



**BALTIMORE
TOWER**

CROSSHARBOUR LONDON E14

PHASE II UPPER LEVEL APARTMENTS & TRIPLEX PENTHOUSES



BALTIMORE TOWER

The release of 6 upper apartment levels and two triplex penthouses within the most dynamic new landmark tower rising 450 feet above Canary Wharf's iconic skyline.



A JOINT DEVELOPMENT BY





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TOWER
PHASE II
UPPER LEVELS

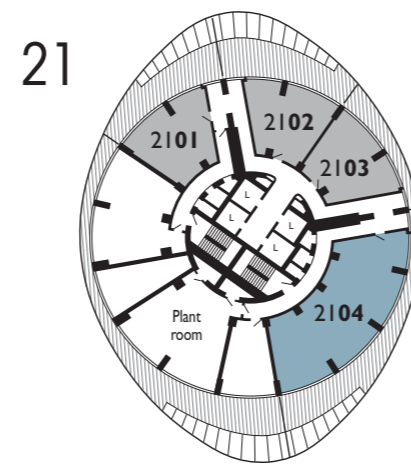


Levels 21 and 38 to 42 will together provide a choice of 49 stunning suites and apartments each with exterior space - ranging from around 60 sq.ft to over 1250 sq.ft of fabulous terrace space, and all offering panoramic skyline views.

This phased release represents what must surely be recognised as a unique opportunity to acquire a spectacular new apartment within the most futuristic new landmark tower overlooking Canary Wharf.

