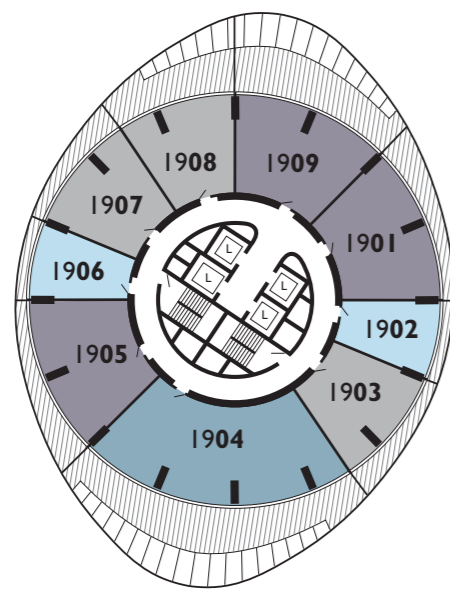


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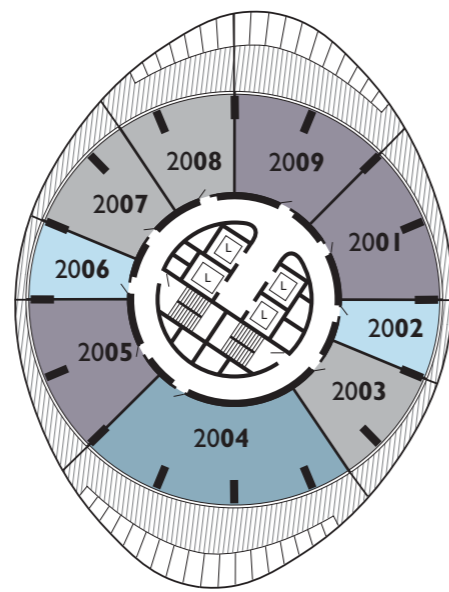
*This view is similar from levels 18-25.
This actual view is from level 20 looking south.*



