



mwe

marine wharf east

SURREY QUAYS • LONDON

JUNE 2017

GALLIARD HOMES

DELIVERING UNPRECEDENTED
NEW LEVELS OF

Regeneration

TO SURREY QUAYS

marine wharf east

A DYNAMIC DEVELOPMENT IN A LOCATION
DESTINED FOR
LONG TERM GROWTH



Galliard
Homes



Canary Point

Harbourside

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- **Luxurious new** 1, 2 & 3 bedroom apartments and 2 bedroom duplex penthouses amid 1800 sqm of landscaped public open space.
- **Strategically located** to maximise on the Capital's global centres of commerce - the City & Canary Wharf.
- Little over **10 minutes** walk from Surrey Quays Overground Station.
- **1 stop** (1 minute) from Jubilee Line connections at Canada Water.
- **2 minutes** walk from South Dock marina - the largest in London.
- **2 minutes** walk from the scenic Thames path, trailing the River Thames for 40 miles.
- **15 minutes** walk from Surrey Quays shopping centre.
- **5 minutes** walk from Greenland Pier and Thames Clipper services to Canary Wharf in 4 minutes.
- **7 minutes** journey time from Surrey Quays to Canary Wharf, the DLR and Crossrail (2018).
- **8 minutes** journey time from Surrey Quays to London Bridge, the fourth largest transport hub in the Capital.


Galliard
Homes



Today, Surrey Quays provides an outstanding example of Docklands regeneration and massive inward investment. From former derelict docks to a colourful fusion of contemporary architecture, parkland and bustling activity centred around its two principal expanses of open water - Greenland Dock and South Dock, now a cosmopolitan marina and the largest in London.

A short walk from the apartments lies Surrey Quays Shopping Centre with over 40 stores and a food court, and directly opposite, Southwark Park - 63 acres of wooded parkland, wildlife gardens, boating lake, art gallery and numerous sports facilities.



A cultural oasis ON YOUR DOORSTEP



Continuing outdoor pursuits, residents will be just a few minutes walk from the River Thames itself - and its winding path that follows the River from Hampton Court Palace to the Thames Barrier - a 40 mile stretch of the Thames Path (a UK national trail) passing minutes from the development.

Residents at Marine Wharf East will be a stone's throw from transport, shopping, water sports, traditional inns and constant reminders of the nautical legacy of Surrey Quays.





The statistics that support Canary Wharf as a district for global commerce, investment, advanced transport, leisure and sophisticated cultural finesse are endless.

And perhaps most significantly, residents at Marine Wharf East will be brilliantly placed to maximise on this international showcase that is now home to one of the UK's largest collections of public art, the largest health club and now employs the largest number of bank executives in Europe.

A 7 minute hop into vast shopping malls that redefine fashion, brand names that rival Bond Street and a world of entertainment, recreation and cuisine to suit every taste.



7 MINUTES FROM THE HEART OF CANARY WHARF
AND A CATCHMENT IN EXCESS OF 100,000 EMPLOYEES

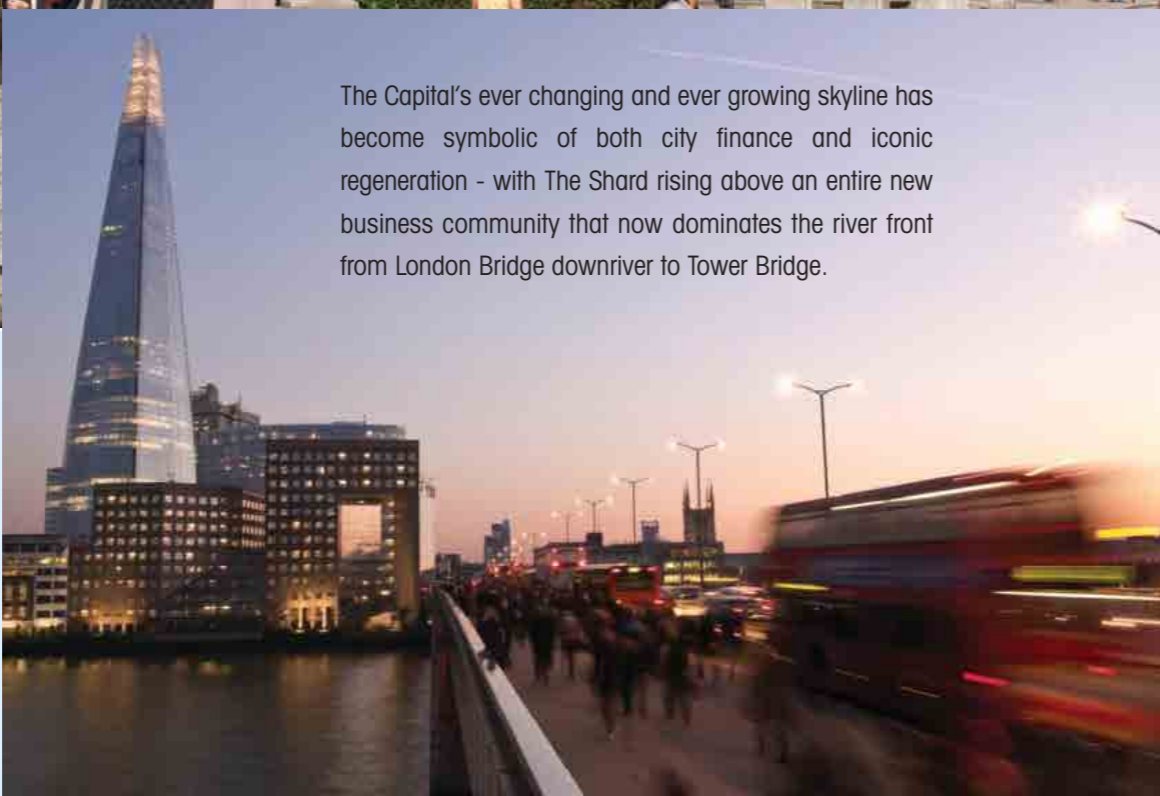
AND AS MASSIVE INVESTMENT CONTINUES TO FUEL THE ROYAL DOCKS
LONDON'S THIRD BUSINESS DISTRICT IS SET TO UNLOCK IMMEASURABLE ECONOMIC GROWTH TO THE AREA





