



RIVERSCAPE



Set at an extraordinary point in East London where the River Thames meets Lyle Park, Riverscape is surrounded by extensive parkland and verdant landscaping making this one of the capital's greenest and best-connected riverside developments.

Part of an already established and thriving neighbourhood at Royal Wharf – with everything you need on your doorstep – Riverscape's south-facing waterfront setting makes it unique. The curvature of the river at this point provides uninterrupted views across the Thames, green parkland and the iconic Canary Wharf skyline. Apartments open out onto a park-side setting with panoramic views from expansive picture windows making the living experience almost coastal.

You're on the edge of the city, yet immersed in nature.



ballymore.

Oxley


Homes
England













VISION

Riverscape's landmark buildings occupy an enviable position at Royal Wharf, set within verdant landscaped grounds at the meeting point of the River Thames and Lyle Park. Here, the buildings are defined by panoramic picture windows bathing apartments in natural light, connecting interiors with uninterrupted views across the river, park and beyond.



Riverscape is at the epicentre of what was once the world's largest and busiest port, The Royal Docks. With projected investment of over £8bn over the next 20 years, the 1,200 acres of land and nearly 12 miles of waterfront that make up the Royal Docks Enterprise Zone is re-emerging as a commercial and cultural hub of global significance. Riverscape lies on the edge of this innovative district and is the only river and parkside residential development within easy walking distance of both the new business quarter centred around City Hall, and Crossrail at Custom House station.

All aspects of this unique waterfront setting have been designed and carefully considered from the individual buildings orientated to make the most of expansive views across the River Thames, Lyle Park and the City, to the choreography of evergreen pines and maples, and the crafted interior details echoing the local heritage.

Sean Mulryan
Chairman, Ballymore





Riverscape is at the forefront of Royal Wharf's bold architectural vision, positioned right by the river's edge and along the boundary of Lyle Park. Royal Wharf is the only south-facing development in the capital offering such an expansive, uninterrupted Thames frontage, and the refined architecture of Riverscape provides a clear contrast to the green space and open water surrounding it.

With Ballymore, we've designed brilliantly flexible floorplans offering a choice of balconies or day rooms maximising the flexibility of your living space, transforming into an ideal home office, play room or additional dining area with plenty of natural light.

Glenn Howells,
Chief Architect, Riverscape



The landscaping around Riverscape is like a crescendo in the development. You're moving towards the peak where Lyle Park and the Thames meet, with those tremendous views west. You reach new heights here, with a climax of pines and colourful maple trees – there's a sort of visual lift.

Huw Morgan,
Landscape Architect, Riverscape

Riverscape is adjacent to Lyle Park – a real hidden gem of a traditional London park, tucked away and slightly overlooked by the past. Ballymore could see it was just waiting to be reawakened. The idea was to create a whole new geology here, so we incorporated intimate areas and shady glades, punctuated by rocky outcrops and evergreen pines.



‘The river is so wide here it’s more like the sea – we were inspired by the idea of rocky, coastal outcrops, finding a way to blend these into the planting.’



‘Lyle Park has the advantage of established, mature foliage – our planting schemes incorporate existing woodland and open green spaces.’



HOME

Designed by Jaki Amos, of renowned London design studio Amos & Amos, interiors are inspired by artisanal details echoing the local heritage with reeded glass, crafted joinery, and brushed brassware elevating the design across apartments, entrance lobbies and the residents' only Sky Lounge.



This location offers a wealth of inspiration, from both past and present. Gently weathered timbers and concrete textures provide a subtle nod to the boat building past of the nearby docks, whilst fluted glass cabinetry and crafted timber panelling reference its riverside location alongside the open spaces of Lyle Park.