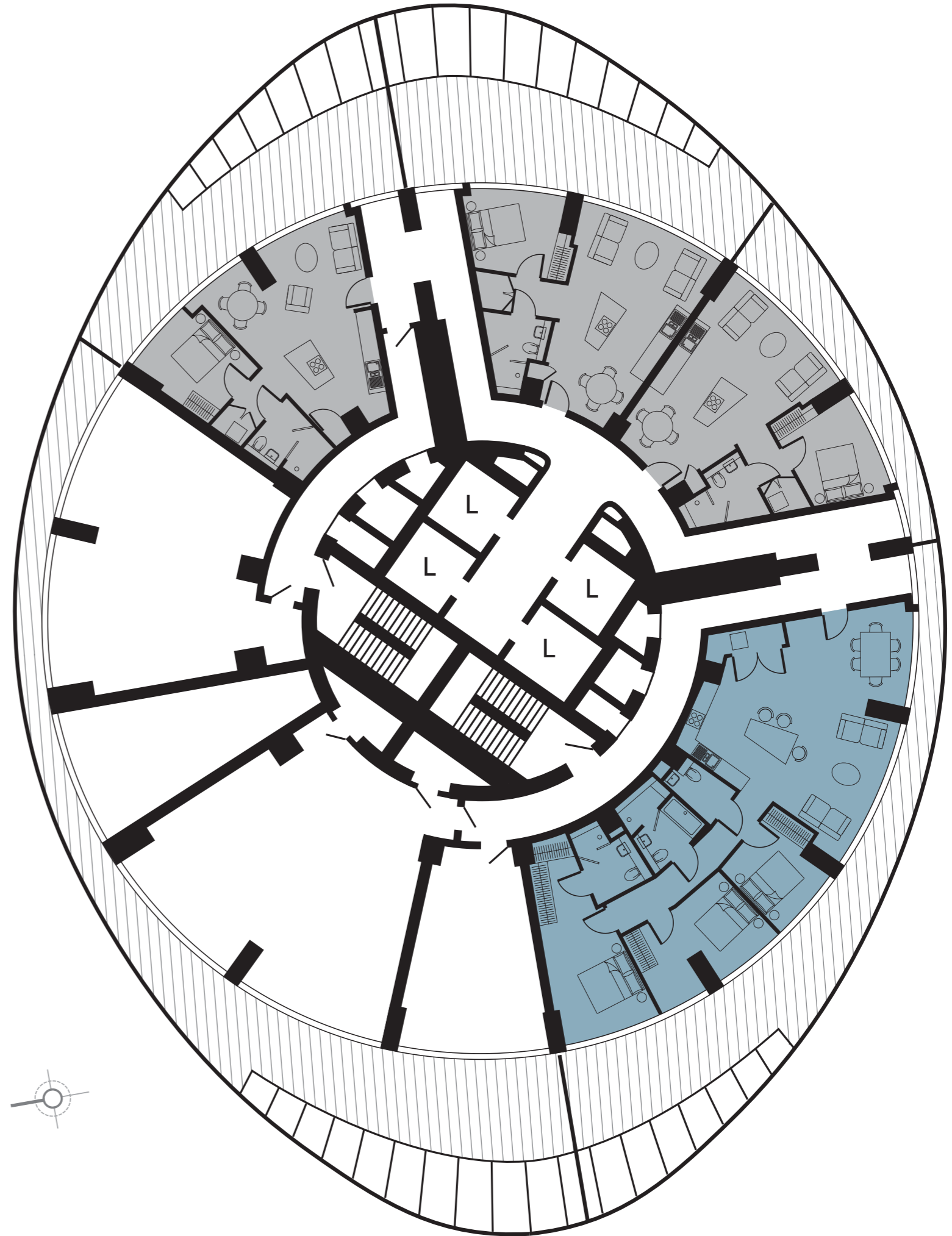


LEVEL	SPACE	AREA SQ.M.	AREA SQ.FT.	ORIENTATION
2101	1 BED APARTMENT	53.9	581	NORTH EAST
2101	BALCONY	53.6	578	NORTH EAST
2102	1 BED APARTMENT	54.0	582	SOUTH EAST
2102	BALCONY	70.5	760	SOUTH EAST
2103	1 BED APARTMENT	54.0	582	SOUTH EAST
2103	BALCONY	19.8	214	SOUTH EAST
2104	3 BED APARTMENT	123.6	1,331	SOUTH WEST