8

MINUTES FROM LONDON BRIDGE QUARTER
THE NEW GATEWAY TO THE CITY



The Capital's ever changing and ever growing skyline has become symbolic of both city finance and iconic regeneration - with The Shard rising above an entire new business community that now dominates the river front from London Bridge downriver to Tower Bridge.



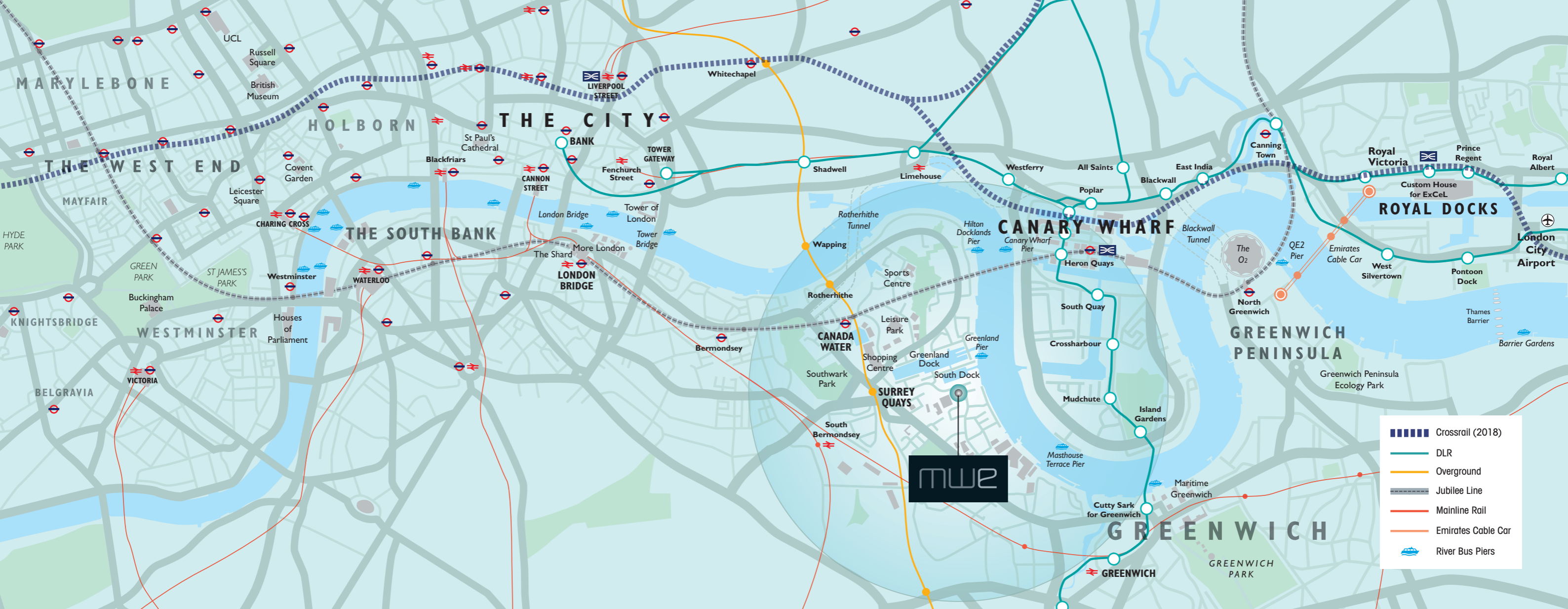
When fully occupied, London Bridge Quarter and More London will have a new business community in excess of 35,000 employees.

Over 300,000 people from the workforce that turns the mighty wheels of city finance - with the majority commuting daily.

Marine Wharf East will be a 10 minute hop from Bank - in the heart of this high end corporate sector.

London Bridge Station is the fourth busiest transport hub in the country and when fully transformed will have the largest new concourse in the UK - creating 66% more space while enabling Thameslink trains to arrive and depart every 3 minutes.

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9

MINUTES FROM TWO CROSSRAIL INTERCHANGES
CONNECT WHEN IT COUNTS

Theatreland, Leicester Square, Soho, the South Bank - so many names and places synonymous with the Capital and all so deceptively close to Marine Wharf East. Residents can literally cross the Capital in minutes, whether shopping in Surrey Quays or Selfridges on Oxford Street, whether dining at the local or al-fresco style at the Oxo Tower, overlooking The City - it's simplicity, convenient and connected.

