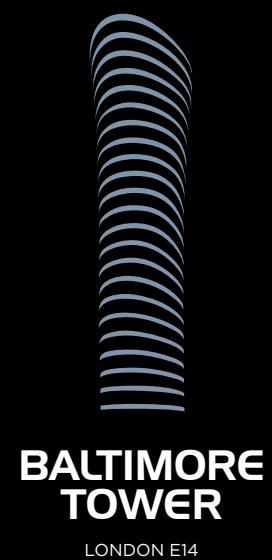


An abstract graphic featuring a series of concentric, blurred blue circles that create a sense of motion or depth. From a central point, several thin white lines radiate outwards, intersecting the blue circles. The entire composition is set against a solid black background.

ARENA DUPLEX COLLECTION

at baltimore tower

CROSSHARBOUR • LONDON E14



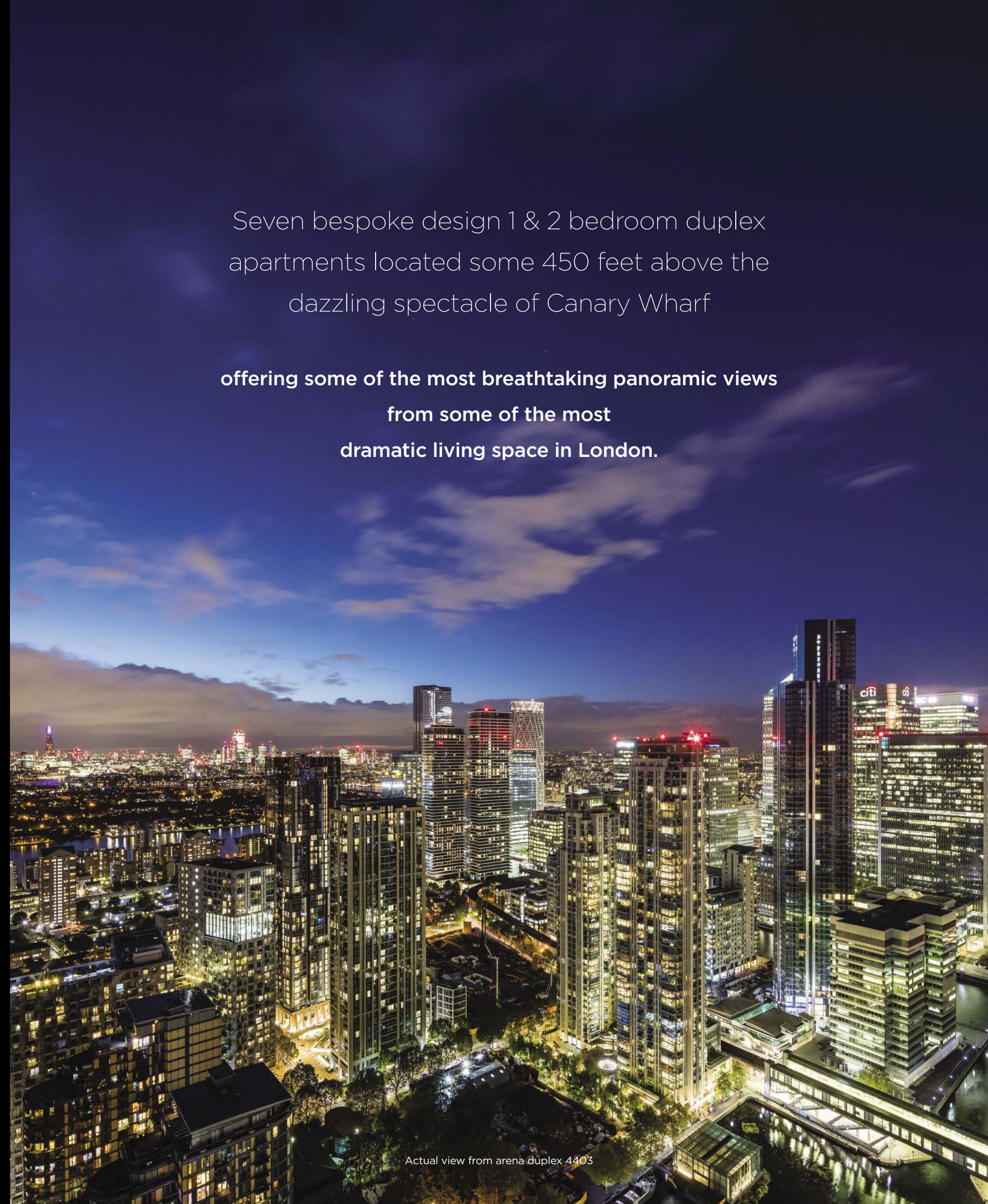
**BALTIMORE
TOWER**

LONDON E14

ARENA DUPLEX APARTMENT
collection

Seven bespoke design 1 & 2 bedroom duplex
apartments located some 450 feet above the
dazzling spectacle of Canary Wharf

**offering some of the most breathtaking panoramic views
from some of the most
dramatic living space in London.**



Actual view from arena duplex 4403

Baltimore Tower rises over 450 feet above London Docklands and it is at this breathtaking height that Galliard Homes present seven singularly sensational new duplex apartments - each offering a unique lifestyle opportunity within an award winning architectural masterpiece.

Built for accolades

DESIGNED BEYOND CONVENTION

Baltimore Tower has been awarded the accolade of:

BEST RESIDENTIAL HIGH RISE ARCHITECTURE
by the
International Property Awards 2017

This prestigious achievement further endorses Baltimore Tower as one of the Capital's most dynamic new landmarks - and a visual spectacle that is one of its kind in both the UK and Europe.



Architects:

Baltimore Tower has been designed by international and world renowned architects

SKIDMORE OWINGS & MERRILL INC (SOM) LONDON UK

The practice draws experience in more than 50 countries around The Globe and has completed in excess of 10,000 commissions including The Burj Khalifa in Dubai.

Joint venture partners:





mesmerising space
inside and out

Computer generated image of living/dining area. Arena duplex 4406



BALTIMORE TOWER

development overview

- The tower is a visually and architecturally unique spectacle on Canary Wharf's dynamic skyline.
- The residential apartments are all private with the Arena Duplex Collection sharing levels 44 & 45 - the highest and most dramatic levels for luxury London living.
- The tower features an imposing, double height entrance foyer with 24 hour concierge.
- Residents' facilities include a private lounge, large screen cinema room and proposed coffee bar at ground level.
- The development has secure lower level parking, new landscaped external space and public realm.
- Each apartment owner will have full membership and convenient access to 'The Club' a world class fitness and wellbeing complex - located in the adjacent Baltimore Wharf Building.









**BALTIMORE
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Residents of the seven Arena duplex apartments will be minutes from Docklands' automated DLR network, its newest (Jubilee) tube line and its major new Crossrail interchange, which when fully operational will traverse the entire metropolis in under 20 minutes. The forthcoming Elizabeth line will also connect to London Heathrow in under 40 minutes - enabling global travel with effortless ease and efficiency. In short, Baltimore Tower is strategically located for all forms of public transport including road, rail, river, tube and air connectivity.

Canary Wharf is now the hub of one of the UK's most advanced transport infrastructures

Proximity of key transport services from the Arena Duplex Collection at Baltimore Tower include:

-  **Crossharbour**
DLR services 2 mins walk
-  **Canary Wharf**
Jubilee line services 5 mins via DLR
-  **Canary Wharf**
Elizabeth line services 8 mins via DLR
-  **North Greenwich**
Emirates Air Line Cable Car 19 mins via tube
-  **Canary Wharf**
River Bus Pier 20 mins walk
-  **London Bridge**
Mainline services 6 mins via tube





THE LIFESTYLE

location overview

- Baltimore Tower is located within 2 minutes walk of Crossharbour DLR.
- Canary Wharf transport hub and access to Crossrail Place and the forthcoming Elizabeth Line will be 3 stops (5 minutes) via the DLR.
- When fully operational Crossrail will provide a 6 minute service to Liverpool Street and a 13 minute journey time to Bond Street in the heart of the West End.
- For international travel, London Heathrow will be 39 minutes direct from Canary Wharf on the Elizabeth Line.
- Canary Wharf's fabulous retail malls, restaurants, al-fresco bars and diverse array of cultural and recreational pursuits will all be easily accessible by foot or via the DLR.
- Residents of the Arena Duplex Collection will also be just 10 minutes on the DLR from the vibrant cosmopolitan centre of Greenwich Village, Maritime Greenwich and its vast royal parkland.