2104	BALCONY	73.1	788	SOUTH WEST



MILLWALL INNER DOCK

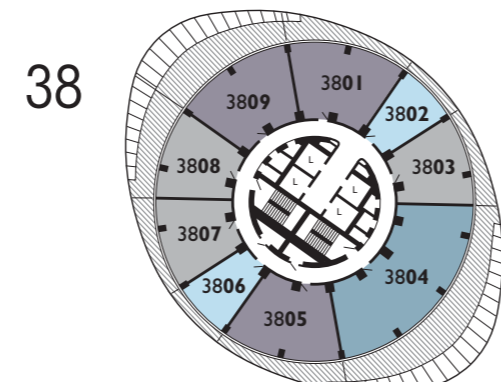
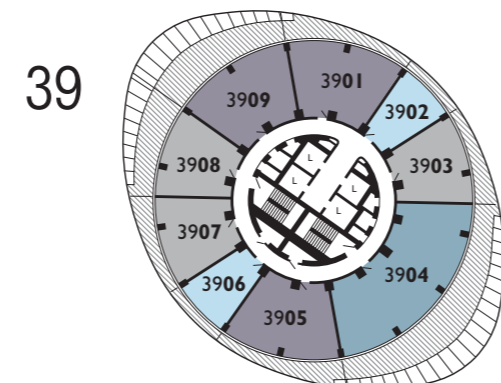
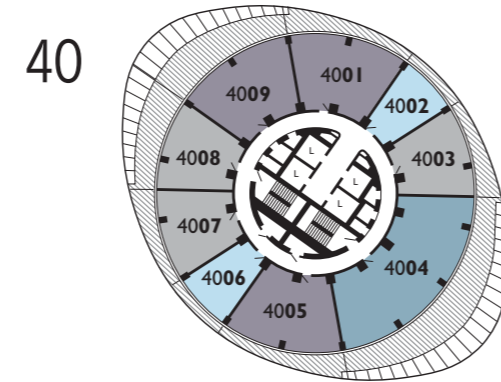
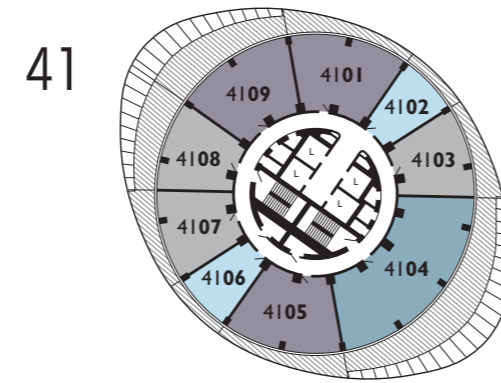
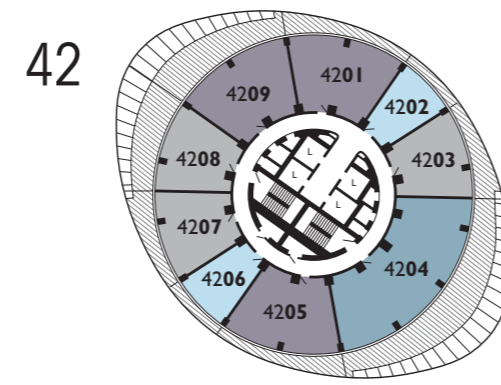
- Suite
- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom apartment