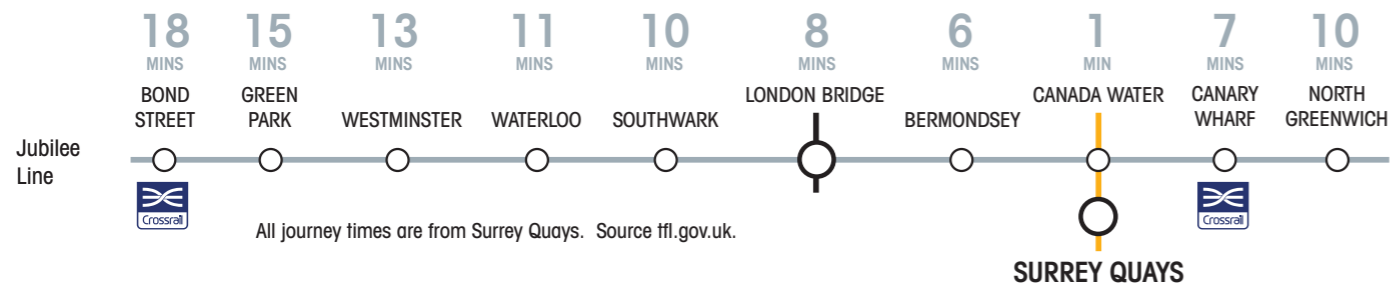


London's principal universities within convenient proximity include:

University of Greenwich Nearest station Greenwich DLR	18 mins	London School of Economics Nearest station Temple	13 mins
Queen Mary University of London Nearest station Mile End	12 mins	University of Westminster Nearest station Oxford Circus	14 mins
City University London Nearest station Angel	12 mins	University of East London Nearest station Stratford	17 mins
King's College London Nearest station Temple	13 mins	University College London Nearest station Euston Square	20 mins

Typical journey times from Canada Water to the nearest station, does not include walking or waiting times.





Connect by Overground

The East London line connects Surrey Quays travelling north to Wapping, Shadwell (and the DLR) and within one further stop Whitechapel - a new Crossrail interchange 9 minutes direct from Surrey Quays. From Whitechapel lie the fabulously trendy districts of Shoreditch and Hoxton.

Connect by Underground

Residents will join London's tube network at Canada Water, with the Jubilee Line providing over 36 kilometres of fast track connections to all tube lines and strategic locations from Stratford to Swiss Cottage. The Northern line connects at London Bridge with a 1 minute service to Bank in the heart of The City.

Connect by DLR

The DLR is currently the Capital's most advanced and automated transport network with connections at nearby Shadwell (11 mins) or Canary Wharf (7 mins), linking the City to Stratford, London City Airport and Greenwich south of the river. The DLR will also have 3 Crossrail interchanges scheduled for service in 2018.

Connect by Mainline

The nearest mainline rail services are at London Bridge - one of the most well connected and fourth largest transport hub in the Capital, with a brand new concourse linking tube, rail, bus and Thameslink services. London Bridge mainline also serves London Gatwick Airport.

Connect by Air

Residents will be around 20 minutes travel time to London City Airport - with direct flights to over 30 European destinations and an international service to New York JFK. London Heathrow and London Gatwick are both within 50 minutes of Marine Wharf East.

Connect by Crossrail

With the nearest interchange 7 minutes from Surrey Quays at Canary Wharf, Crossrail will transform travel across the metropolis, linking directly to London Heathrow Airport. The new hub at Canary Wharf will be one of its largest stations with 6 storeys, 4 being retail, along with a landscaped park, restaurant and numerous community facilities.

Connect by River Bus

Thames Clippers operate a commuter service from embankment to Canary Wharf, Greenwich, the O2 Arena and Woolwich Arsenal Pier. Residents will be around 5 minutes walk from this highly efficient service which stops at Greenland Pier on the eastern end of Greenland Dock - with a journey time of just 4 minutes to Canary Wharf pier.



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Surrey Quays

Southwark Park

London Bridge Quarter

Surrey Quays Shopping Mall

Tower Bridge

Canada Water

The Square Mile

Greenland Dock

South Dock Marina

Queen Mary University of London

Greenland Pier



Harbourside ▲

Canary Point ▶

Marine Wharf East comprises two principal apartment buildings - Canary Point, the larger, offering 116 luxurious 1, 2 and 3 bedroom apartments, and 4 magnificent 2 bedroom duplex penthouses. Harbourside will provide 65 stunning apartments in similar style to Canary Point.

The Development

Canary Point and Harbourside

The development will have a central communal Home Zone, providing access from Plough Way linking through to Carteret Way with both blocks designed around landscaped courtyards.

The development will also provide secure lower ground car parking within each block.



Canary Point looking towards the development's Home Zone



Canary Point view from Grove Street



Canary Point view from Carteret Way



Marine Wharf East has been designed to maximise on natural light with virtually all apartments having a private terrace or balcony, with selected apartments in Canary Point enjoying extensive terrace space. The overall site will also incorporate approximately 1,800 square metres of landscaped public open space creating an undulating green expanse on its southern boundary.