Jaki Amos,
Interior Designer, Riverscape

There's a reassuring hush to the atmosphere as soon as you walk into Riverscape. High ceilings in the main entrance lobbies are slatted with smoked oak timber softening noise, and botanical views into the gardens are framed by the geometry of floor to ceiling windows. Bespoke pieces include bolstered day beds in shades of rust, and patinated bronze post boxes. This emphasis on artisan, handcrafted design continues to the 16th floor Sky Lounge with cane-work chairs, terrazzo stone tables and custom-made lighting. Individual desk areas are subtly demarcated with reeded glass upstands. This meticulous attention to fine detail is maintained in the apartments themselves, from bespoke brushed brass ironmongery to fluted limestone effect tiles in the bathrooms, all one-off designs made especially for Riverscape.



‘With Ballymore, we wanted to create interiors with an underlying sense of luxury – there’s an artisan, crafted feel to cabinetry and joinery, details of patinated bronze and brushed brassware elevating the design.’









Exclusive to all Riverscape residents, the 16th floor Sky Lounge is as an extension of their home with spaces for meeting, socialising and collaborating – this is the perfect place to mix and mingle with like-minded neighbours.

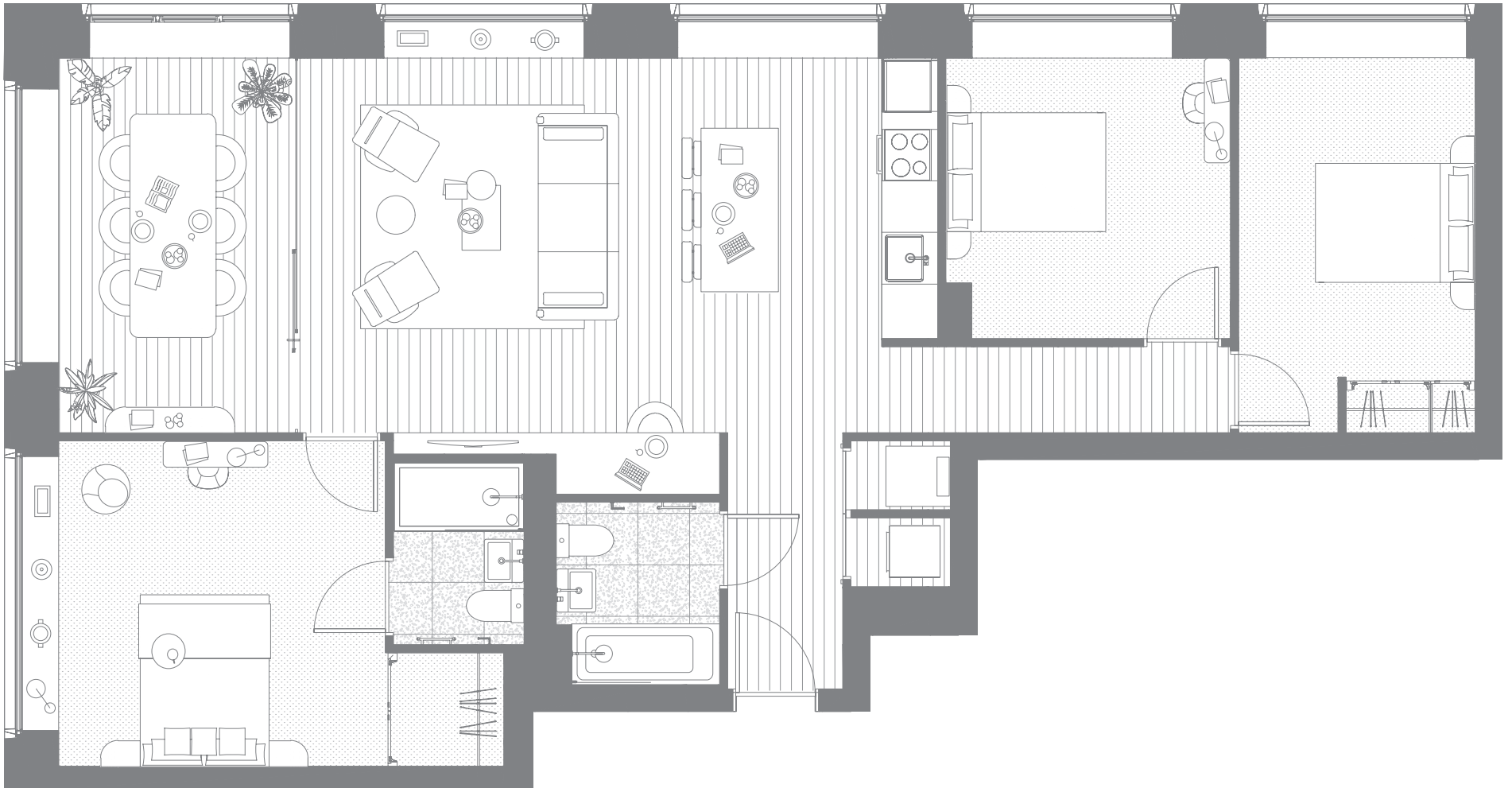




Make use of the Sky Lounge day or night, whether it's an intimate dinner or a drinks party for a large crowd overlooking the glistening Thames, our concierge will arrange personal chefs, mixologists and bartenders to provide catering as you need it.



THREE BED APARTMENT



**Apartments defined by spacious open plan living,
generous kitchens and uninterrupted views.
Flexible day rooms provide additional living space
to create a home office, play room, art studio
or dining area with stunning natural light.**