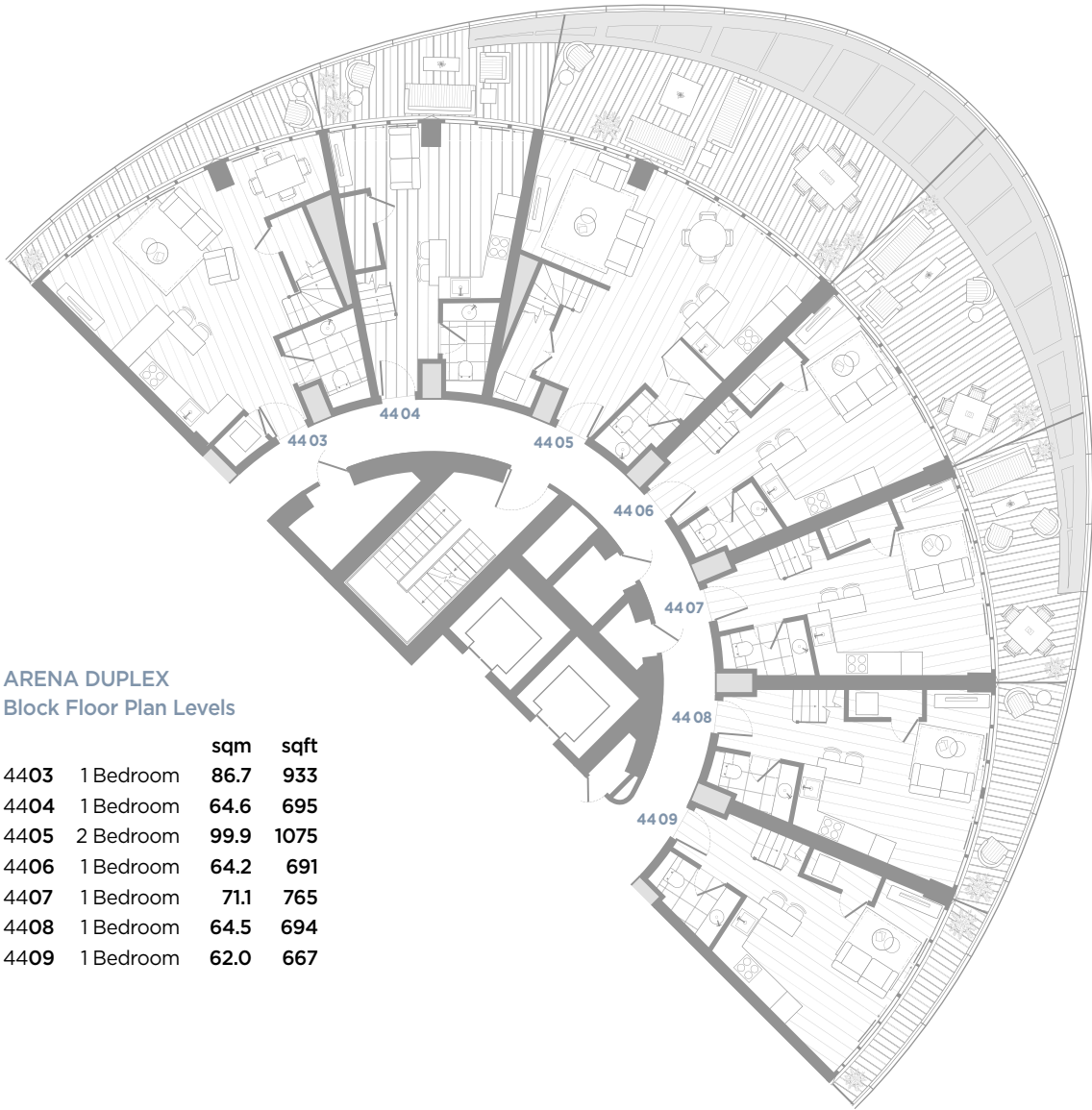


**BALTIMORE
TOWER**
LONDON E14



45

UPPER LEVEL



44

LOWER LEVEL

ARENA DUPLEX Block Floor Plan Levels

		sqm	sqft
4403	1 Bedroom	86.7	933
4404	1 Bedroom	64.6	695
4405	2 Bedroom	99.9	1075
4406	1 Bedroom	64.2	691
4407	1 Bedroom	71.1	765
4408	1 Bedroom	64.5	694
4409	1 Bedroom	62.0	667





The following pages show computer generated images of Arena duplex 4406.
Duplex 4404, 4407, 4408 & 4409 each have similar interior layout and finishes.







ARENA DUPLEX APARTMENT
collection



Actual views from Arena duplex 4403.



4403

lower level

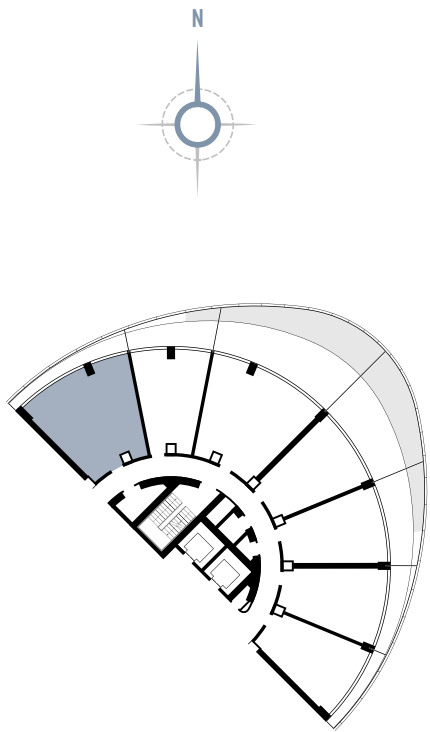
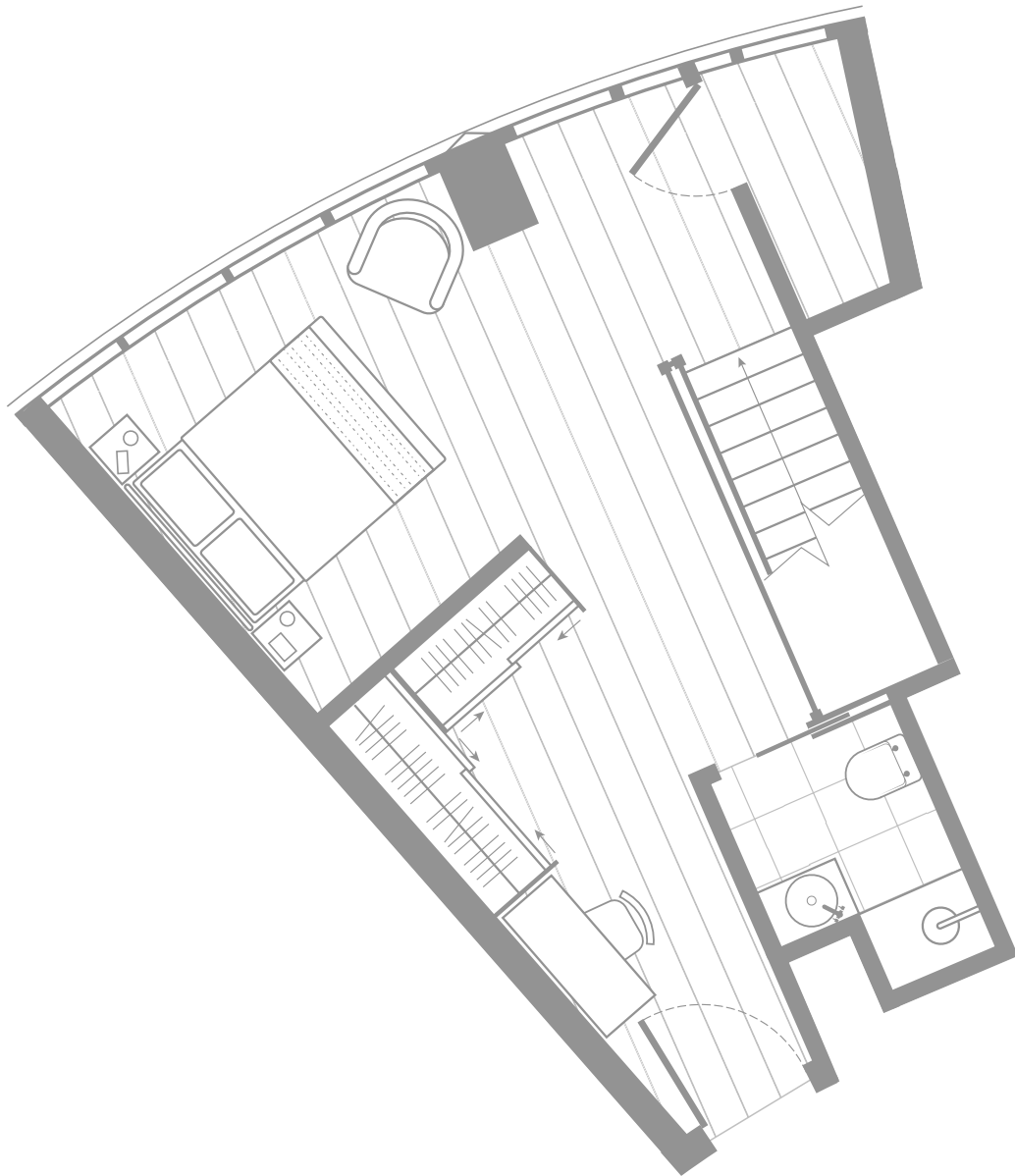