Development features include:

- Choice of exclusive 1, 2 & 3 bedroom apartment styles.
- Two communal landscaped courtyard gardens.
- All apartments with private terrace, balcony or roof terrace.
- 1800 sqm of open space, 1 minute away from Thames Path Walk that stretches for 40 miles along the river.
- Secure lower ground parking and cycle storage available in both apartment blocks.
- Each apartment finished and equipped to Galliard Homes' premier specifications, including rustic oak engineered timber flooring and Smeg kitchen appliances.
- Two passenger lifts serving each apartment core and lower parking levels.
- Many apartments with panoramic views towards Canary Wharf, the River Thames and South Dock Marina.
- Green roof ecological sustainability to both apartment blocks.
- Soft and hard landscaped Home Zone division integrating apartment blocks and communal access.
- Car Club bay within Home Zone.



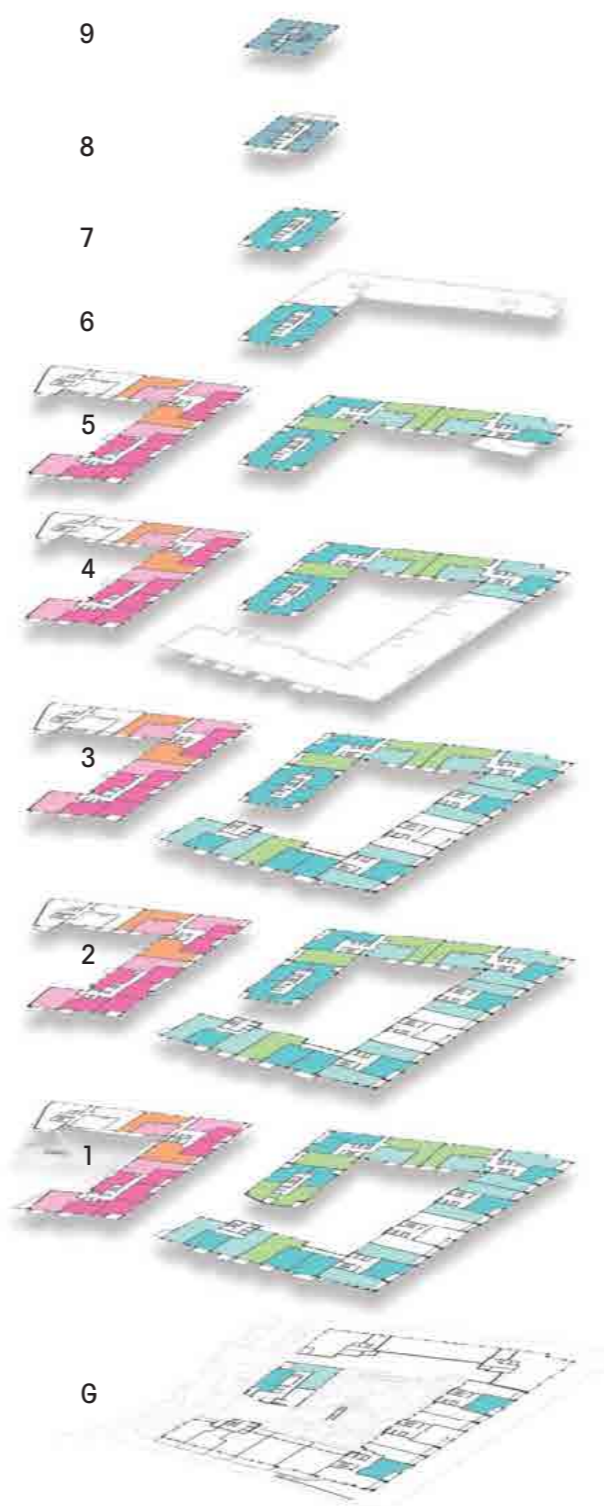
Illustrative site plan showing first floor apartment levels with podium and ground level landscaping.



Computer generated image.

Soaring elevations and striking façades

will blend seamlessly with soft landscaped surroundings



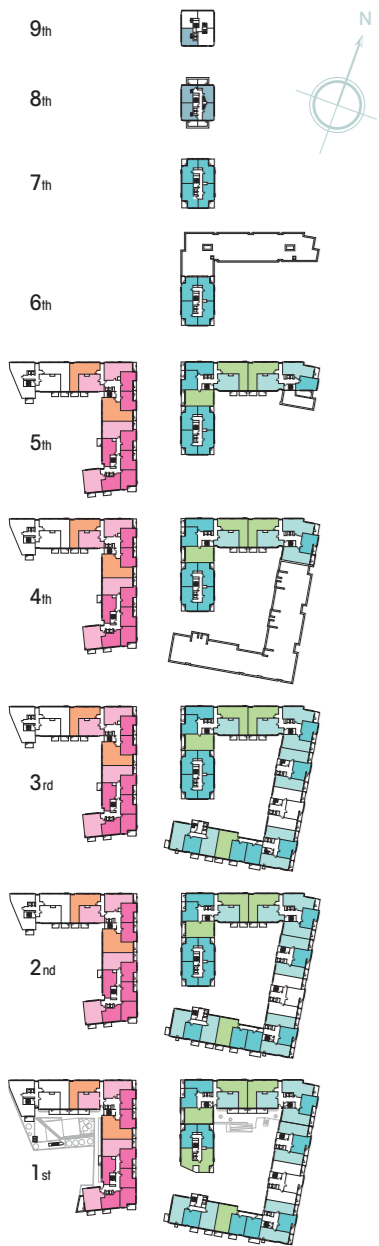
Canary Point will offer a choice of apartment styles arranged around its courtyard from ground to fourth floor and then from fifth to ninth floor within its tower.