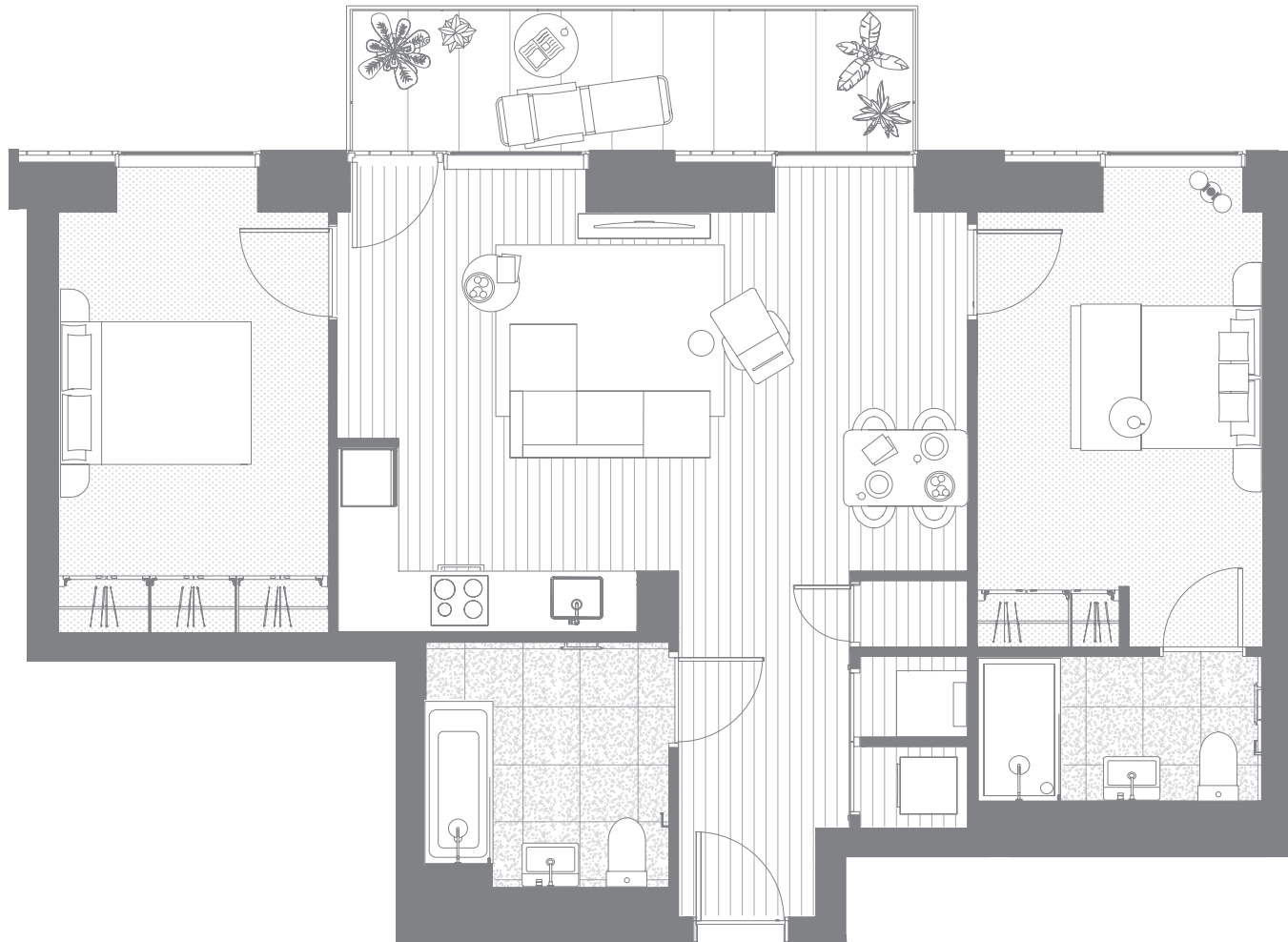




‘Fluted glass cabinetry echoes the play of light on water throughout the day, whilst timber finishes and natural grain door veneers reference the mature trees and open green spaces of Lyle Park.’



TWO BED APARTMENT



Providing ultimate flexibility – second bedrooms can also be used as a nursery, study or guest room, plus a choice of large balconies, enclosed balconies and day rooms to suit.





**A contemporary classic
aesthetic – gently brushed