4403 is the largest of the six 1 bedroom duplex styles offering spectacular views from Canary Wharf sweeping west to London Bridge and the City.

Total Area:
Interior 86.7 sqm 933 sqft

4403

upper level

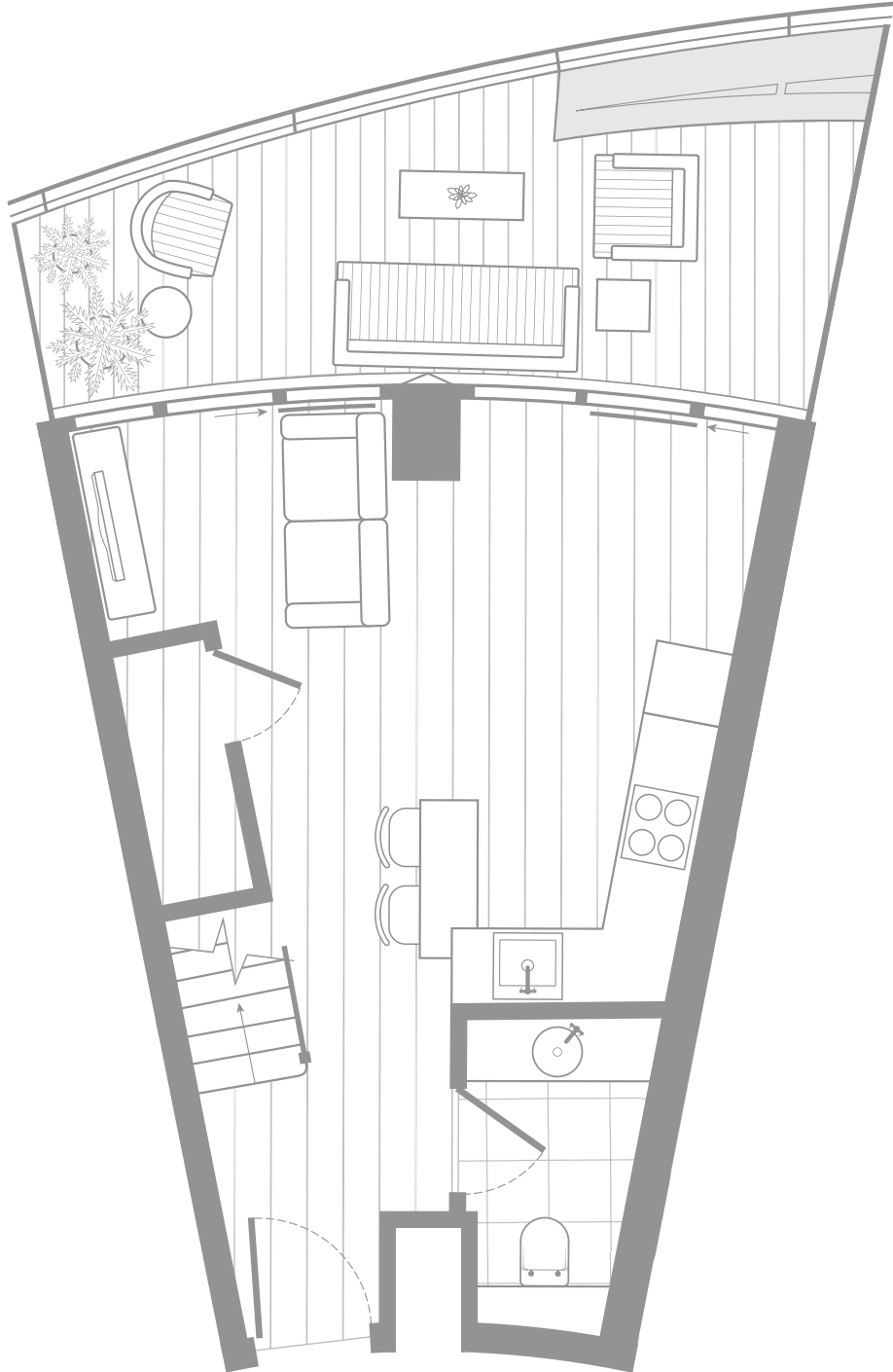


Actual views from Arena duplex 4404.



