



BALTIMORE TOWER

CROSSHARBOUR LONDON E14

S K Y L E V E L A P A R T M E N T S



NEW PLANNING

**NOW UNLOCKS THE OPPORTUNITY
FOR THE PINNACLE IN
SKY LEVEL LONDON LIVING**

The release of Sky Levels 43, 44 and 45,
offering an exceptional lifestyle opportunity within
the most dynamic landmark tower
set to rise 450 feet above Canary Wharf's iconic skyline.

An aerial photograph of the Baltimore skyline, showing a dense cluster of skyscrapers along the waterfront. The Baltimore Tower, a distinctive cylindrical building with a metallic, ribbed facade, is highlighted with a semi-transparent dark box. The surrounding area includes various other high-rise buildings, some with corporate logos like Citi and HSBC, and a mix of lower-rise urban development. The Baltimore Harbor is visible in the background, with several ships docked or moving through the water.

**BALTIMORE
TOWER**
SKY LEVEL APARTMENTS



Levels 43 - 45 at Baltimore Tower have been designed to create some of the most dynamic and futuristic living space ever seen in the Capital.

The Sky Level Apartments will not only set new and unprecedented levels of luxury living, but will remain an unrivalled lifestyle opportunity minutes from the heart of Canary Wharf.

BALTIMORE TOWER

Apartment Specification Level 43

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.

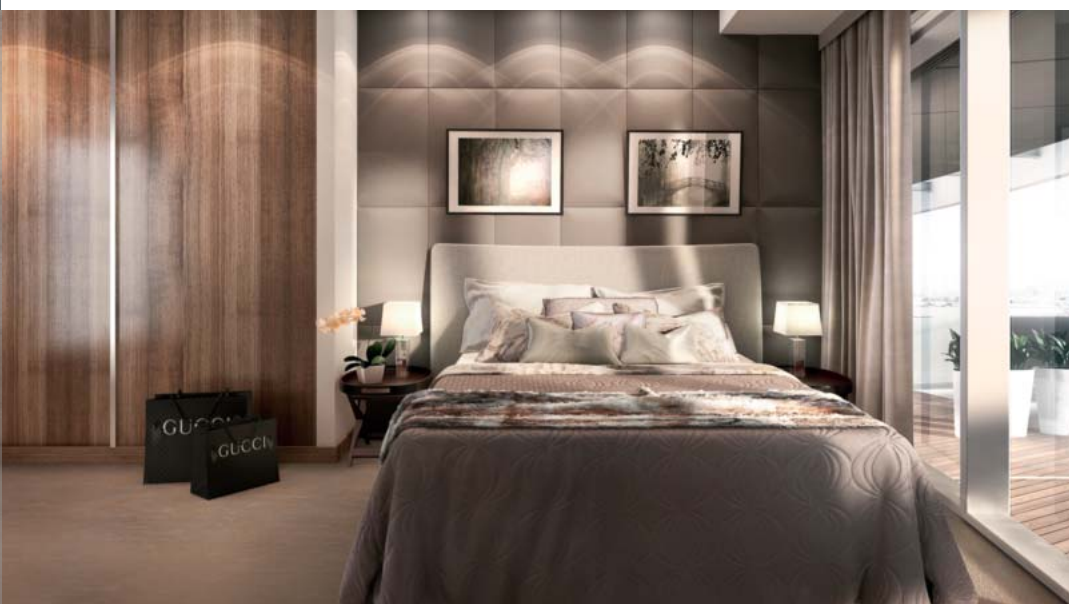
Penthouse Apartments Levels 44-45

The two four bedroom duplex penthouses will have highly refined and enhanced specifications, created by a specialist interior designer.

* The studio may not contain a complete suite of full size kitchen appliances, please refer to sales consultant for specific details.



Computer generated Images, details may vary.





Residents’ facilities will include:

- Opulent double height entrance foyer with 24 hour concierge desk and services.
- Private residents lounge and large screen cinema room.
- Lower level access to The Club health and fitness complex.
- Secure lower level valet parking available to purchase.
- Ground level café, bar and restaurant.
- Split level brasserie, bar and double height restaurant with extensive al-fresco dining terrace (levels 43-45).