brass, reeded glass and
natural wood finishes.**



All the layouts are open plan and flexible, with broadband data points to set up a comfortable work from home space.

ONE BED APARTMENT

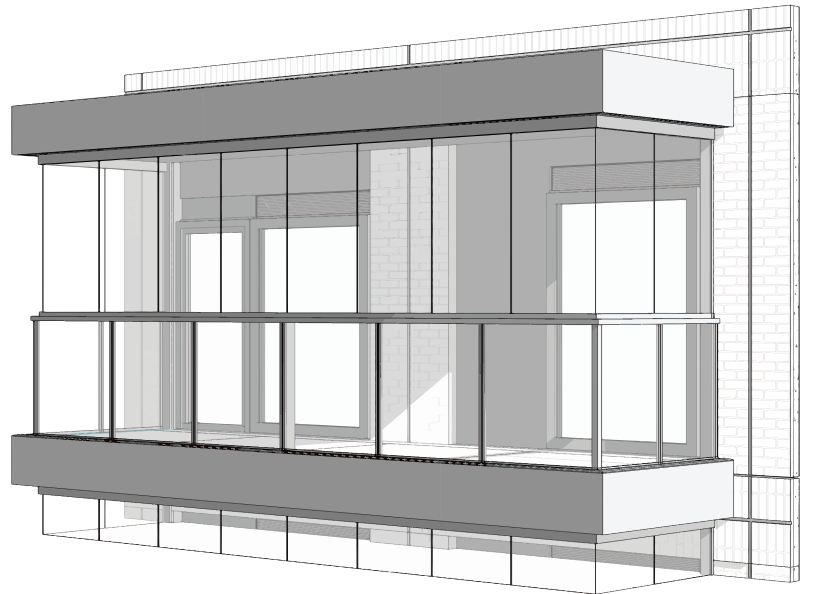


Apartments designed to provide the additional living space you need with a choice of flexible day rooms, large outside balconies or enclosed balconies for outdoor dining, working from home, sunbathing or drinks on the terrace.