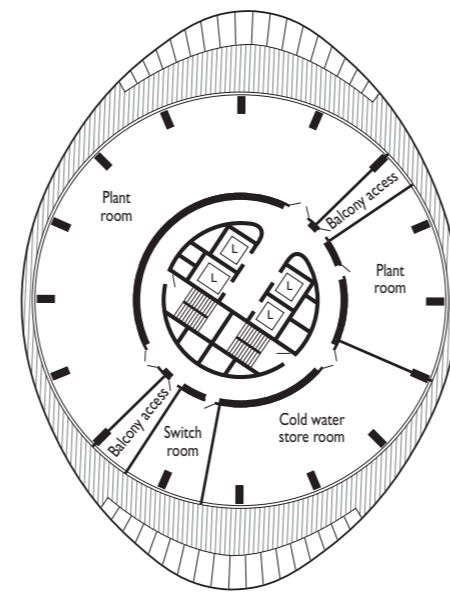
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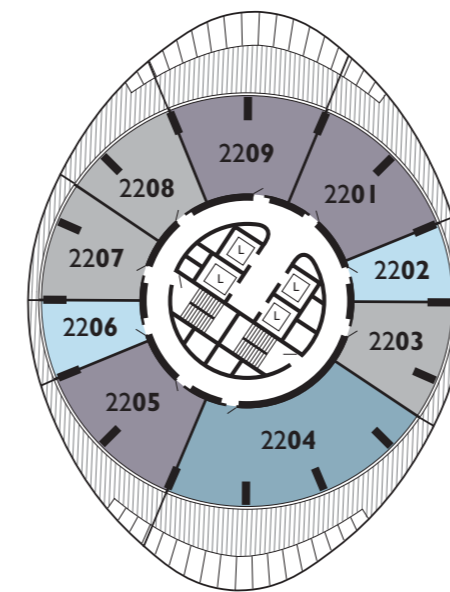
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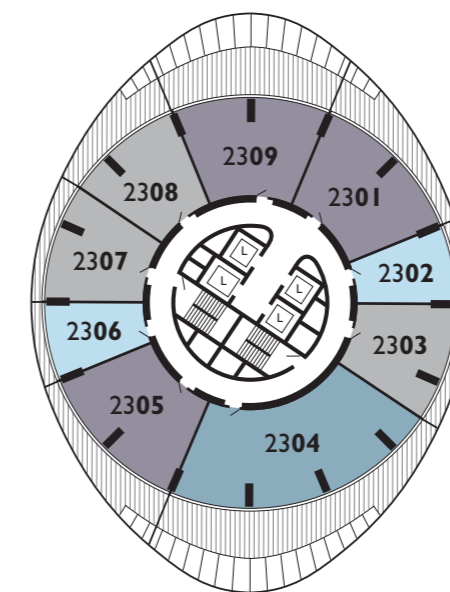
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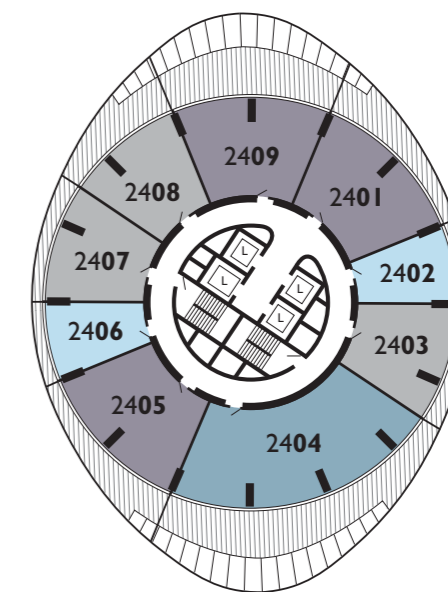
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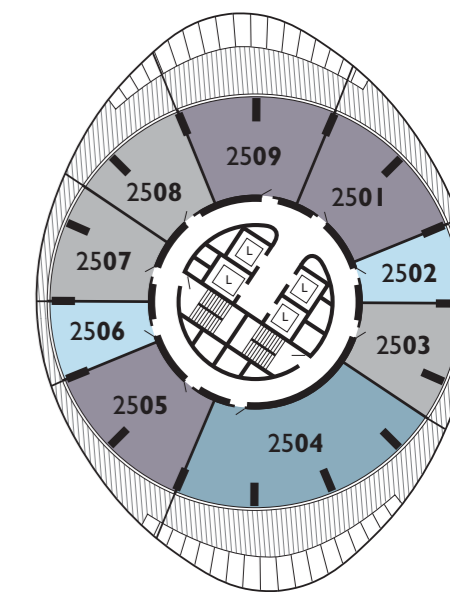
22



23



24



25

- Suite
- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment

View looking west.



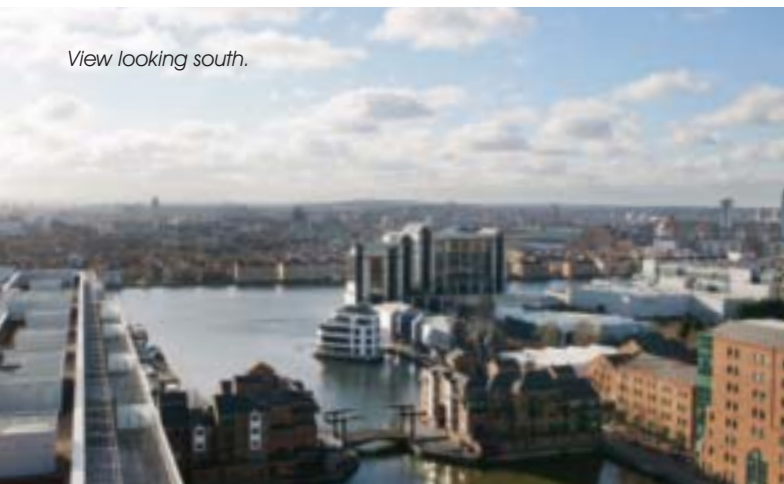
This view is similar from levels 26-33.
This actual view is looking north west.