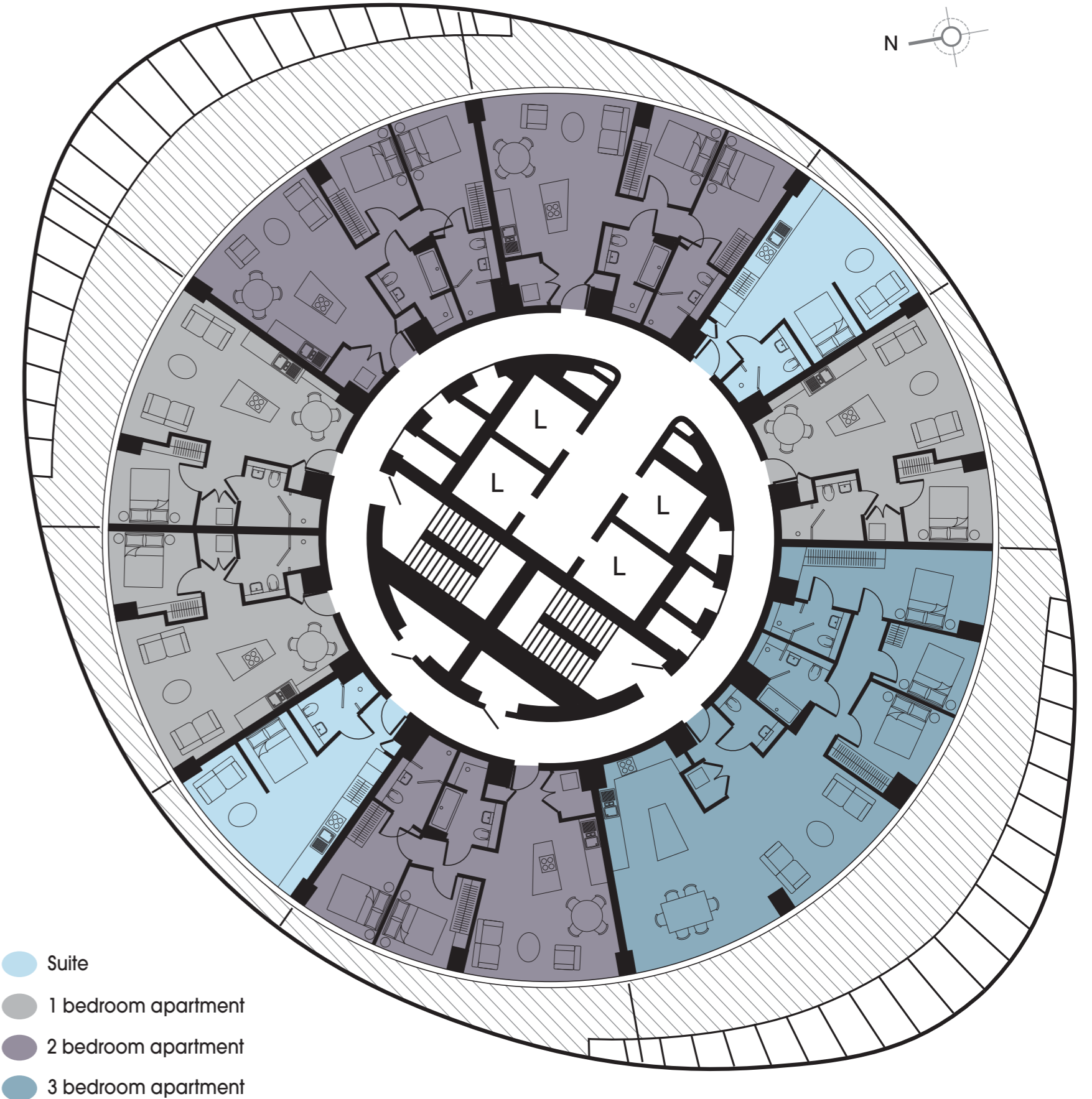
apartment levels 38-42

LEVEL	SPACE	AREA SQ.M.	AREA SQ.FT.	ORIENTATION
3801 - 4201	2 BED APARTMENT	68.5	737	EAST
3801	BALCONY	24.0	258	EAST
3901	BALCONY	21.6	233	EAST
4001	BALCONY	21.8	235	EAST
4101	BALCONY	20.6	222	EAST
4201	BALCONY	19.5	210	EAST
3802 - 4202	SUITE	33.5	361	SOUTH EAST
3802	BALCONY	6.2	67	SOUTH EAST
3902	BALCONY	5.9	64	SOUTH EAST
4002	BALCONY	6.7	72	SOUTH EAST
4102	BALCONY	6.8	73	SOUTH EAST
4202	BALCONY	6.9	75	SOUTH EAST
3803 - 4203	1 BED APARTMENT	50.8	547	SOUTH
3803	BALCONY	14.9	161	SOUTH
3903	BALCONY	14.8	160	SOUTH
4003	BALCONY	17.0	184	SOUTH
4103	BALCONY	18.2	196	SOUTH
4203	BALCONY	19.4	209	SOUTH
3804 - 4204	3 BED APARTMENT	121.2	1,305	SOUTH WEST
3804	BALCONY	118.9	1,281	SOUTH WEST
3904	BALCONY	118.0	1,270	SOUTH WEST
4004	BALCONY	121.5	1,309	SOUTH WEST
4104	BALCONY	121.6	1,309	SOUTH WEST
4204	BALCONY	121.3	1,306	SOUTH WEST
3805 - 4205	2 BED APARTMENT	68.5	737	WEST
3805	BALCONY	23.7	256	WEST
3905	BALCONY	21.8	235	WEST
4005	BALCONY	22.0	238	WEST
4105	BALCONY	20.8	225	WEST
4205	BALCONY	19.8	213	WEST
3806 - 4206	SUITE	33.5	361	NORTH WEST
3806	BALCONY	6.2	67	NORTH WEST
3906	BALCONY	6.1	66	NORTH WEST
4006	BALCONY	5.6	60	NORTH WEST
4106	BALCONY	5.6	61	NORTH WEST
4206	BALCONY	5.7	62	NORTH WEST
3807 - 4207	1 BED APARTMENT	50.8	547	NORTH
3807	BALCONY	14.3	155	NORTH
3907	BALCONY	15.1	163	NORTH
4007	BALCONY	17.3	187	NORTH
4107	BALCONY	18.4	199	NORTH
4207	BALCONY	19.7	212	NORTH
3808 - 4208	1 BED APARTMENT	50.8	547	NORTH EAST
3808	BALCONY	41.0	441	NORTH EAST
3908	BALCONY	43.1	465	NORTH EAST
4008	BALCONY	47.4	511	NORTH EAST
4108	BALCONY	50.2	541	NORTH EAST
4208	BALCONY	53.0	571	NORTH EAST
3809 - 4209	2 BED APARTMENT	68.5	737	EAST
3809	BALCONY	78.1	841	EAST
3909	BALCONY	74.8	806	EAST
4009	BALCONY	74.1	799	EAST
4109	BALCONY	68.5	738	EAST
4209	BALCONY	68.2	735	EAST

NOTE: apartment areas vary nominally between levels.