SHAPE & FORM

**A selection of one, two and three
bedroom apartments with open plan layouts,
a choice of balconies, enclosed balconies
or day rooms and panoramic picture windows
providing seemingly never ending views
across the park, river and beyond.**





KEY TO SYMBOLS

- | | | | |
|--------------|---------------|------------|-----------------|
| The Deanston | Bar | Nail bar | DLR station |
| The Leonard | Café | Nursery | River boat stop |
| The Lyle | Concierge | Pharmacy | Walking route |
| | Groceries | Properties | |
| | Hair salon | Restaurant | |
| | Leisure suite | School | |

THE DEANSTON

LEVEL

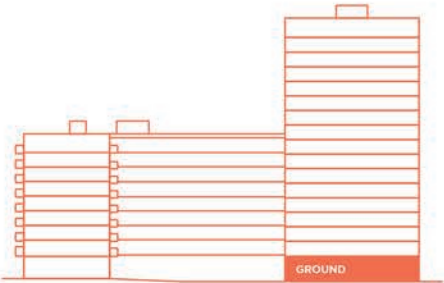
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LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony
- T Terrace
- DR Day Room
- EB Enclosed Balcony
- ET Enclosed Terrace

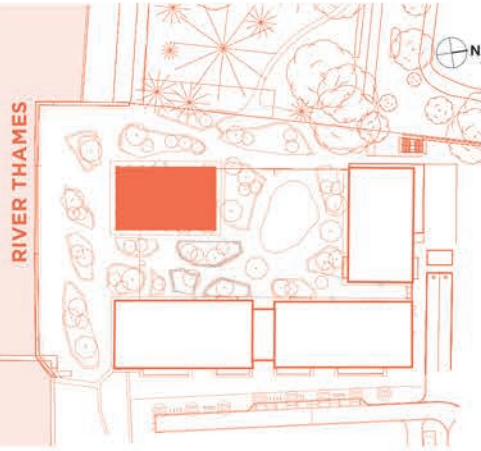


POSITION

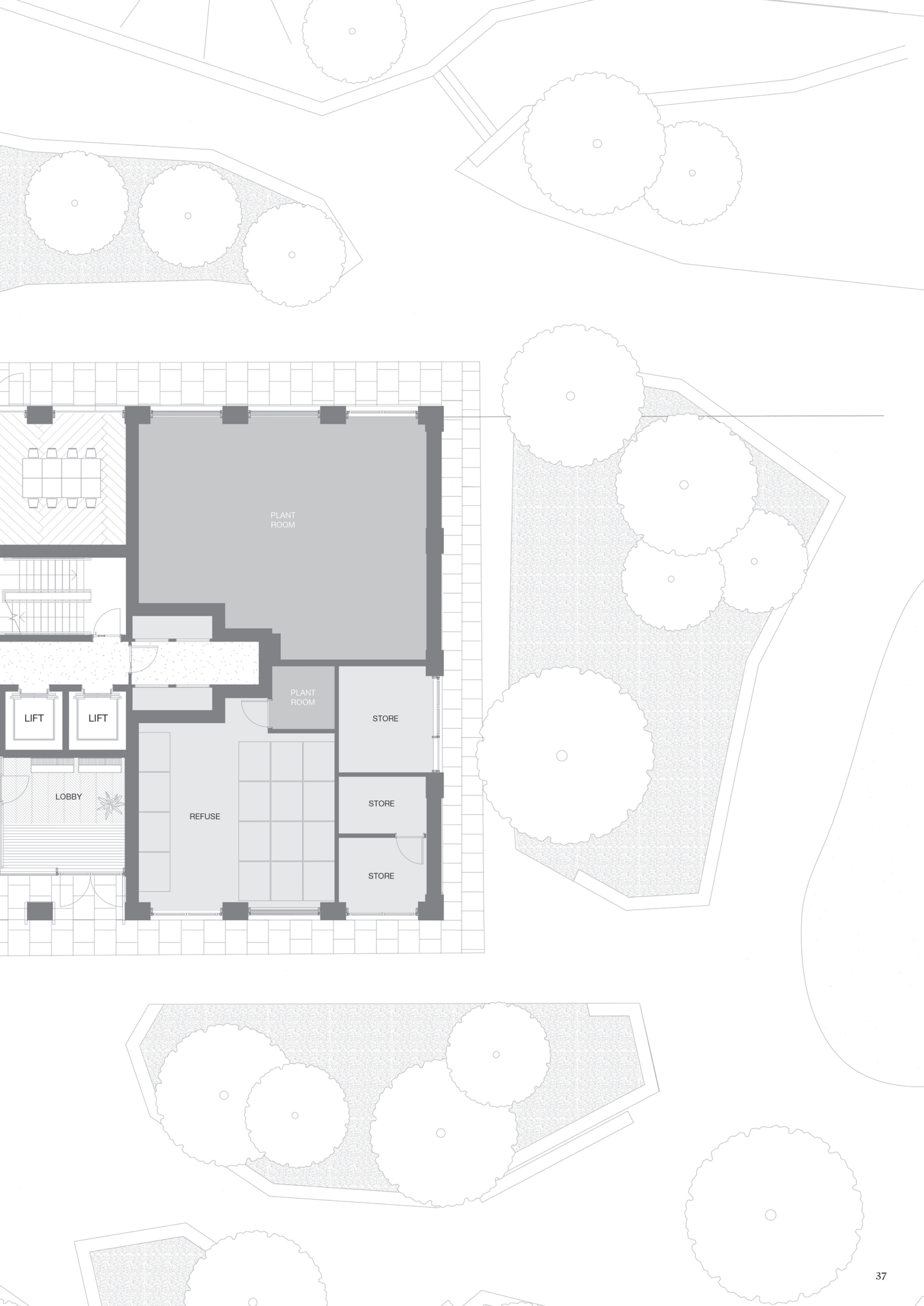


WEST ELEVATION

LOCATION



Disclaimer
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THE DEANSTON

LEVELS