View looking east.



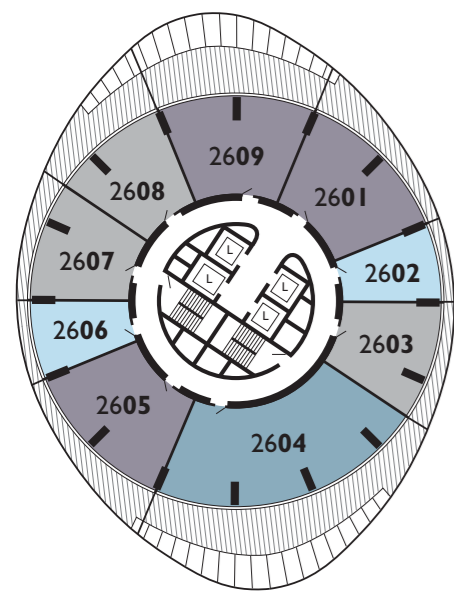
View looking south.



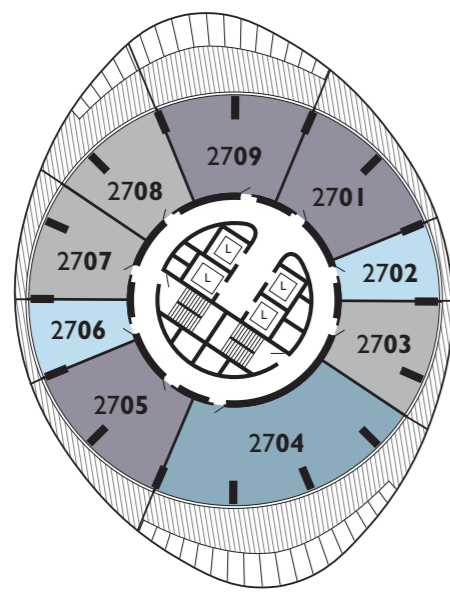
View looking south east.



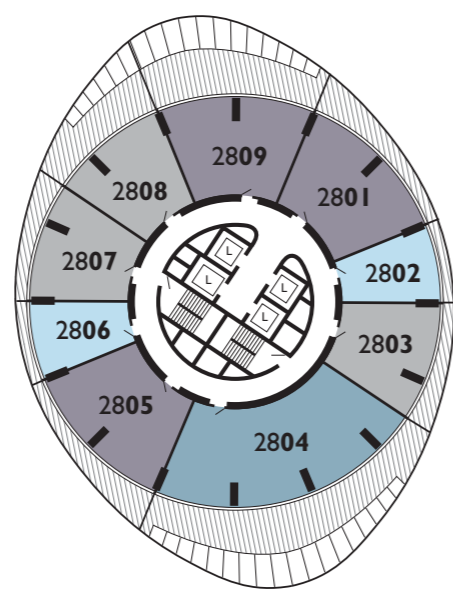
- Suite
- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment



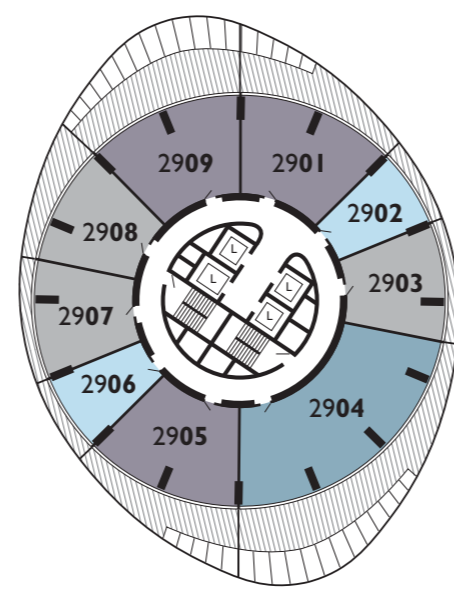
26



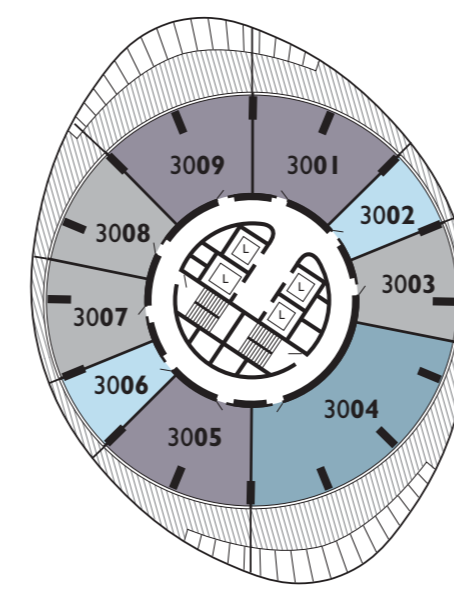
27



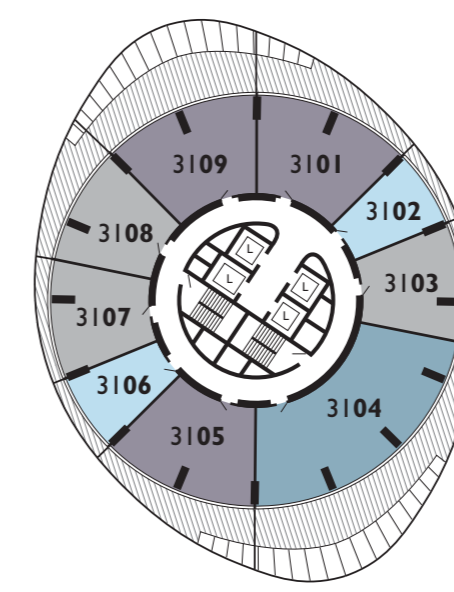
28



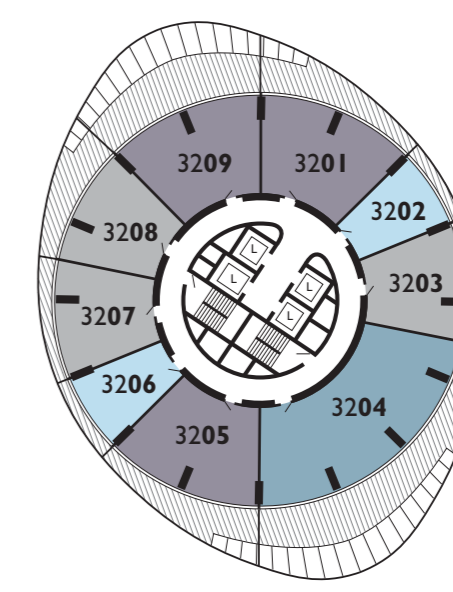
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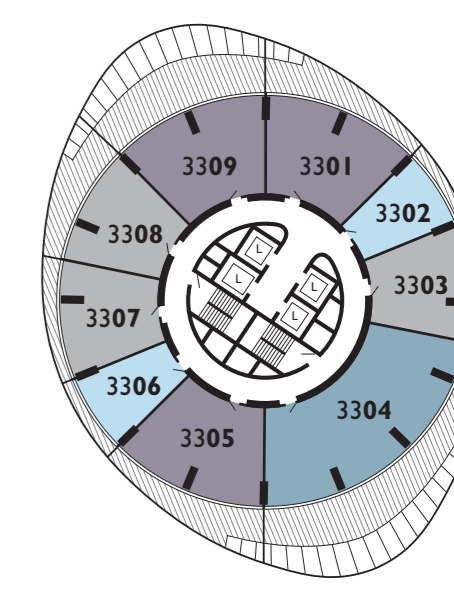
30