MILLWALL INNER DOCK



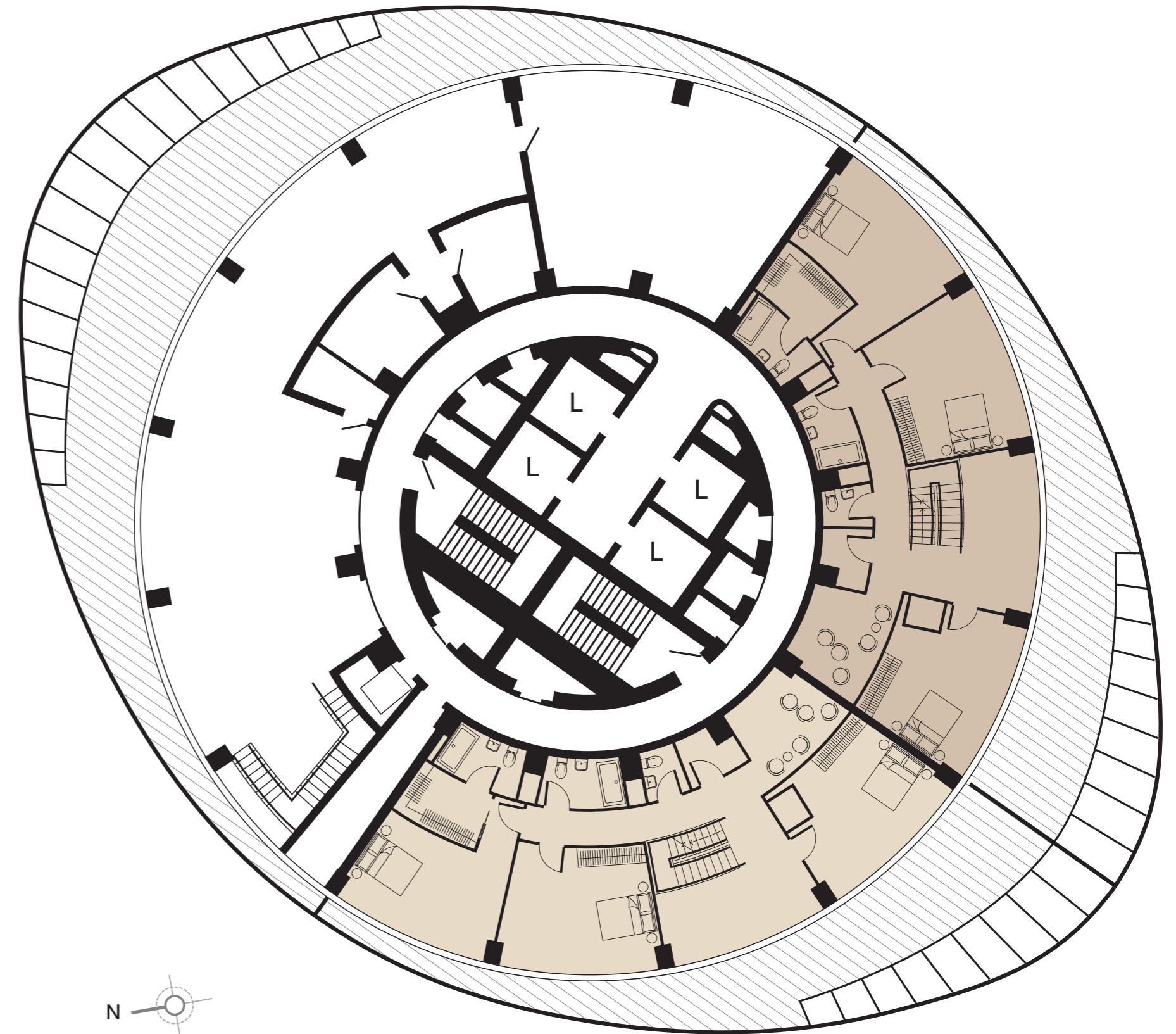
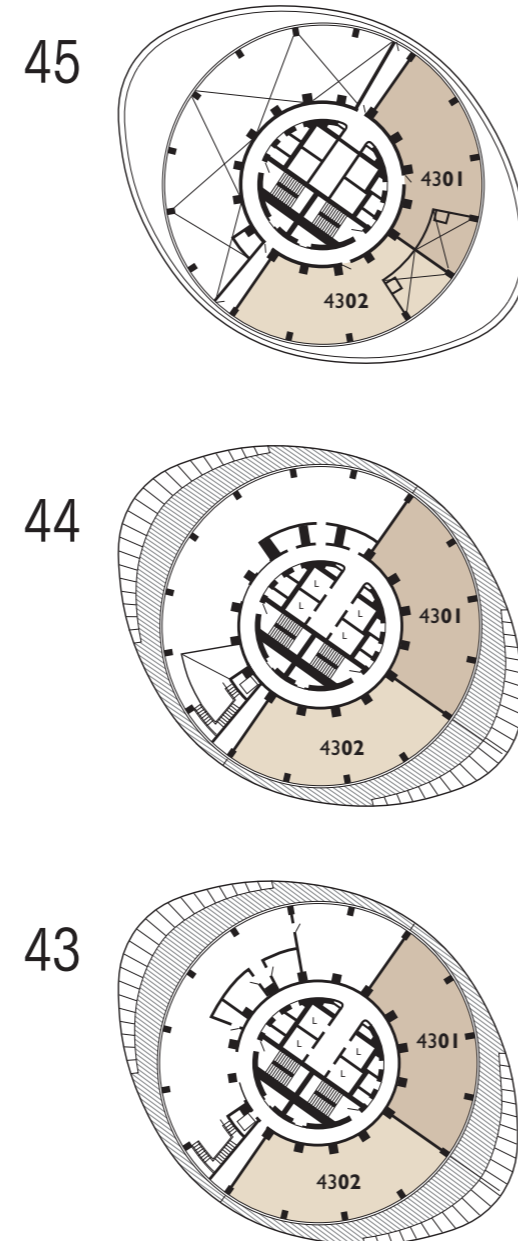
Floor plan layouts are intended to be correct, precise details may vary. Total area stated are accurate to within 5%.