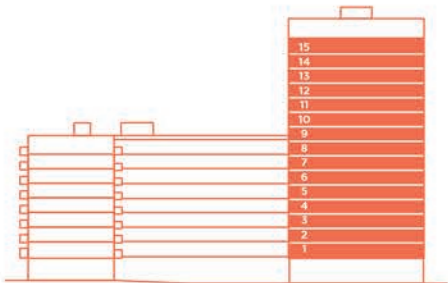
1-15

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony
- T Terrace
- DR Day Room
- EB Enclosed Balcony
- ET Enclosed Terrace

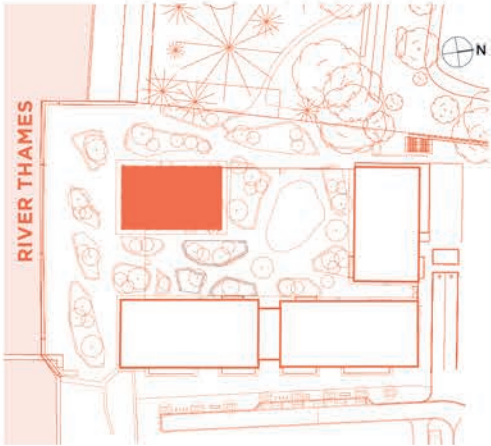


POSITION



WEST ELEVATION

LOCATION



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- | | |
|------|-------|
| J102 | J902 |
| J202 | J1002 |
| J302 | J1102 |
| J402 | J1202 |
| J502 | J1302 |
| J602 | J1402 |
| J702 | J1502 |
| J802 | |

3 Bedrooms

- Internal Area**
106.1 sq m / 1,142 sq ft
- Kitchen/Dining Area & Living Room**
7400 x 4600mm
- Bedroom 1**
3750 x 3750mm
- Bedroom 2**
3300 x 3250mm
- Bedroom 3**
4350 x 2750mm
- Day Room**
4350 x 2700mm



- | | |
|------|-------|
| J101 | J901 |
| J201 | J1001 |
| J301 | J1101 |
| J401 | J1201 |
| J501 | J1301 |
| J601 | J1401 |
| J701 | J1501 |
| J801 | |

3 Bedrooms

- Internal Area**
112.8 sq m / 1,214 sq ft
- Kitchen/Dining Area & Living Room**
7400 x 4600mm
- Bedroom 1**
3750 x 3750mm
- Bedroom 2**
5000 x 2750mm
- Bedroom 3**
3900 x 3300mm
- Day Room**
4350 x 2700mm