4404

lower level



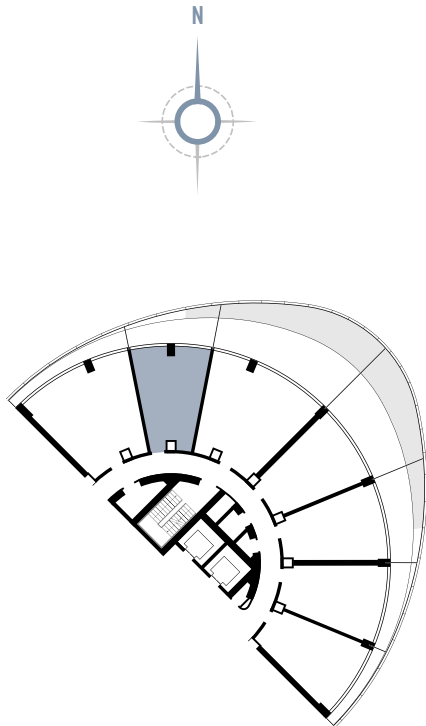
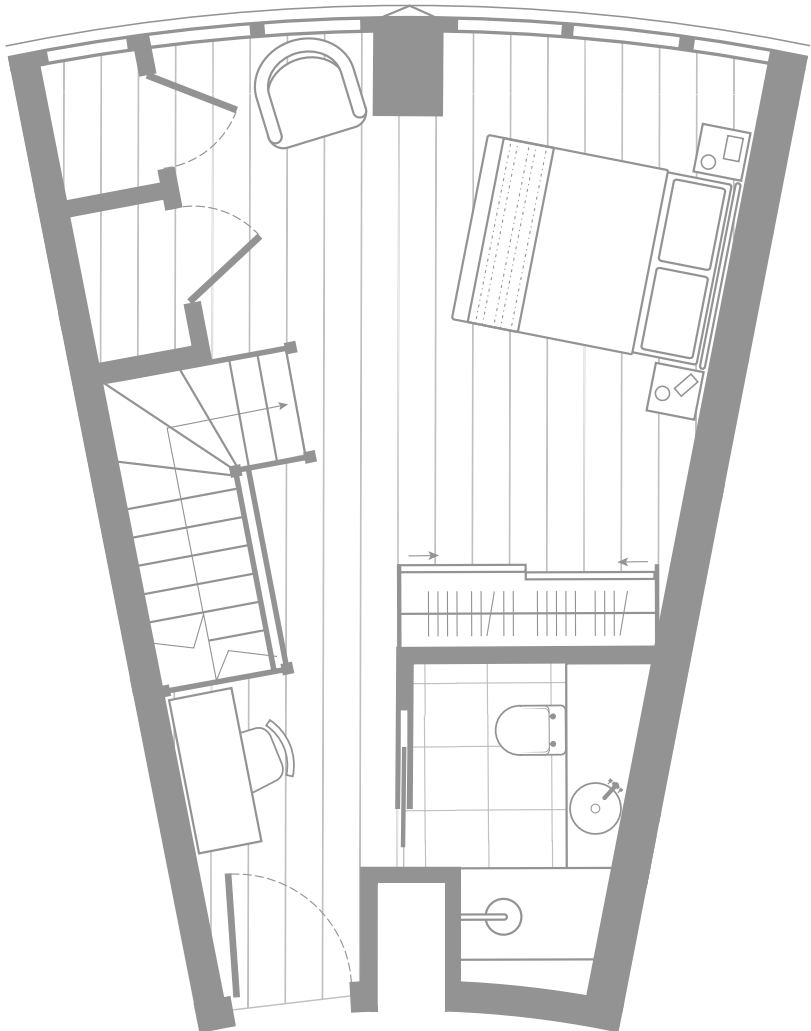
There are 5 of this 1 bedroom duplex style, each varying in orientation and terrace size.

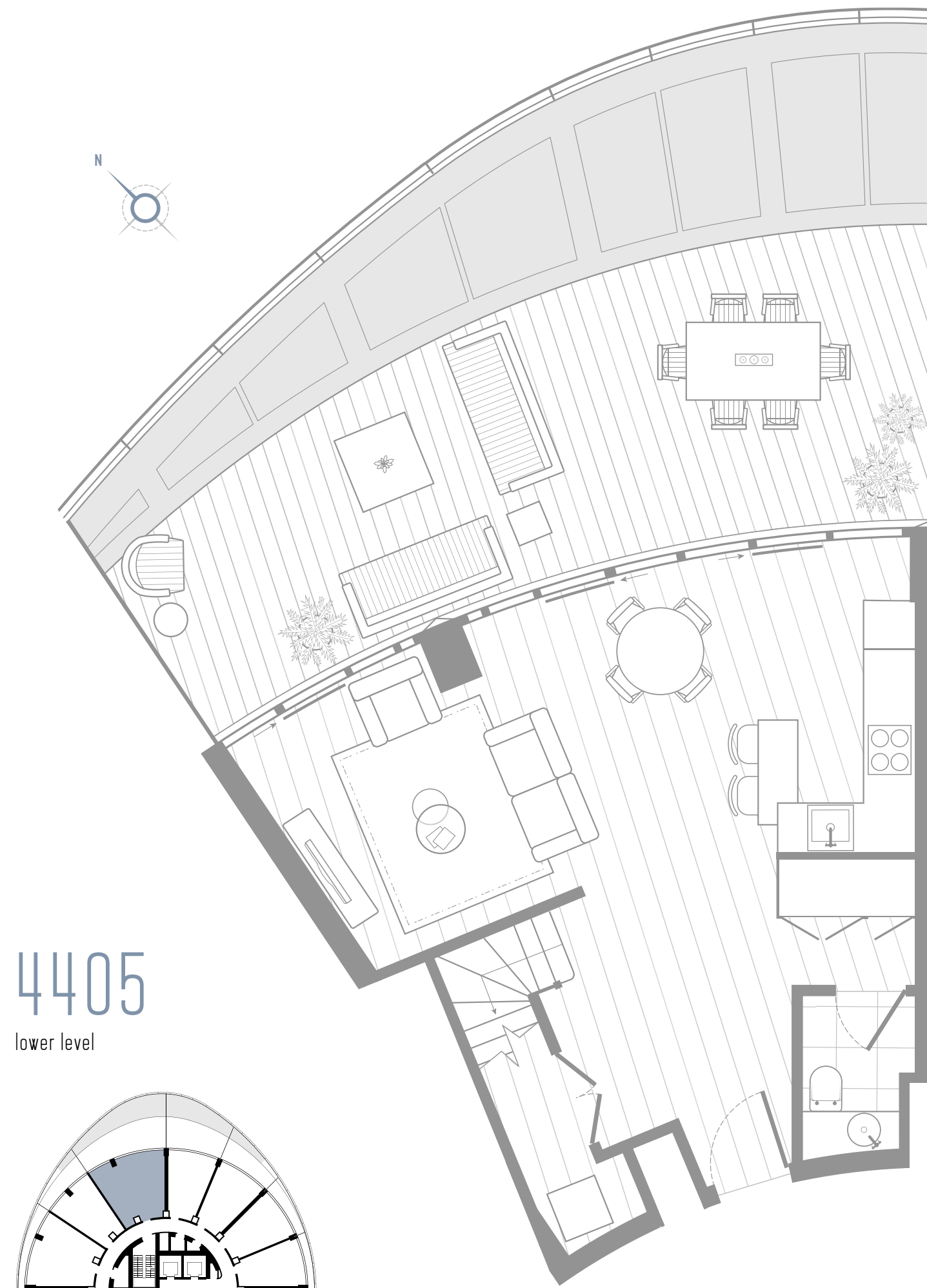
4404 enjoys the most northerly and direct views across the heart of Canary Wharf.