The two upper levels, eighth and ninth, will comprise 4 spectacular 2 bedroom duplex penthouses, each with dual aspect views.

Harbourside will provide a similar choice of 1, 2 & 3 bedroom apartments arranged from first to fifth floor - rising above its own landscaped podium courtyard.

Superb views from dawn to dusk

Actual view from Canary Point Tower - level 7 and upwards



7-9th



5-6th



3-4th



1-2nd





Highly refined specifications and exclusive finishes
the hallmark of Galliard Homes

Images are show suites at other Galliard developments.

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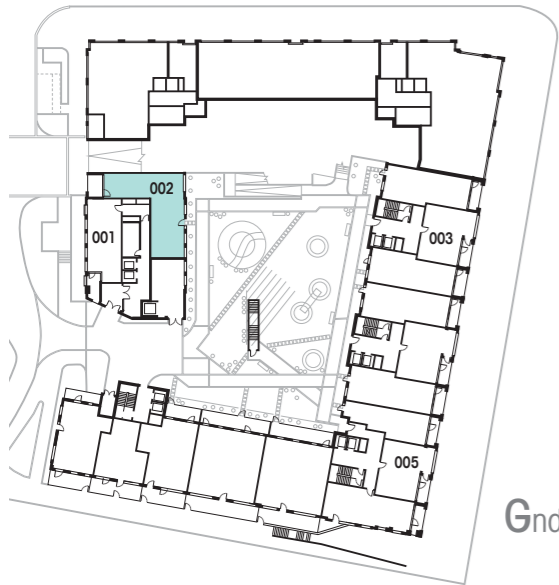


3rd

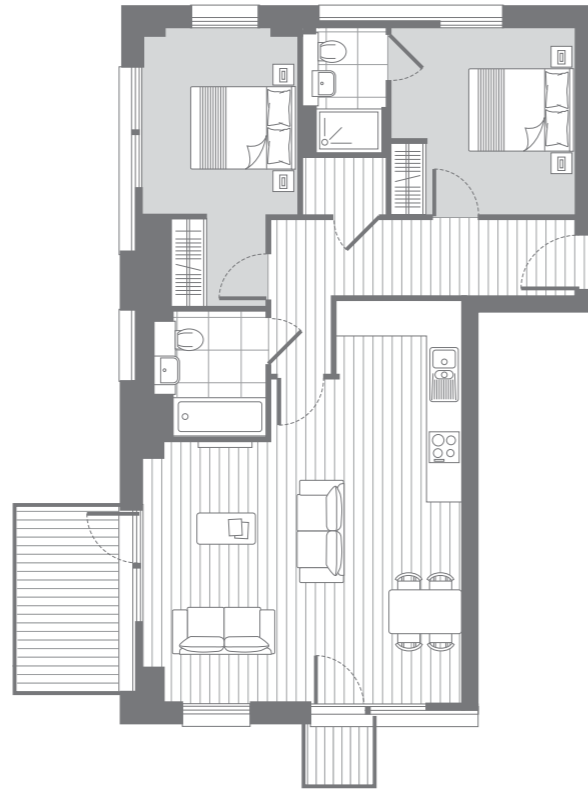
2ND FLOOR NOT SHOWN



1st

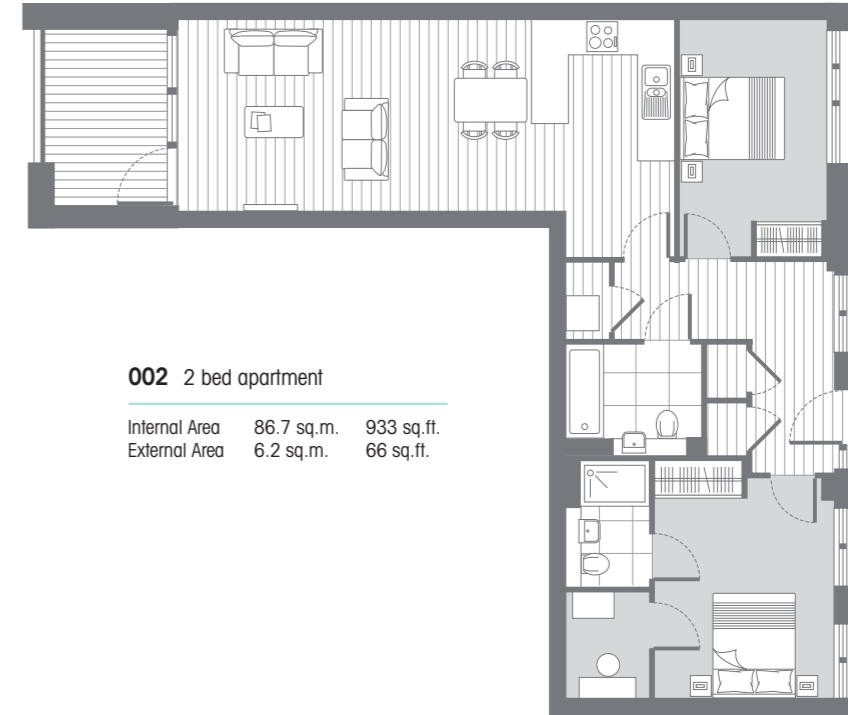


Gnd



329 2 bed apartment

Internal Area 82.4 sq.m. 887 sq.ft.
External Area 7.8 sq.m. 84 sq.ft.