31



32



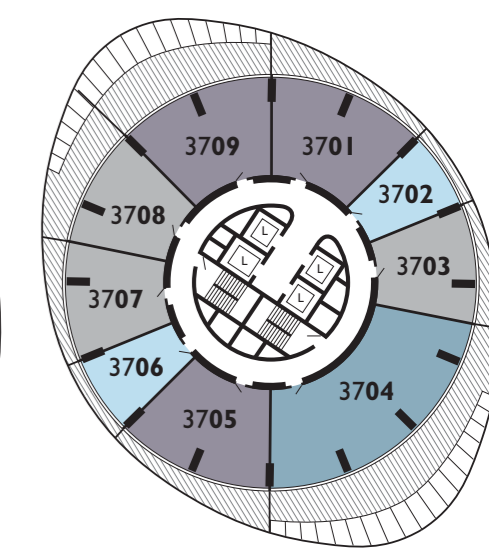
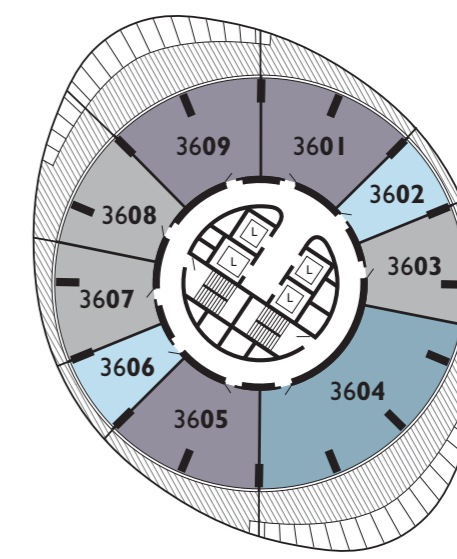
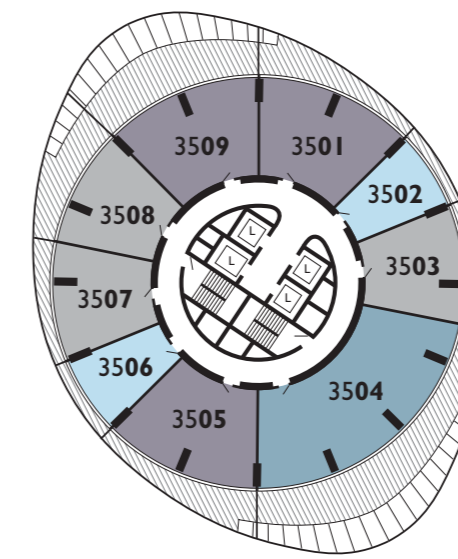
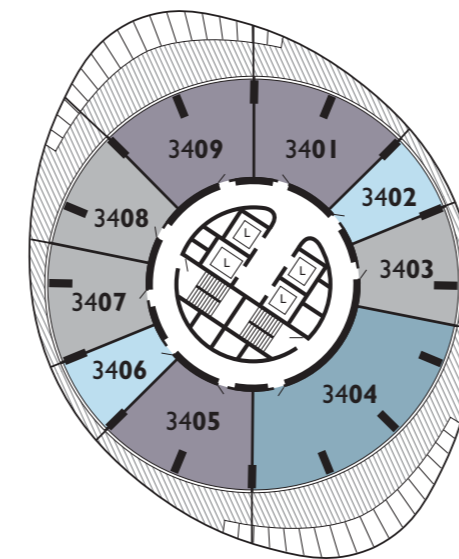
33



These dramatic panoramic views are indicative of the fabulous upper level apartments.



- Suite
- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment



restaurant levels 43-45



The sky level restaurant is planned to have a highly acclaimed and renowned brand operator to add the pinnacle of exclusivity to Baltimore Tower. With a split level restaurant, vast al-fresco terrace and double height ceiling void, the restaurant will be the new 'place to be and be seen' on the London high life scene.

Residents will have full access to this gastro experience whether for casual drinks with friends or formal dining overlooking Canary Wharf's dramatic skyline. The setting and ambience some 450 feet above the quayside will ensure Baltimore Tower's place amongst the Capital's premier restaurants.