Total Area:
Interior **64.6 sqm 695 sqft**

4404

upper level

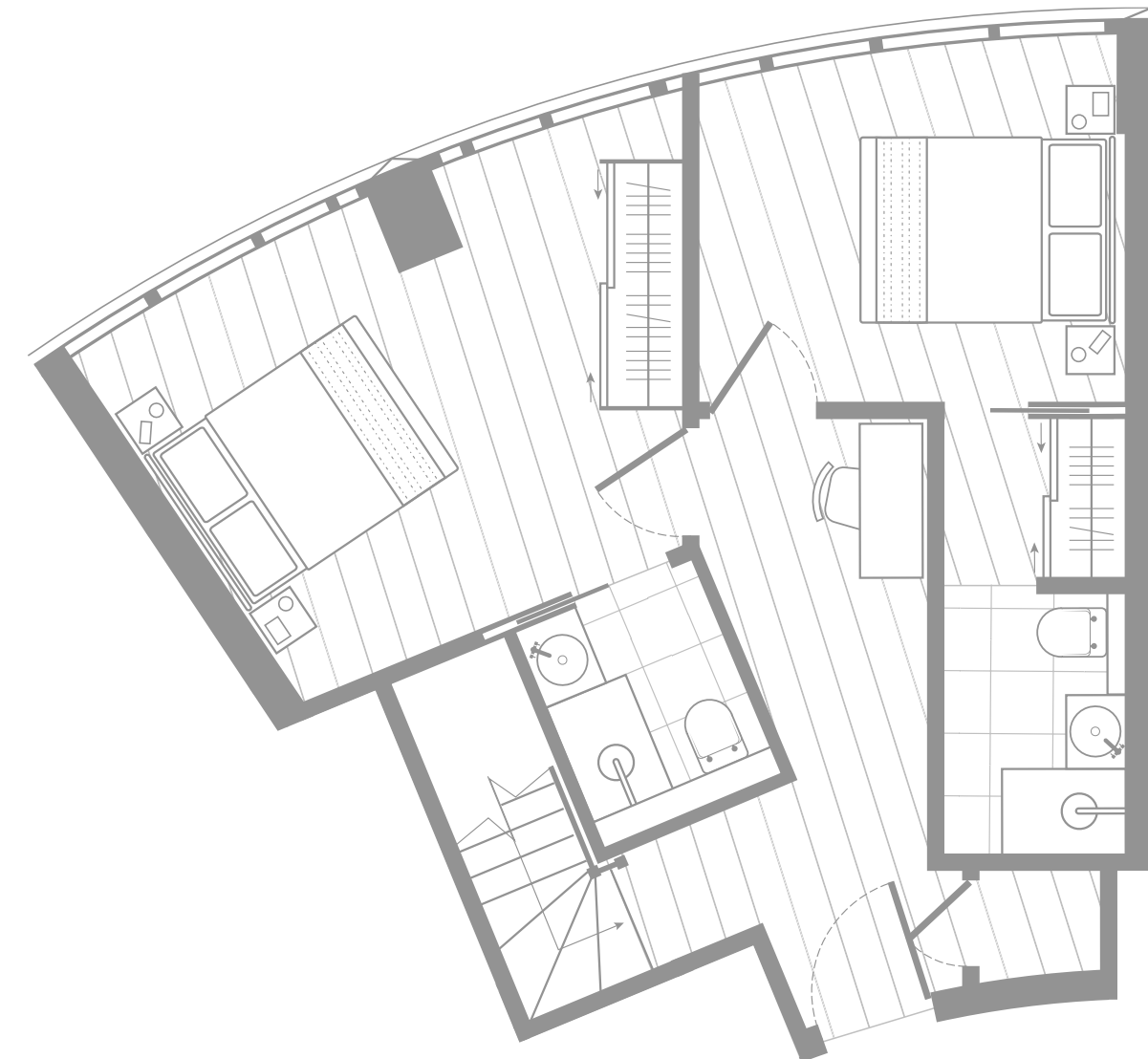




4405
lower level



Actual view from Arena duplex 4405.



This singularly spectacular 2 bedroom duplex offers the ultimate in luxurious living space combined with a vast terrace providing truly dramatic views from dawn to dusk.

Total Area:
Interior 99.9 sqm 1075 sqft

4405
upper level

This breathtaking spectacle
captures the sheer exhilaration of luxury
living 450 feet above Canary Wharf.

Actual view from Arena duplex 4405





Actual views from Arena duplex 4406.

4406 has the largest of the 1 bedroom style terraces which commands exceptional vistas to the north east taking in the entire Greenwich Peninsula.

Total Area:
Interior **64.2 sqm 691 sqft**

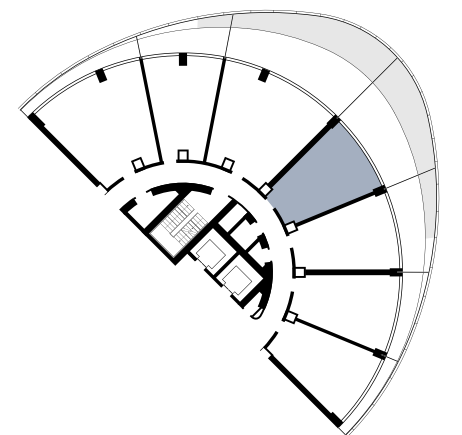
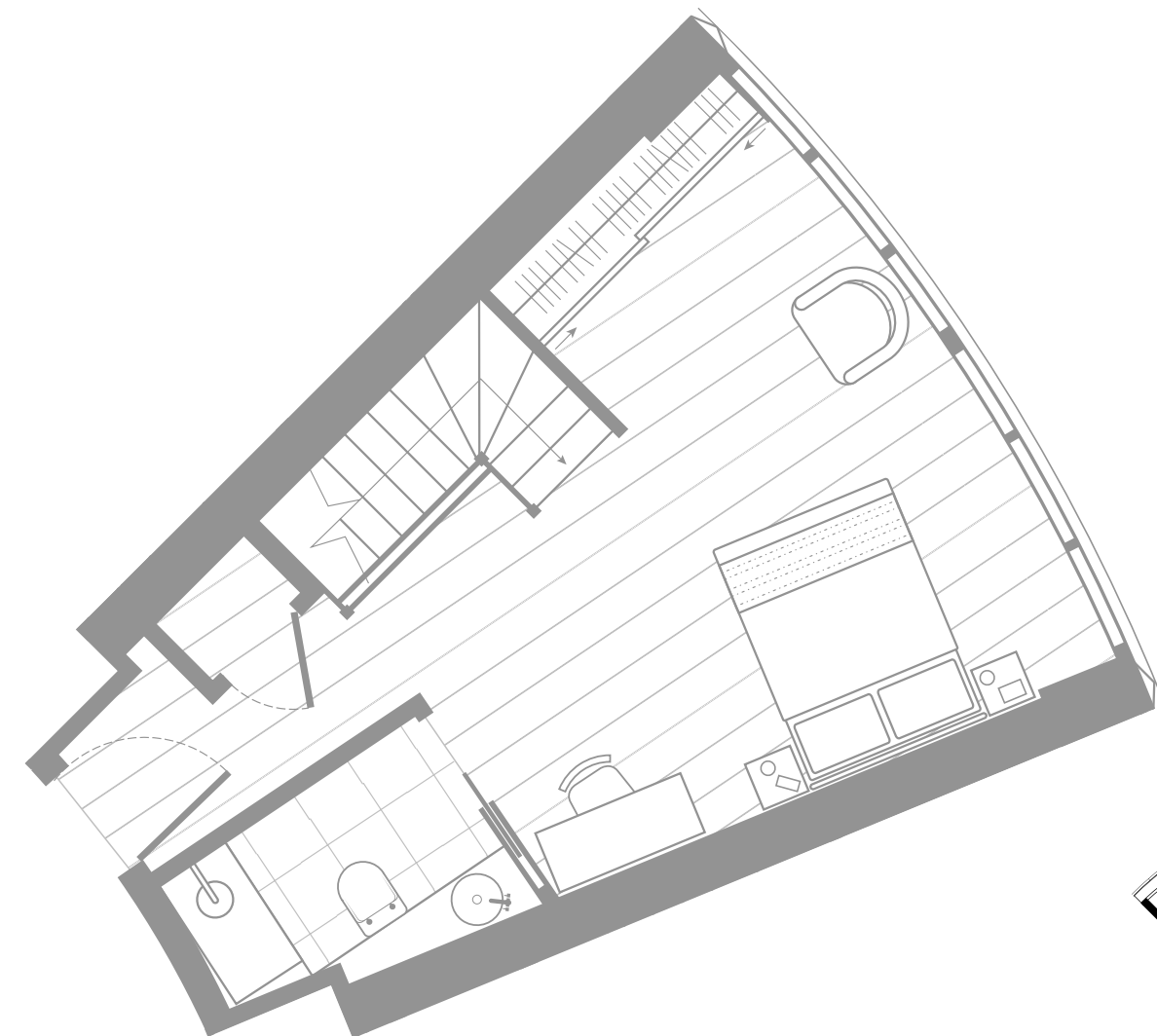
4406