002 2 bed apartment

Internal Area 86.7 sq.m. 933 sq.ft.
External Area 6.2 sq.m. 66 sq.ft.



101 3 bed apartment

Internal Area 103.4 sq.m. 1114 sq.ft.
External Area 4.2 sq.m. 45 sq.ft.

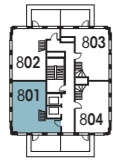
CANARY POINT BLOCK A

2 & 3 BED APARTMENTS
LEVELS GND - 1ST

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Total areas are correct to within 5%.



9th

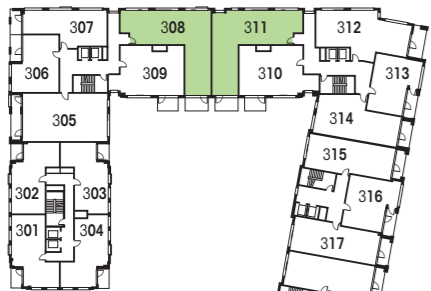


8th

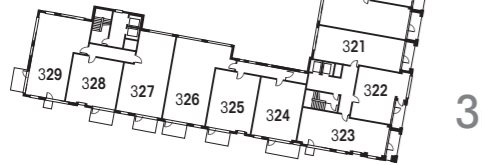
5TH, 6TH & 7TH FLOOR NOT SHOWN



4th



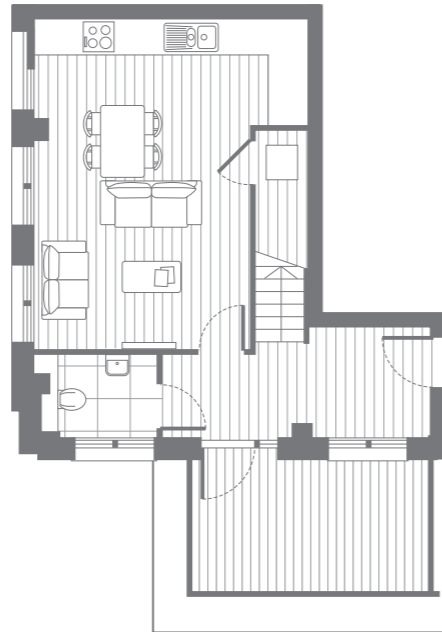
3rd



2nd



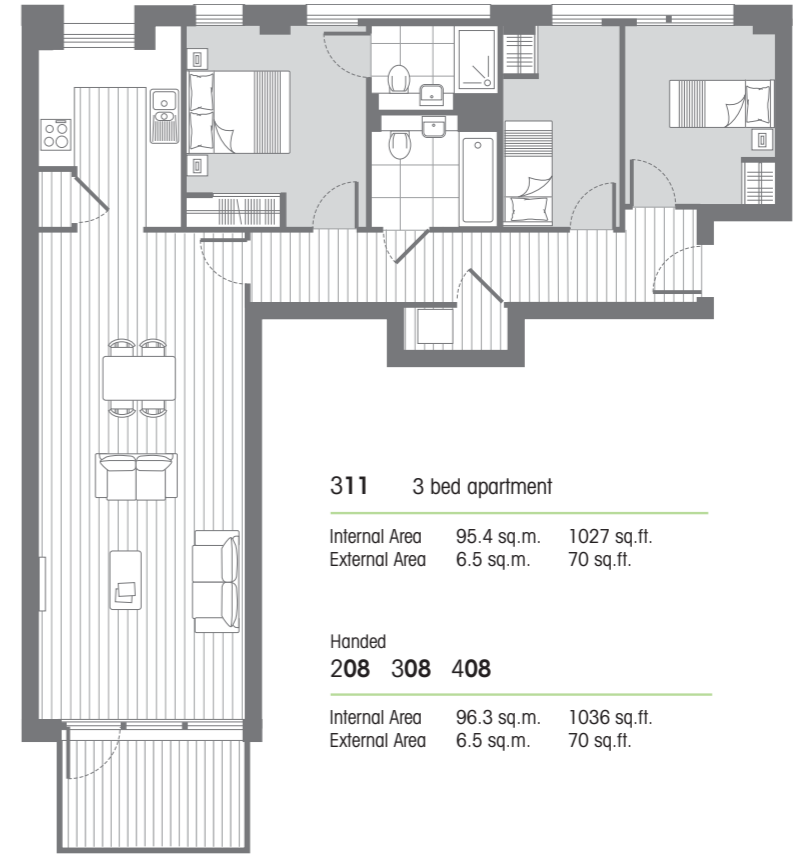
9TH FLOOR



8TH FLOOR

801 2 bed duplex

Internal Area	85.0 sq.m.	915 sq.ft.
External Area	10.0 sq.m.	107 sq.ft.