The triplex sky levels - designed to offer unrivalled living space with the opportunity for entirely bespoke and customised interior design finishes and refinement.

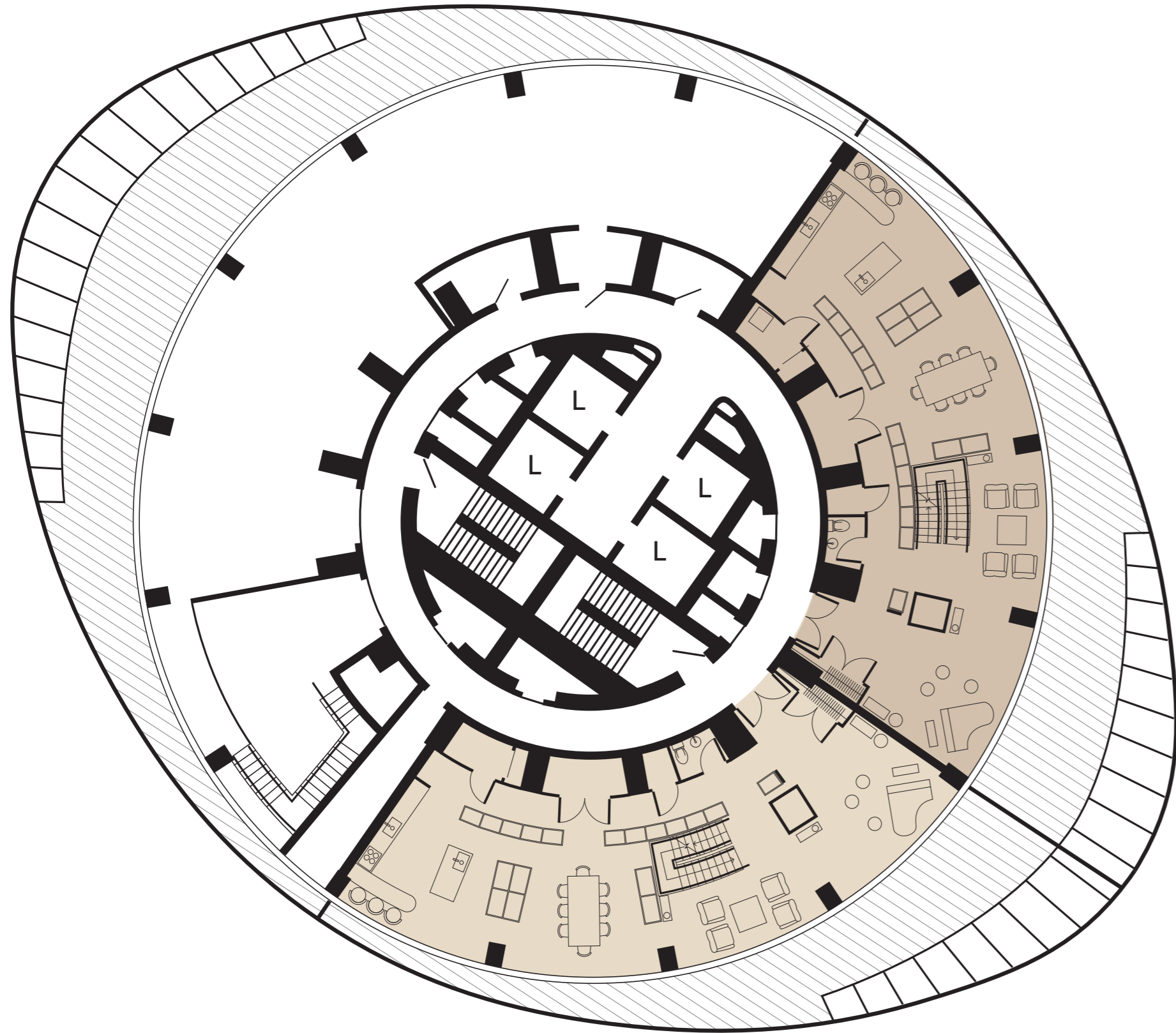
The two triplex penthouses are available as shown from plan or to incorporate client personalised interior design.