lower level



4406

upper level



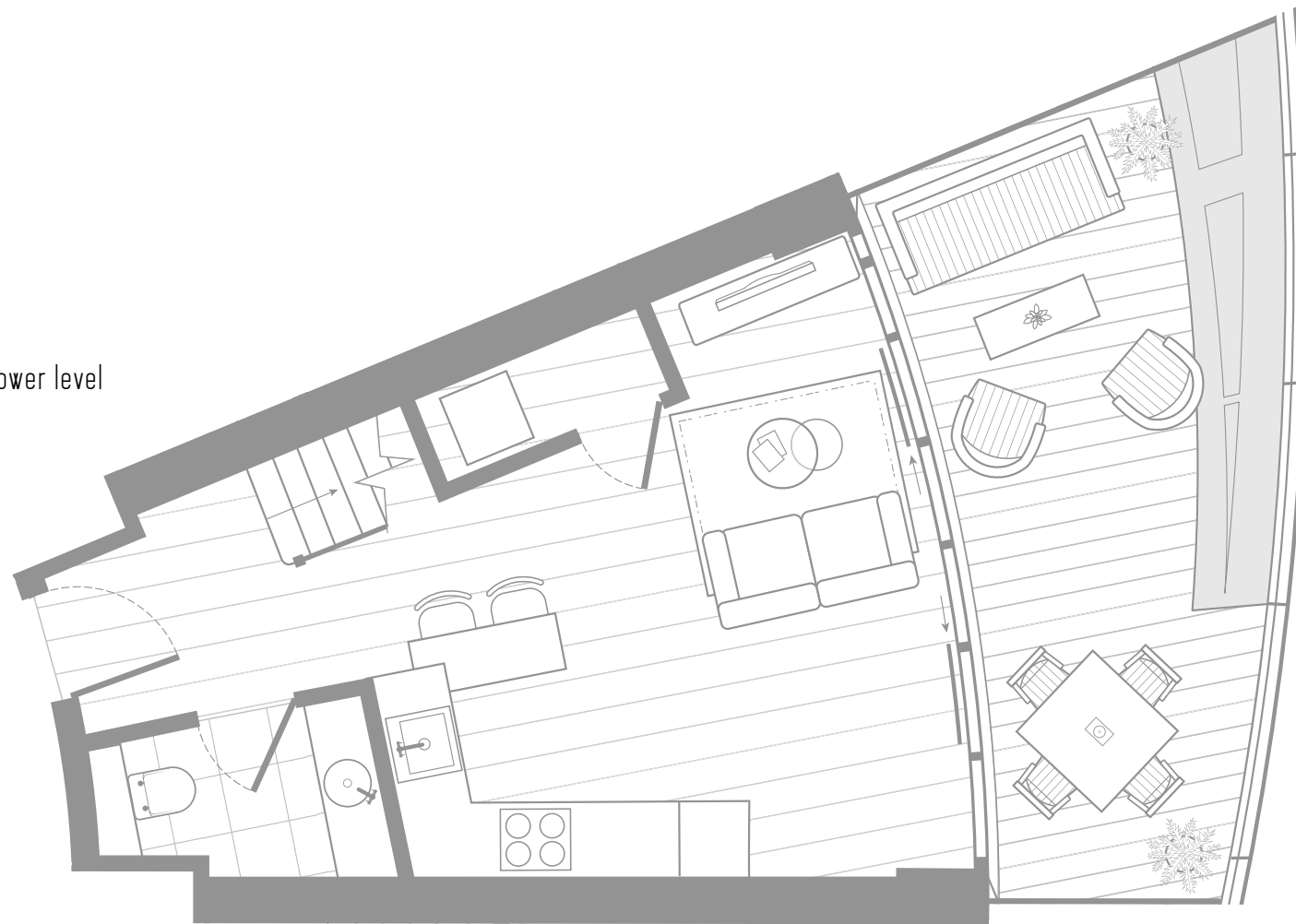
Floor plans are intended to be correct, precise details may vary. Total areas stated are accurate to within 5%.

4407

upper level



lower level

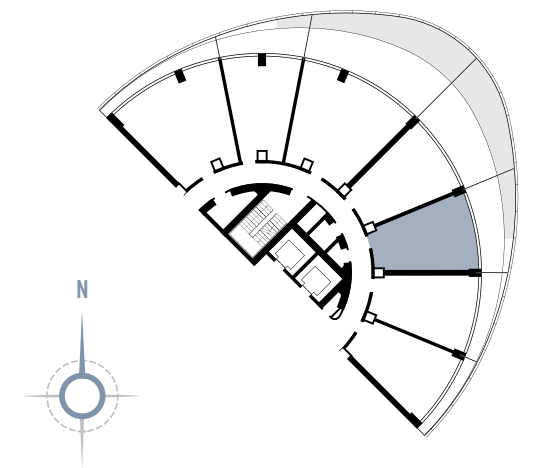


Actual views from Arena duplex 4407.



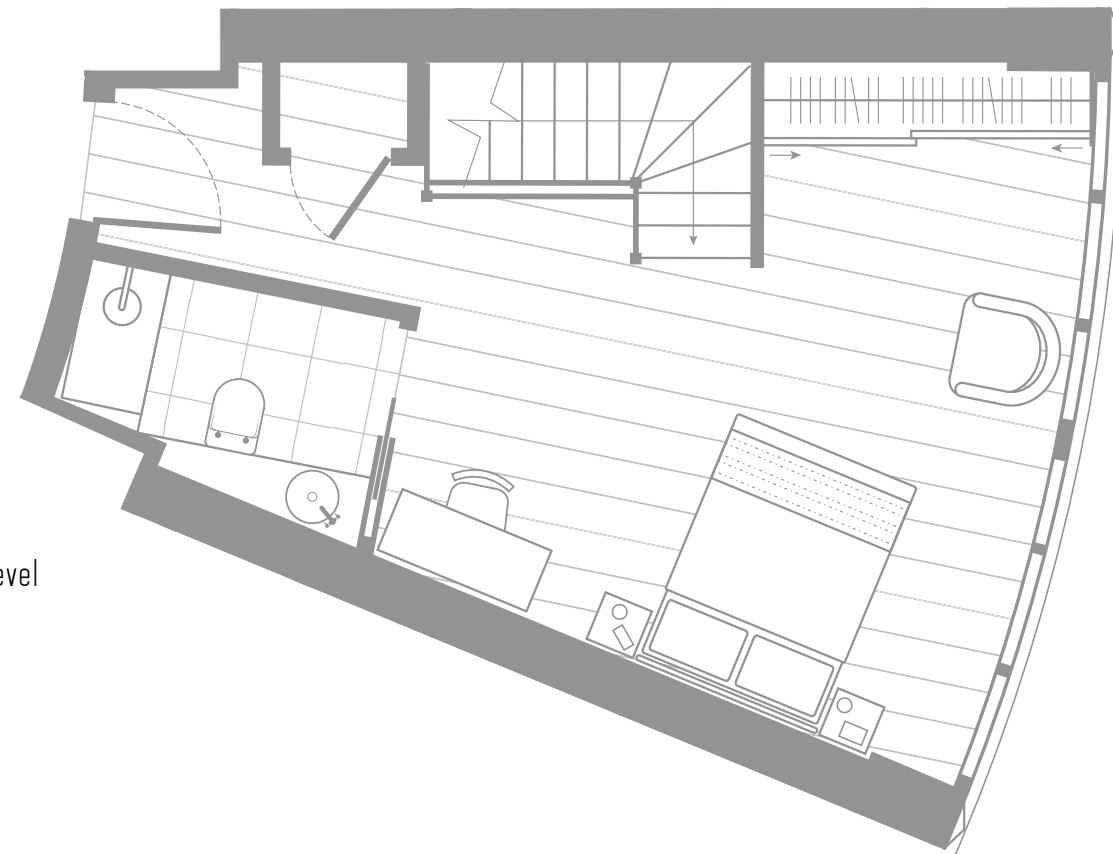
This predominantly east facing 1 bedroom duplex provides sweeping views across the Thames and Greenwich Peninsula, towards Maritime Greenwich and the far reaching horizon of the south east.