J103	J903
J203	J1003
J303	J1103
J403	J1203
J503	J1303
J603	J1403
J703	J1503
J803	

2 Bedrooms

Internal Area
76.9 sq m / 828 sq ft

Kitchen/Dining Area
& Living Room
5100 x 4350mm

Bedroom 1
4500 x 3100mm

Bedroom 2
4450 x 3300mm

Day Room
3600 x 1800mm



J104	J904
J204	J1004
J304	J1104
J404	J1204
J504	J1304
J604	J1404
J704	J1504
J804	

2 Bedrooms

Internal Area
76.9 sq m / 828 sq ft

Kitchen/Dining Area
& Living Room
5100 x 4350mm

Bedroom 1
4500 x 3100mm

Bedroom 2
4450 x 3300mm

Day Room
3600 x 1800mm

THE DEANSTON

LEVEL

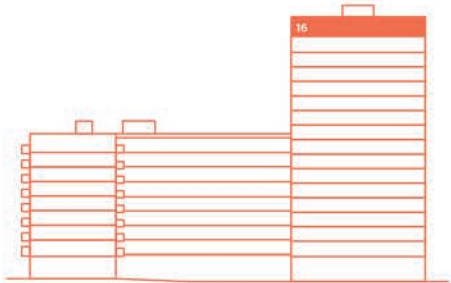
16

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony
- T Terrace
- DR Day Room
- EB Enclosed Balcony
- ET Enclosed Terrace

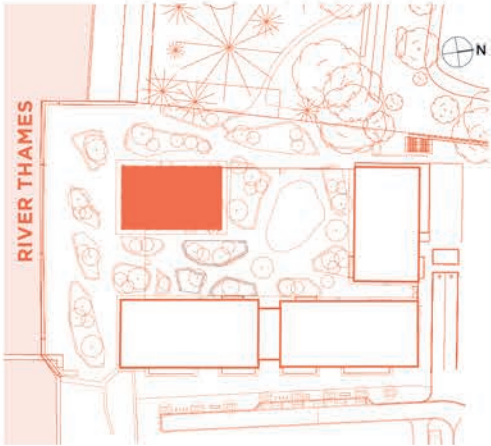


POSITION



WEST ELEVATION

LOCATION



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SKY LOUNGE



J1601

3 Bedrooms

Internal Area
112.8 sq m / 1,214 sq ft

Kitchen/Dining Area
& Living Room
7400 x 4600mm

Bedroom 1
3750 x 3750mm

Bedroom 2
5000 x 2750mm

Bedroom 3
3900 x 3300mm

Day Room
4350 x 2700mm

J1603

2 Bedrooms

Internal Area
76.9 sq m / 828 sq ft

**Kitchen/Dining Area
& Living Room**
5100 x 4350mm

Bedroom 1
4500 x 3100mm

Bedroom 2
4450 x 3300mm

Day Room
3600 x 1800mm



J1604

2 Bedrooms

Internal Area
76.9 sq m / 828 sq ft

**Kitchen/Dining Area
& Living Room**
5100 x 4350mm

Bedroom 1
4500 x 3100mm

Bedroom 2
4450 x 3300mm

Day Room
3600 x 1800mm

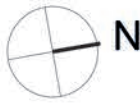
THE LEONARD

LEVEL

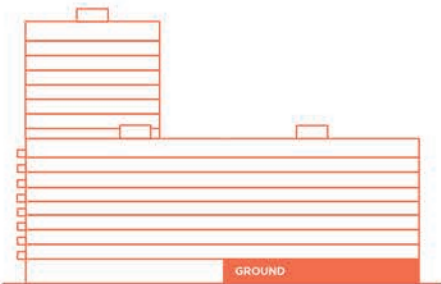
GF

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony
- T Terrace
- DR Day Room
- EB Enclosed Balcony
- ET Enclosed Terrace