311 3 bed apartment

Internal Area	95.4 sq.m.	1027 sq.ft.
External Area	6.5 sq.m.	70 sq.ft.

Handed

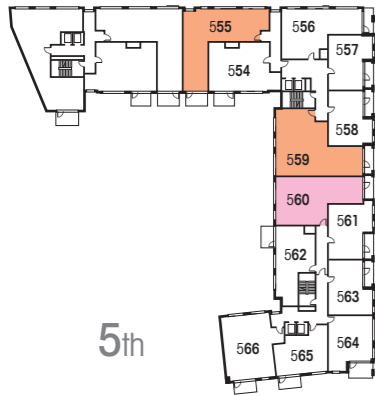
208 308 408

Internal Area	96.3 sq.m.	1036 sq.ft.
External Area	6.5 sq.m.	70 sq.ft.

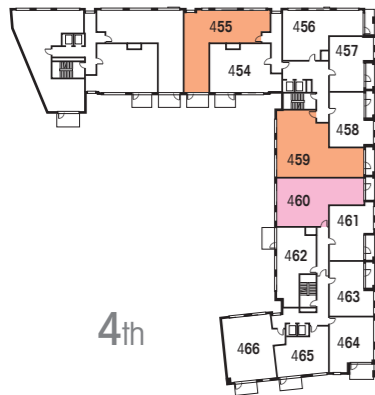
CANARY POINT BLOCK A

2 BED DUPLEX & 3 BED APARTMENTS
LEVELS 2ND -8TH

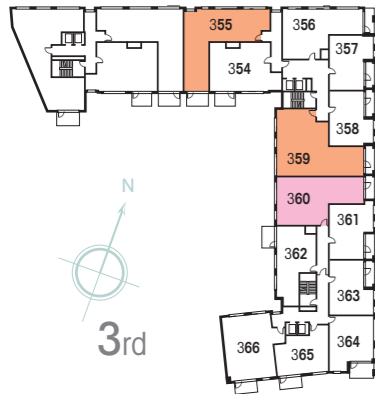
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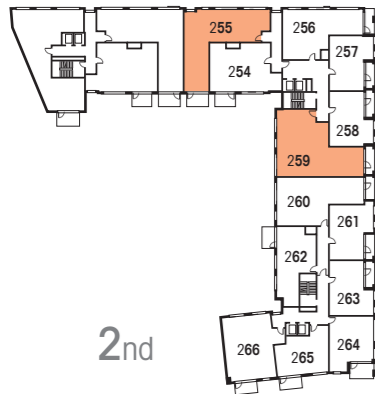
5th