Total Area:
Interior 71.1 sqm 765 sqft

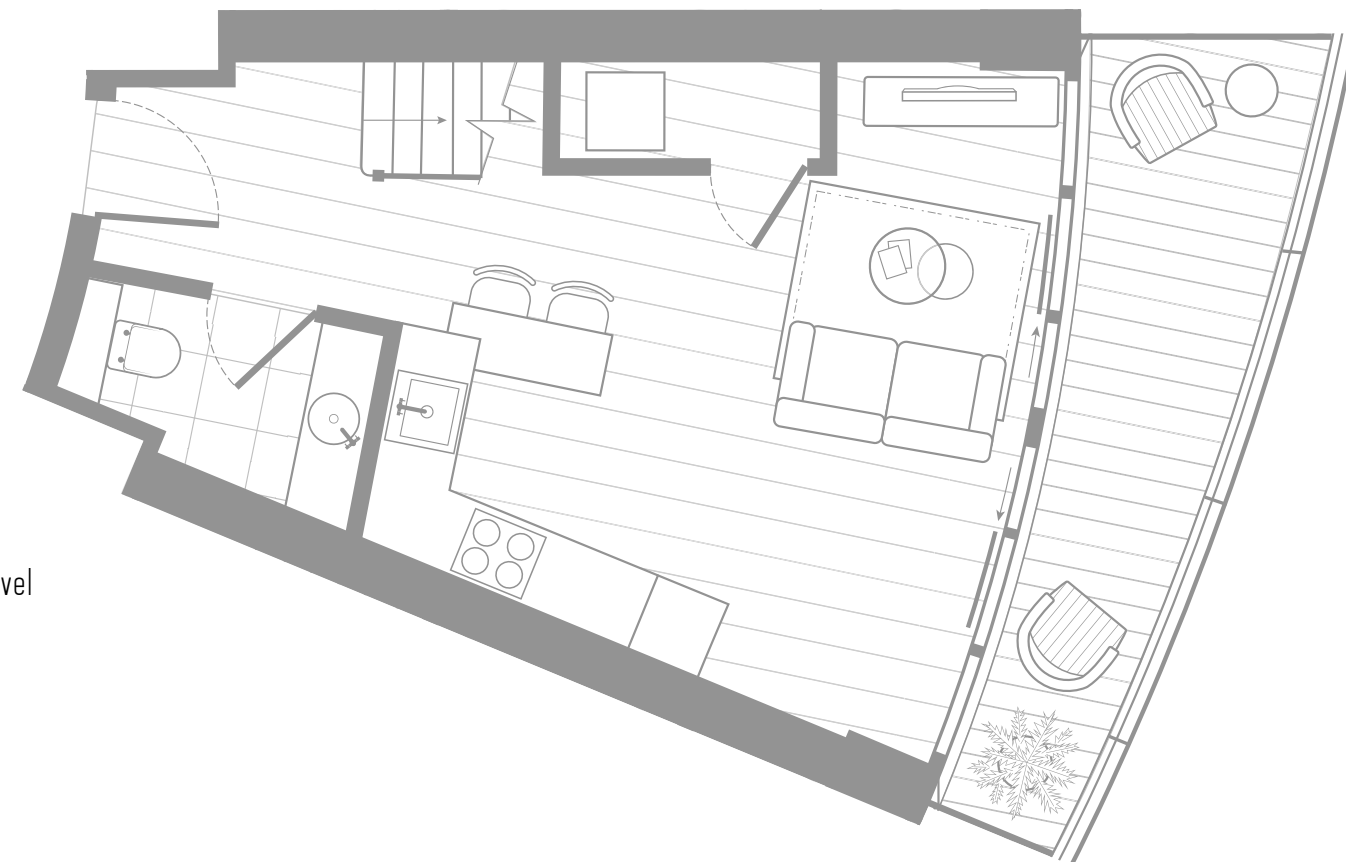


4408

upper level



lower level

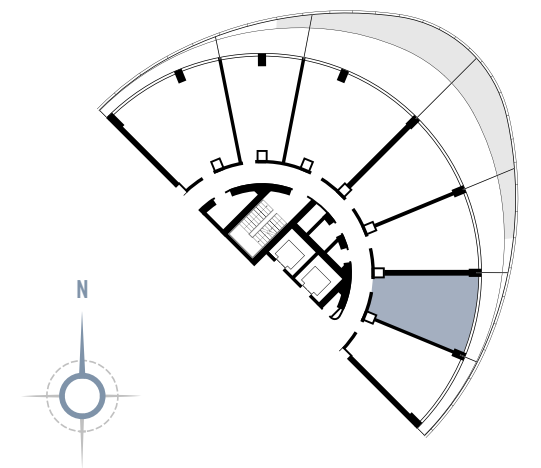


Actual views from Arena duplex 4408.



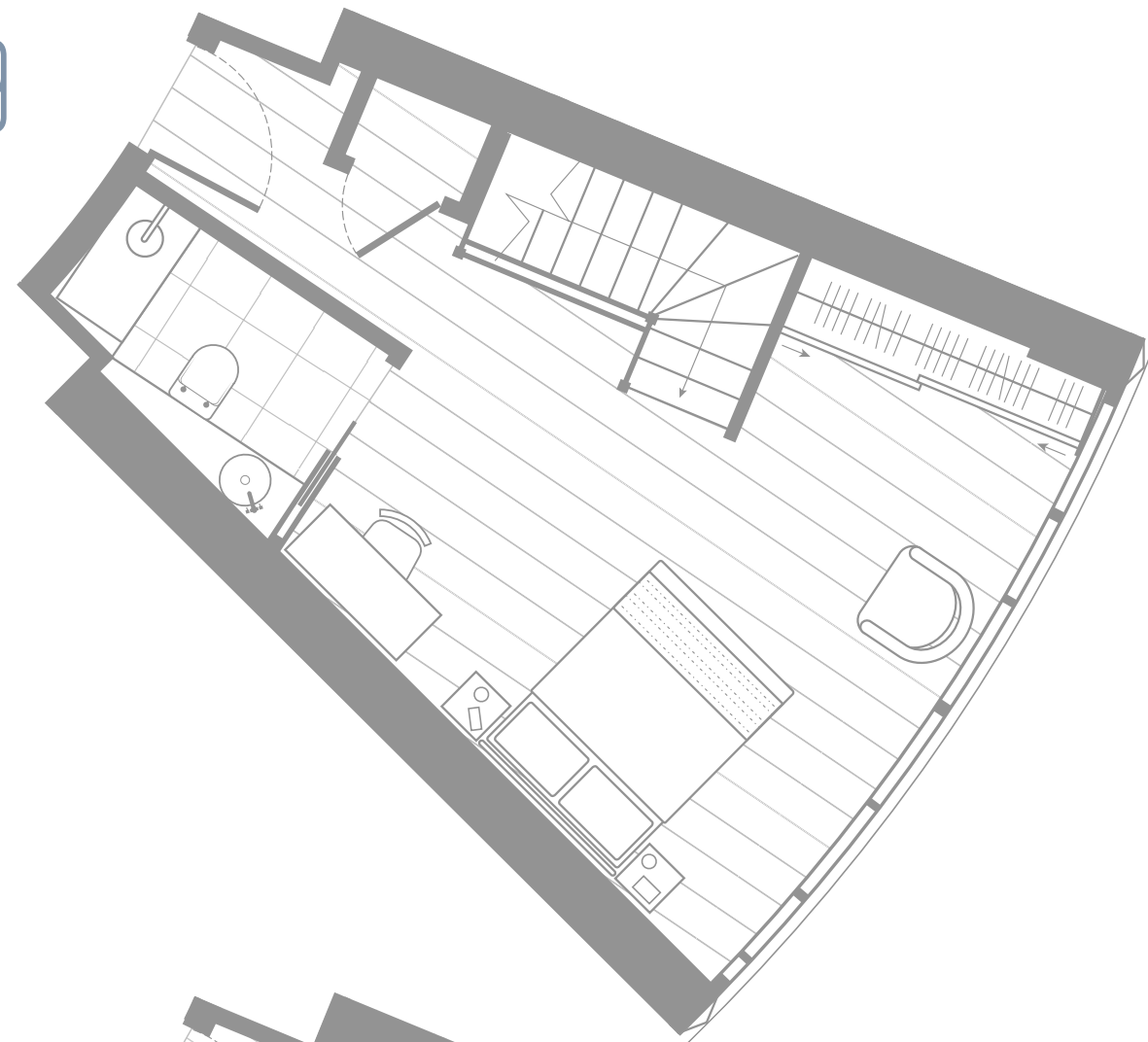
Whilst providing fabulous living space, Arena duplex 4408 also provides inspirational skyline vistas taking in the curve of the Thames as it winds its way around the southern edge of the Isle of Dogs and Maritime Greenwich.