- Bespoke interior design and specification options.
- 4451 sq.ft. of fully custom design living space.
- Dedicated lift access at level 44.
- Magnificent island kitchen with breakfast bar integrating with open plan dining, living and lounge areas, together occupying entire level 44.
- Double height void above piano lounge.
- Bar area and media room.
- Two master suites each with walk-in dressing area and en-suite bathroom.
- Breathtaking panoramic skyline views from twin level terracing.

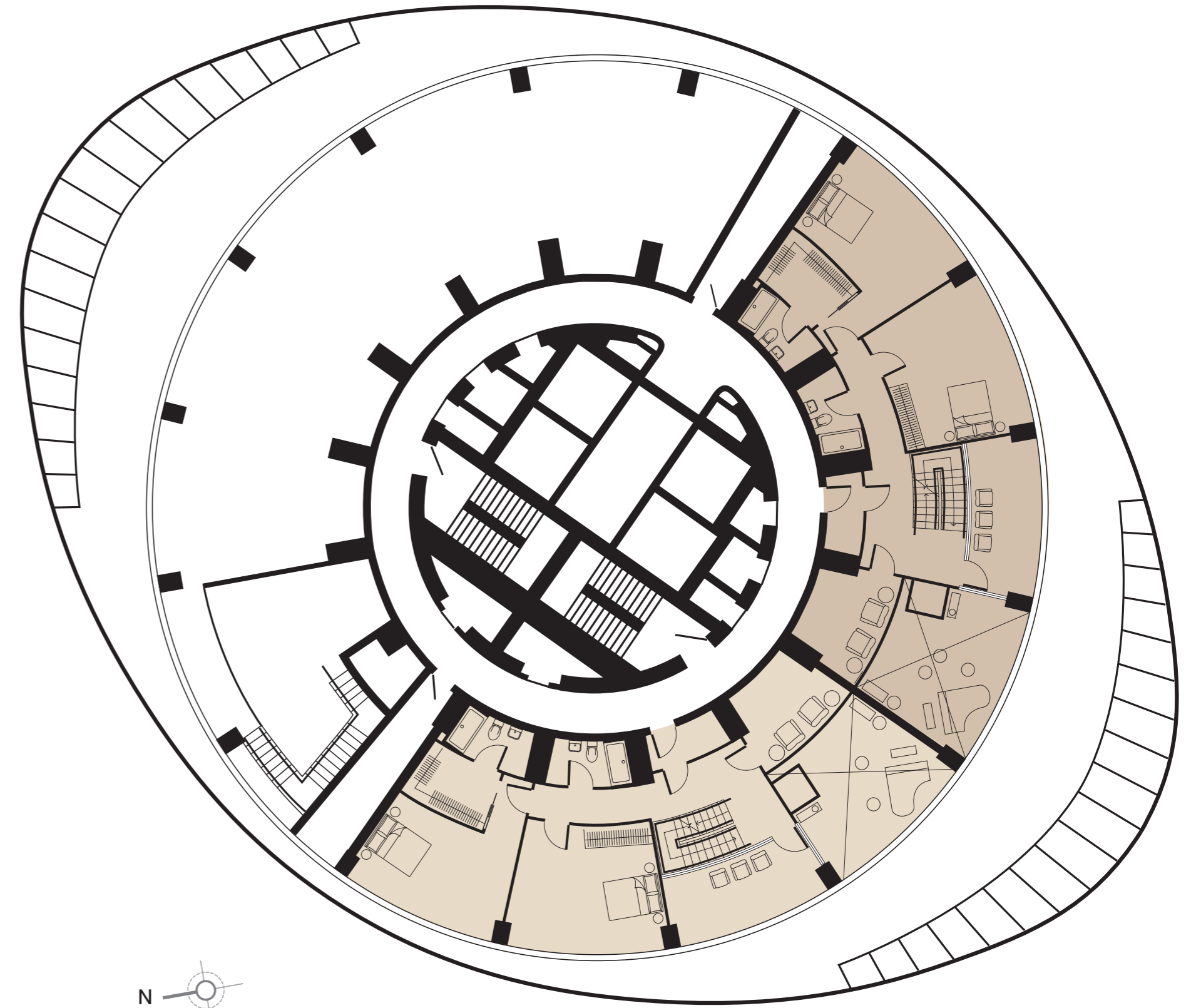
LEVEL	SPACE	AREA SQ.M.	AREA SQ.FT.	ORIENTATION
4301	5 BED TRIPLEX	413.3	4,451	SOUTH
4301	BALCONY	171.2	1,844	SOUTH
4302	5 BED TRIPLEX	413.3	4,451	WEST
4302	BALCONY	160.9	1,733	WEST