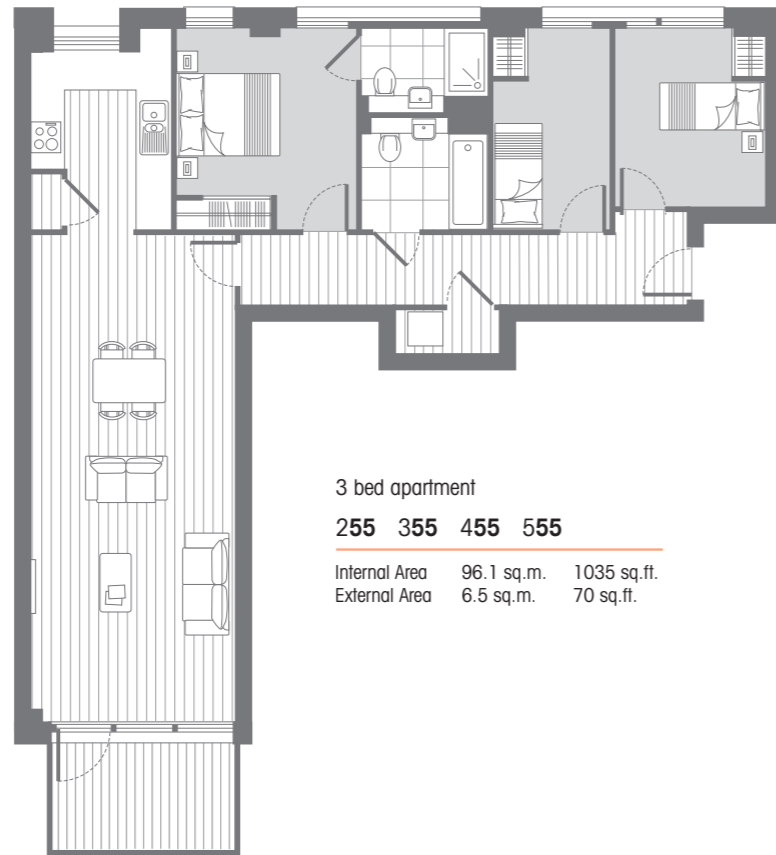
4th



3rd



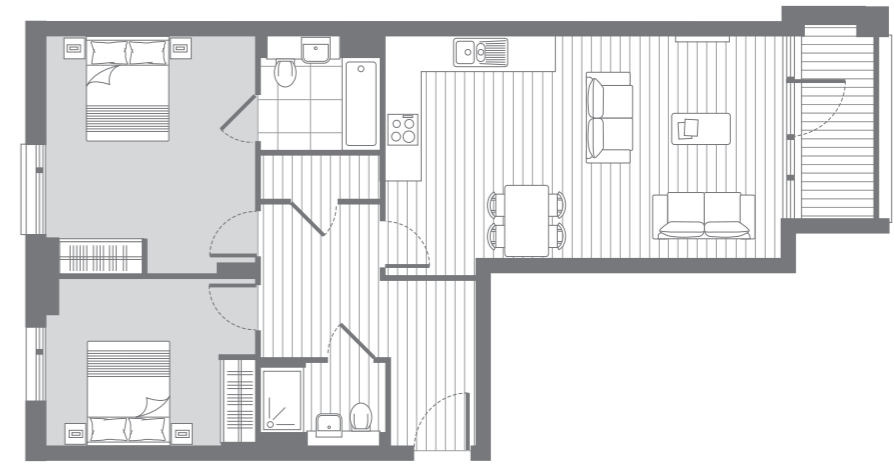
2nd



3 bed apartment

255 355 455 555

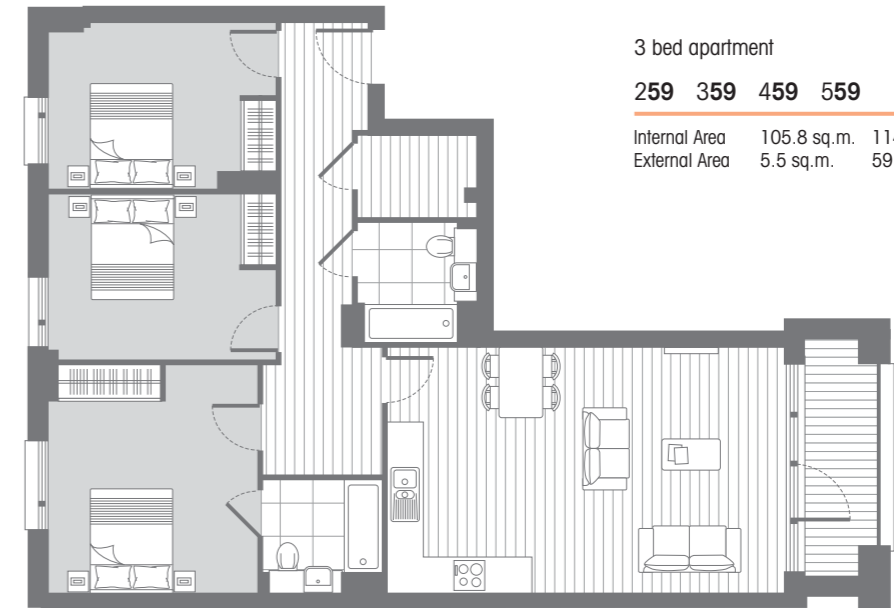
Internal Area	96.1 sq.m.	1035 sq.ft.
External Area	6.5 sq.m.	70 sq.ft.



2 bed apartment

360 460 560

Internal Area	83.7 sq.m.	902 sq.ft.
External Area	4.5 sq.m.	48 sq.ft.



3 bed apartment

259 359 459 559

Internal Area	105.8 sq.m.	1140 sq.ft.
External Area	5.5 sq.m.	59 sq.ft.

HARBOURSIDE

BLOCK B

2 & 3 BED APARTMENTS
LEVELS 2ND -5TH

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Total areas are correct to within 5%.

GENERAL

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings and architraves.
- Rustic oak 3 strip engineered timber flooring to living/dining, kitchen and hall areas.
- Internal doors oak veneer.
- Polished stainless steel door furniture.
- Brushed steel switch and socket plates.
- Recessed low energy downlighting.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled heating via radiators to all rooms.
- Double glazing throughout.

BEDROOMS

- Fully fitted oatmeal carpets throughout.
- Fully fitted wardrobes to all bedrooms.

KITCHENS

- Fully integrated Smeg appliances to include washer/dryer* & dishwasher, fridge/freezer, stainless steel oven, ceramic hob, microwave oven.
- High gloss white wall units with graphite base units and handleless design.
- Mid brown re-constituted stone worktops and upstands.
- Stainless steel 1 1/2 bowl inset sink with single lever monobloc tap.
- Glass splashback to hob.
- Underlighting to wall units.

* Freestanding where located in services cupboard.

BATHROOMS

- White sanitaryware throughout.
- Bath with chrome plated taps, including shower handset over and shower screen.
- Glass mirrored bath panel.
- Chrome heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and feature downlighting.
- 600 x 300mm beige ceramic wall tiling.
- 600 x 600mm mid brown coloured ceramic floor tiling.
- Chrome plated monobloc basin taps.
- Framed glass screen shower enclosures.
- Clear glass frameless bath screen.
- Thermostatically controlled and pressurised hot and cold water.

SECURITY

- Video entryphone system to each apartment.

COMMUNAL AREAS

- Tiled floors to entrance lobbies.
- Carpeted lift lobbies.
- Carpeted stairs and common corridors to all floor levels, except basement.
- Two lifts within each apartment core serving all floor levels and parking.
- Low energy wall lighting.



Galliard Homes official letting and management agents

new CONCEPT INTERIORS

Galliard Homes furniture solution specialists

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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 journey times stated are approximate, source tfl.gov.uk and google.com. Exterior images of the development are computer generated, precise details may vary.



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