Total Area:
Interior 64.5 sqm 694 sqft

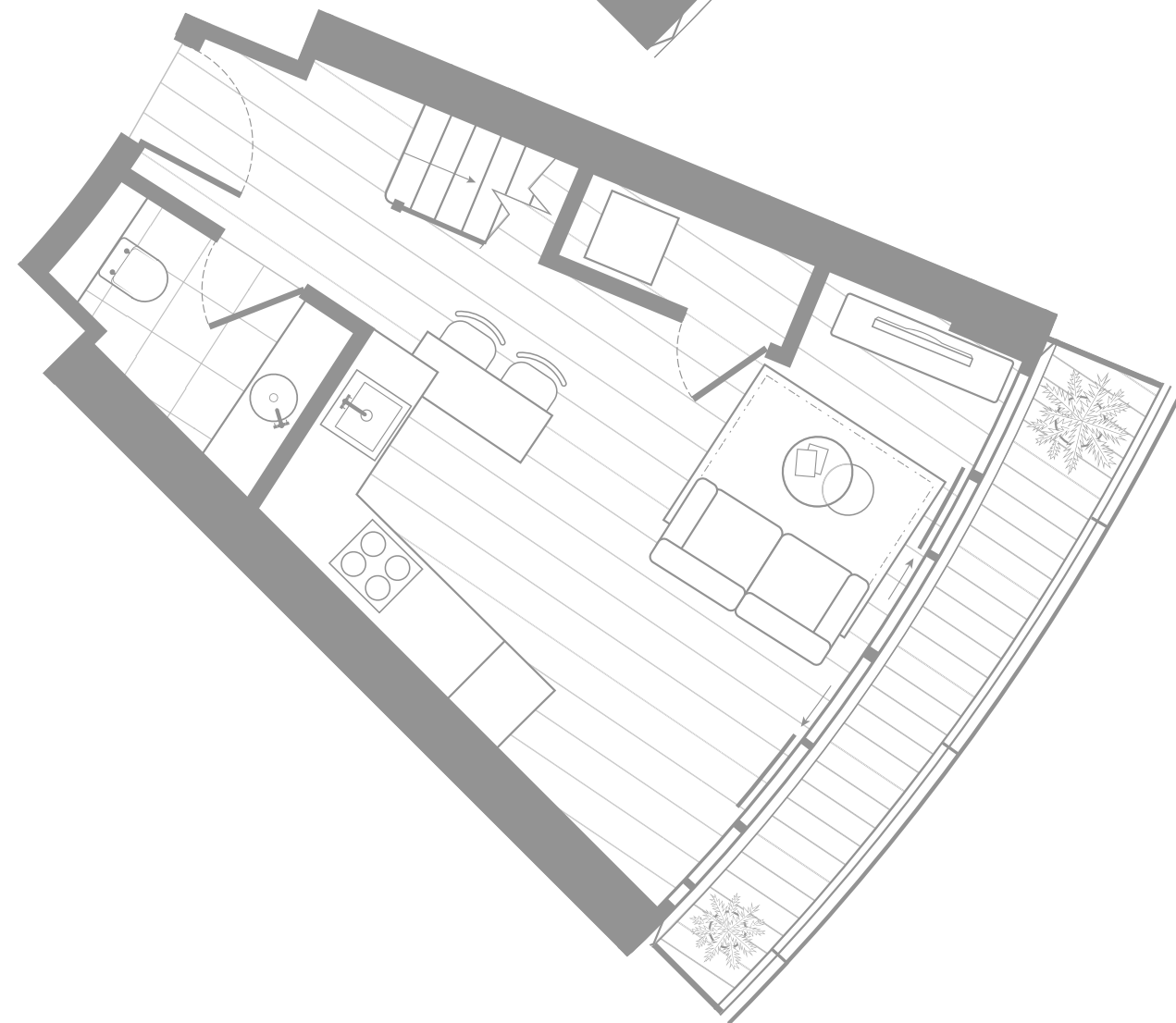


4409

upper level



lower level

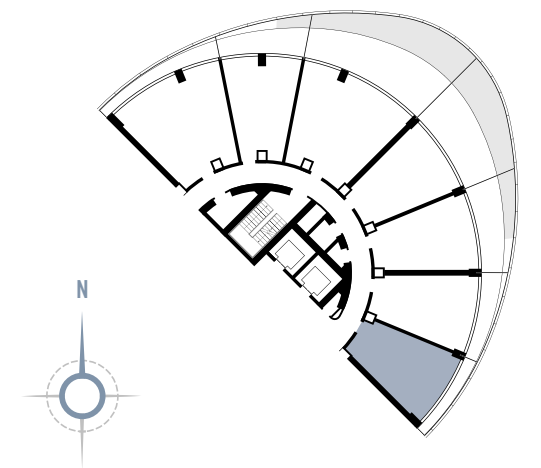


Actual views from Arena duplex 4409.



4409 enjoys the most southerly aspect of the Arena Duplex Collection - with panoramic vistas towards Greenwich Park, its magnificent world heritage maritime buildings, the Cutty Sark and Greenwich Village itself.

Total Area:
Interior 62.0 sqm 667 sqft



Specification

GENERAL SPECIFICATION

- Pebble grey matt emulsion finish to walls with brilliant white ceilings.
- Amtico click smart flooring in white oak finish to principal living, dining, kitchen & bedroom areas.
- White grooved line skirting with matching architrave detail.
- White paint finish laddered internal doors.
- Satin lacquered veneer front door.
- Black door furniture.
- Black switch & socket plates.
- Staircase in Amtico or similar click smart white oak finish with glass banister and brushed black handrail.
- Surface mounted white track lighting with dimmer control.
- Sonos Bar & Speaker to each apartment.
- Comfort cooling.
- Pressurized hot & cold water supplies.
- Double glazing throughout.

KITCHEN AREA

- Bespoke kitchen design with base units in super matt light grey lacquer, wall units in contemporary light oak finish, all with soft close handle-less doors.
- Breakfast bar in matching matt grey finish.
- Worktop with super matt light grey finish.
- Full height splashback in bevelled white brick tile finish.
- De Dietrich stainless steel fully integrated electric appliances to include: single low level oven, 4 ring ceramic hob, cooker hood, washer/drier (freestanding if within utility cupboard off hallway), dishwasher, fridge/freezer & microwave.
- Stainless steel 1 bowl under-mounted sink with mixer tap.
- Wall unit under lighting.
- Centralised appliance isolator switch panel.

LIVING/DINING AREA

- TV socket set to living room (Sky Q) subject to subscription. All TV socket sets to include digital radio & terrestrial sockets.

- Telephone socket to living/dining area.
- Living room socket BT fibre and hyperoptic enabled.

BEDROOM

- Floor to ceiling fitted wardrobes with grey matt lacquered door fronts and light oak interiors.
- TV socket set to all bedrooms (Sky Q) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone extension socket to all bedrooms.

BATHROOM/SHOWER ROOM

- Large format matt white marble tiling to floor & walls.
- Electric mat underfloor warming.
- Double drawer vanity unit in light oak finish with wall hung mirror cabinets, feature strip lighting between mirrors.
- Matt white marble vanity top.
- Shaver socket.
- White bathroom suite featuring shower tray with frameless screen, back to wall WC, concealed dual flush cistern & stainless steel round bench basin in brushed black.
- Steel taps, bottle trap, cistern push plate, thermostatic shower mixer, shower rail, handset & hose in brushed black.
- Thermostatic electric heated towel rail.

APARTMENT HALLWAY & LANDING

- Audio/visual entry phone system connected to communal entrance door.

COMMUNAL AREAS

- Double height communal entrance foyer & concierge reception featuring large format tile flooring, contemporary furnishings, wall finishes & feature lighting.
- 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.





**BALTIMORE
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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 journey times stated are approximate. Interior images are computer generated, specification and finishes may vary. Baltimore Tower and Arena Apartments are preferred marketing names and may not be adopted as the postal address.



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V2 November 20