MILLWALL INNER DOCK



Indicative floor plan layout with bespoke design available.



Indicative floor plan layout with bespoke design available.

Apartment specification levels 21 and 38-42

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.

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.

Apartment Hallway and landing

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

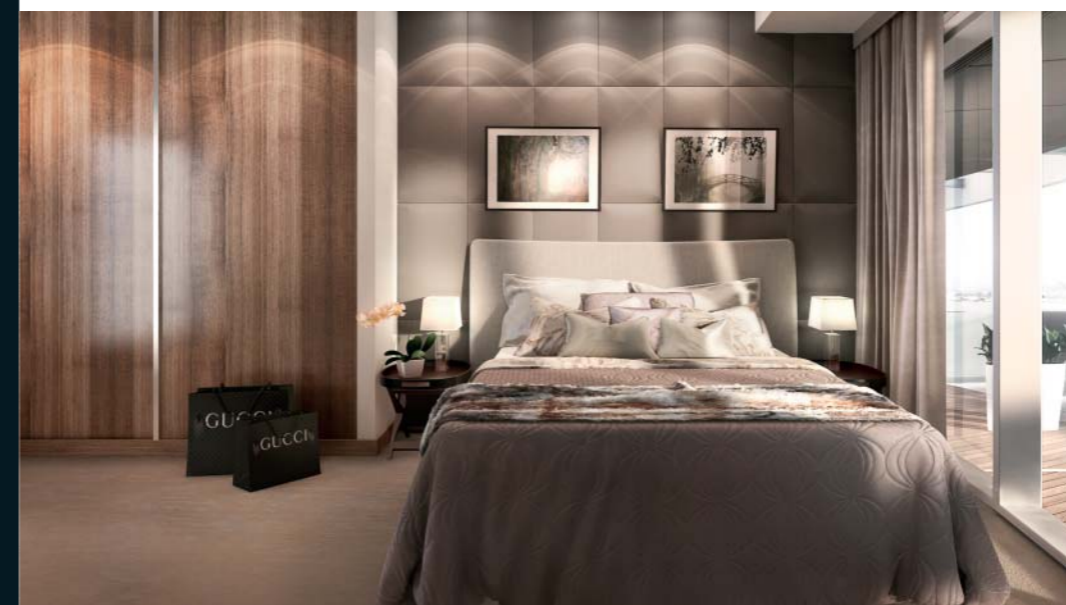
Communal Areas

- 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.





BALTIMORE TOWER

An exciting development by:
BALTIMORE WHARF SLP

A joint venture between:
FROGMORE, GALLIARD HOMES,
LBS PROPERTIES AND C J O'SHEA

Designed by one of the world's
most prominent and innovative
architectural practices:
SKIDMORE OWINGS & MERRILL INC (SOM)
LONDON UK



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LONDON E14

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