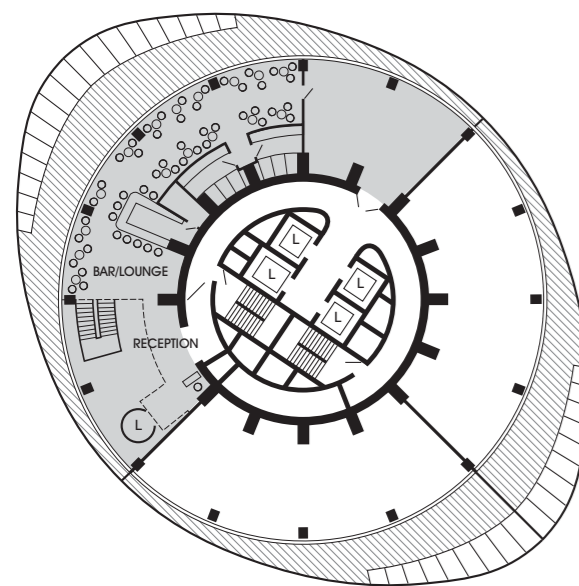
TOWER SKY LEVEL
Brasserie • Bar • Restaurant
Levels 43 - 45



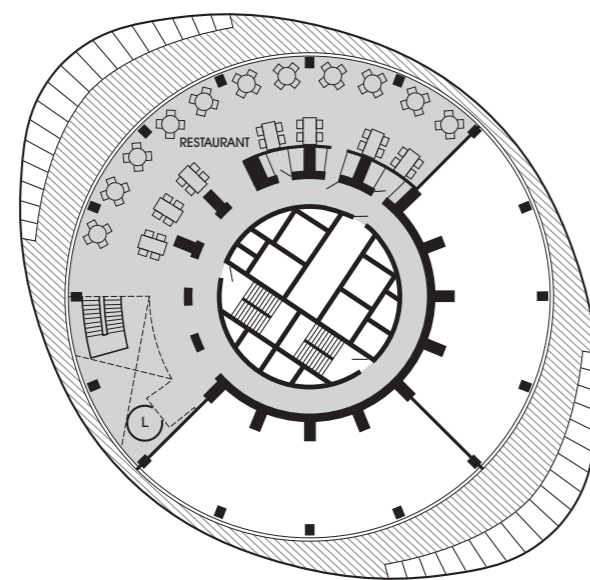
TOWER GROUND LEVEL
Café • Bar • Restaurant
Levels G - 1



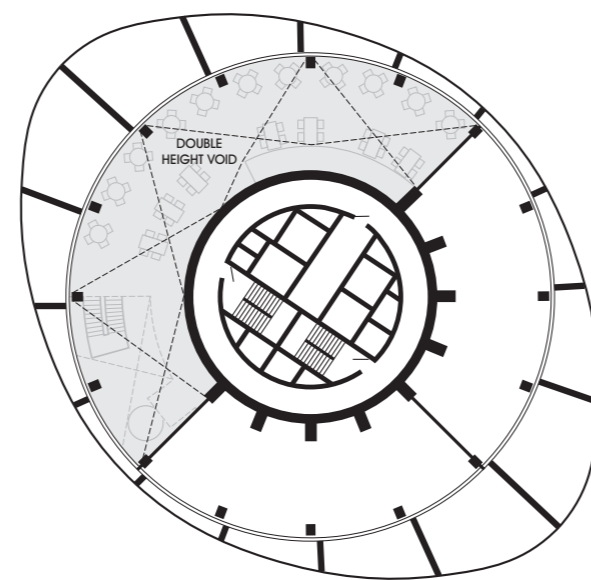
QUAYSIDE
Lotus Chinese classic cuisine
Floating restaurant



43



44



45



All images are for illustrative purposes only.

exclusive style
inspirational dining & sweeping vistas
the brasserie & bar with a twist



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LONDON CENTRAL SALES
& MARKETING SUITE

55 Greenwich High Road
Greenwich
London SE10 8JL

020 7620 1500

sales@galliardhomes.com
www.galliardhomes.com