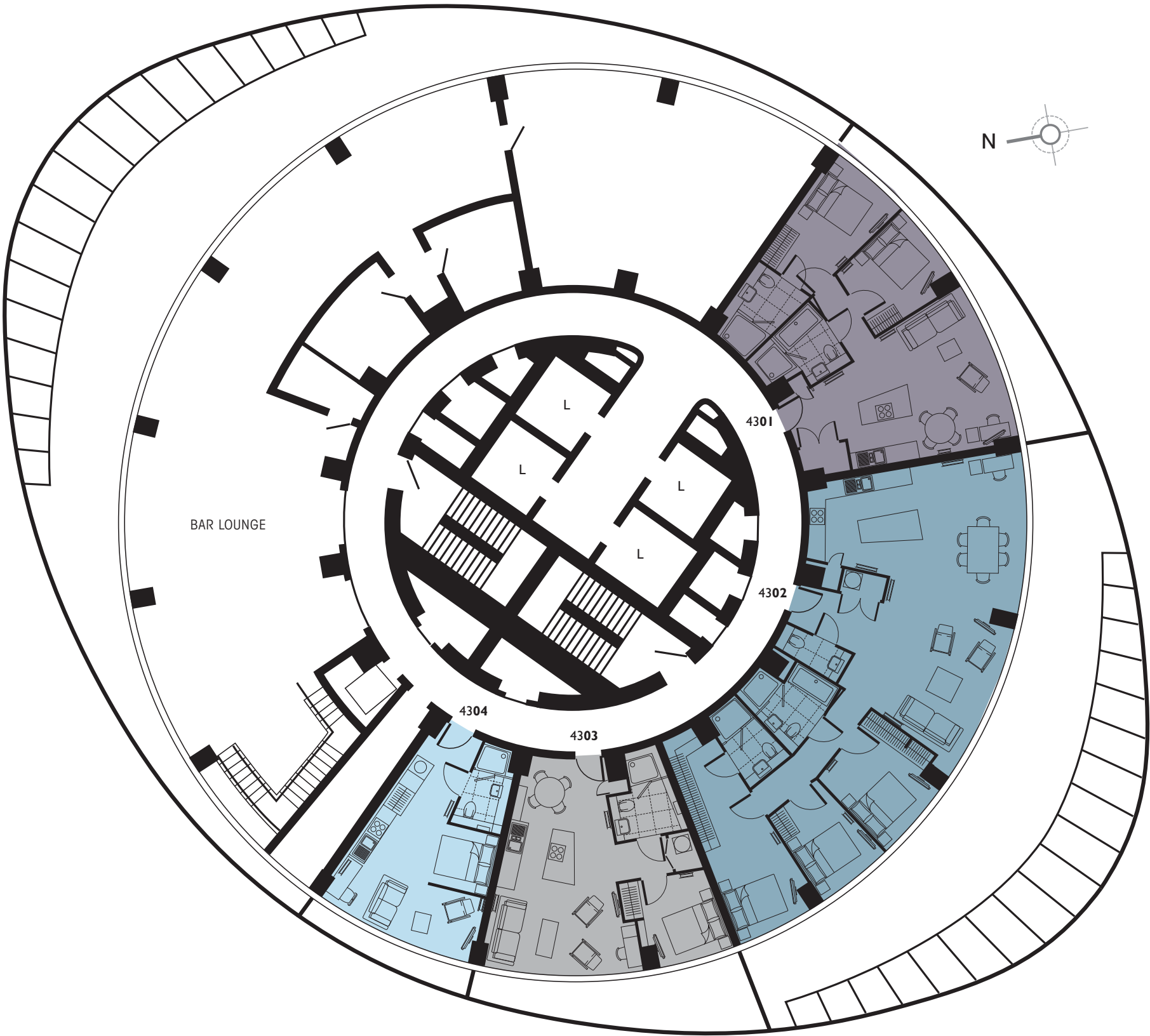
The sky level restaurant is planned to have a highly acclaimed and renowned brand operator to add the pinnacle of exclusivity to Baltimore Tower.

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 of the six Sky Level Apartments will have virtually instant access to this gastro experience, whether for casual drinks with friends or formal dining overlooking Canary Wharf’s dramatic skyline.

Exclusive lifestyle facilities

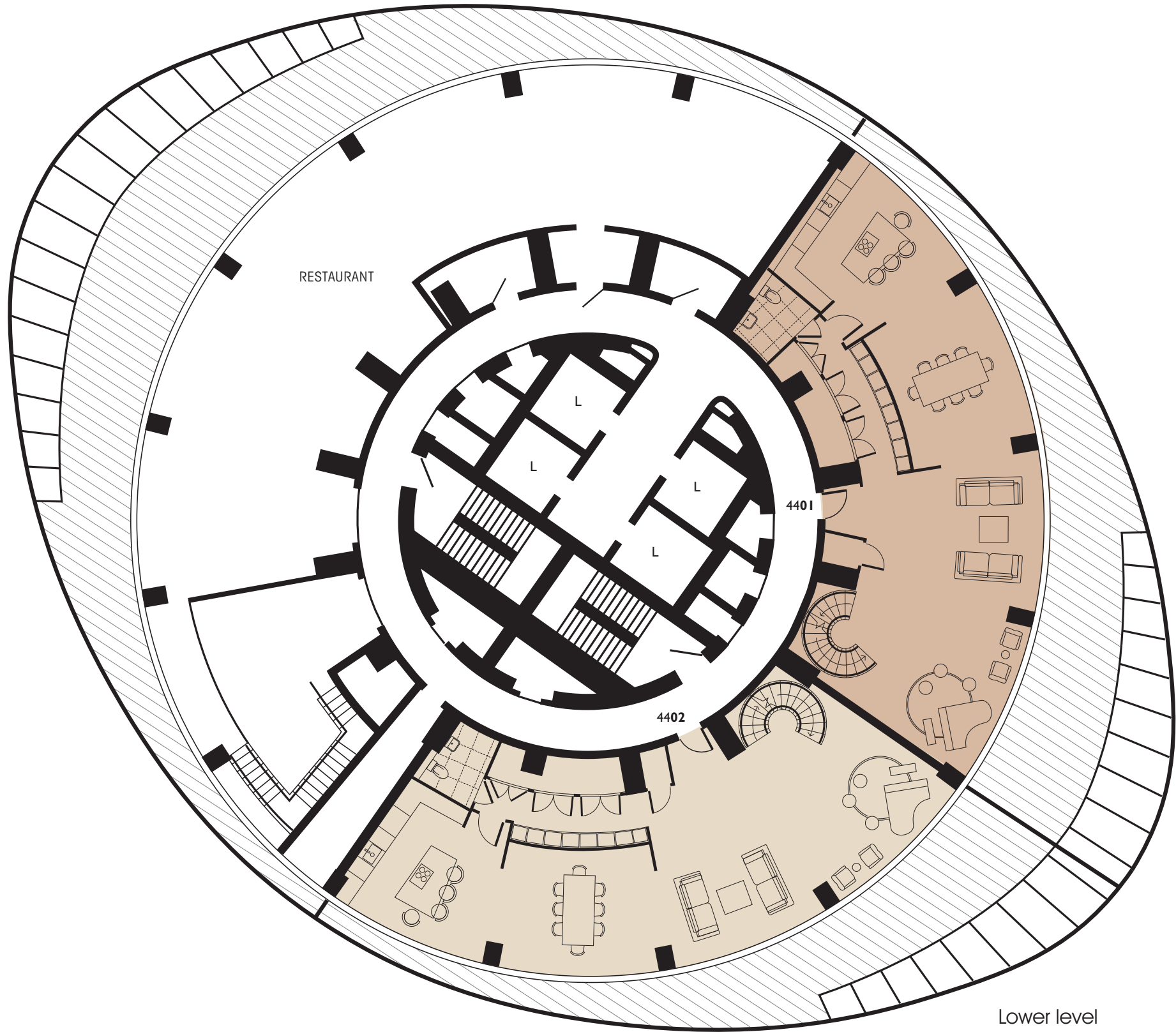
apartment level 43



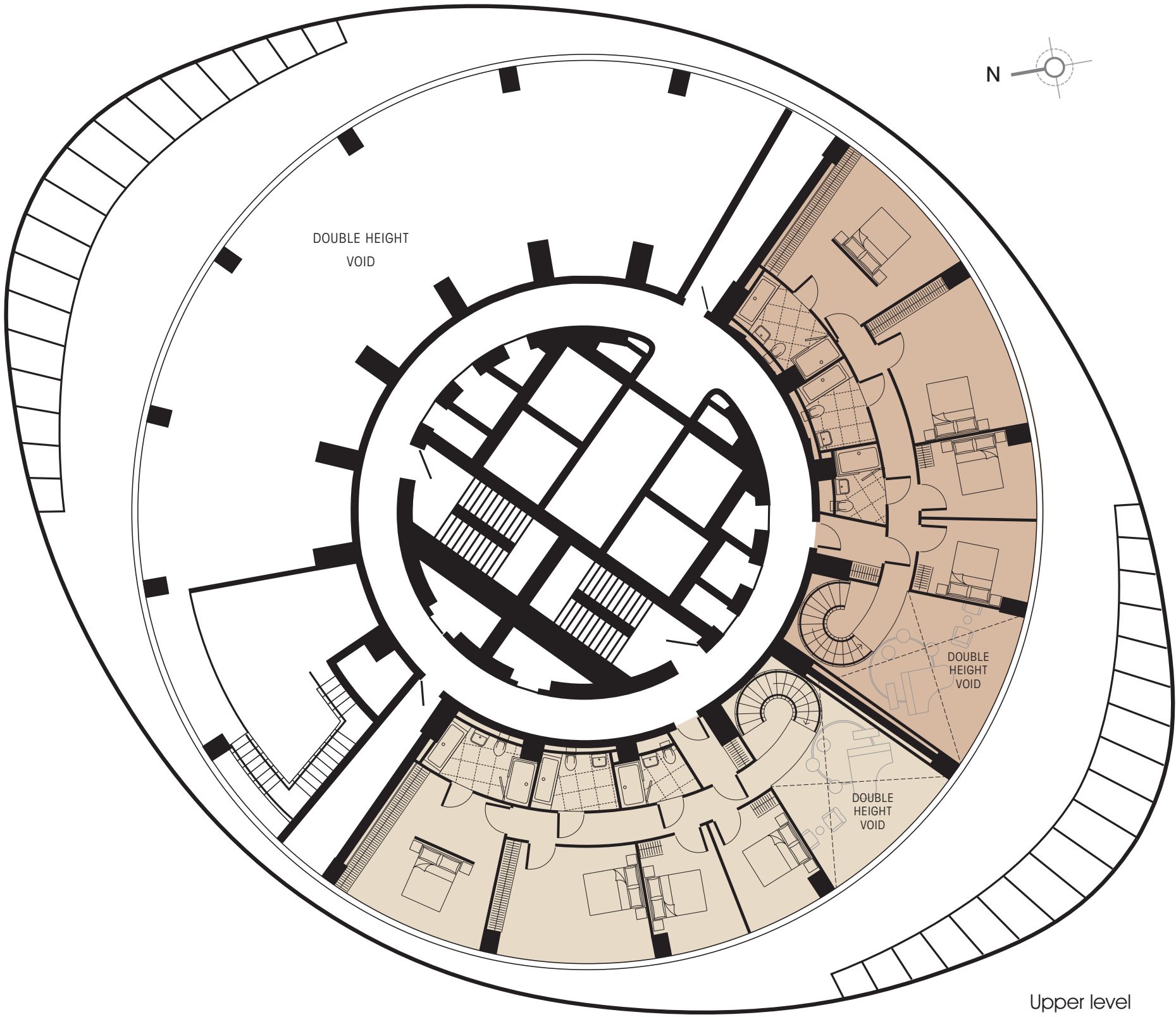
	TYPE	INTERNAL AREA		BALCONY AREA	
4301	2 Bedroom	67.6 sqm	728 sqft	18.5 sqm	199 sqft
4302	3 Bedroom	119.8 sqm	1290 sqft	120.7 sqm	1299 sqft
4303	1 Bedroom	50.1 sqm	539 sqft	20.2 sqm	217 sqft
4304	Studio	33.3 sqm	358 sqft	7.3 sqm	78 sqft

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

duplex penthouse level 44



duplex penthouse level 45



	TYPE	INTERNAL AREA		BALCONY AREA	
4401	4 Bedroom	243.5 sqm	2622 sqft	87.7 sqm	944 sqft
4402	4 Bedroom	243.5 sqm	2622 sqft	77.7 sqm	836 sqft



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

A JOINT DEVELOPMENT BY

 **FROGMORE**
PROPERTY. PROPERLY.®

 **Galliard**
Homes

 **LBS PROPERTIES**

O'SHEA



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TOWER**

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LONDON E14

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All interiors and images of the development are computer generated, precise details may vary. Baltimore Tower is a preferred marketing name.



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