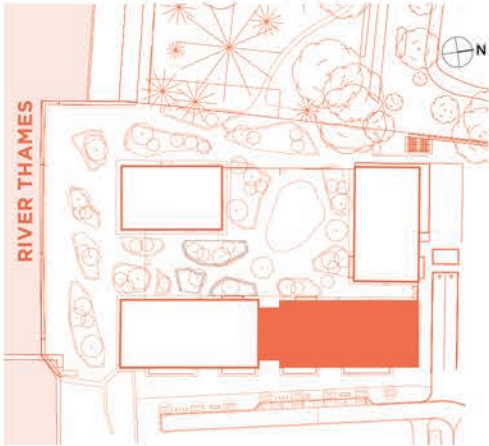


POSITION



EAST ELEVATION

LOCATION



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IA002

3 Bedrooms

Internal Area
100.1 sq m / 1,077 sq ft

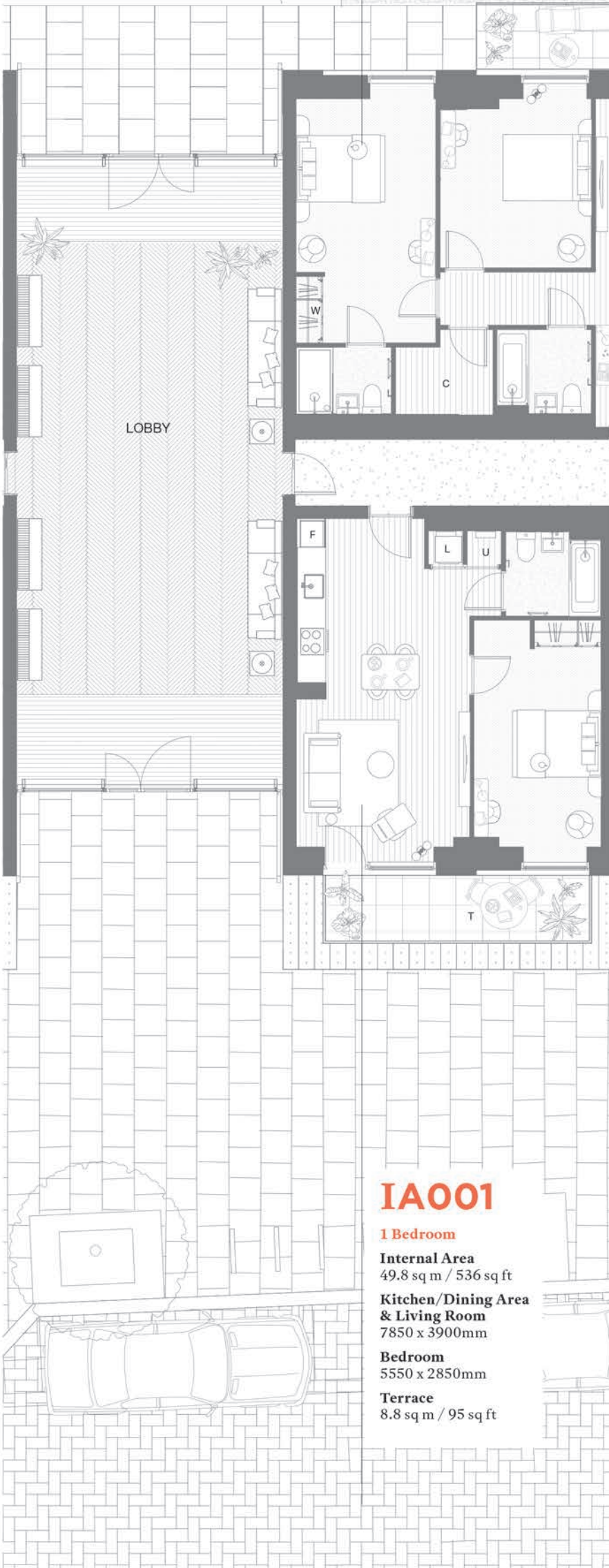
Kitchen/Dining Area & Living Room
7400 x 4800mm

Bedroom 1
5450 x 3100mm

Bedroom 2
3860 x 3400mm

Bedroom 3
4400 x 2800mm

Enclosed Terrace
8.7 sq m / 94 sq ft



IA001

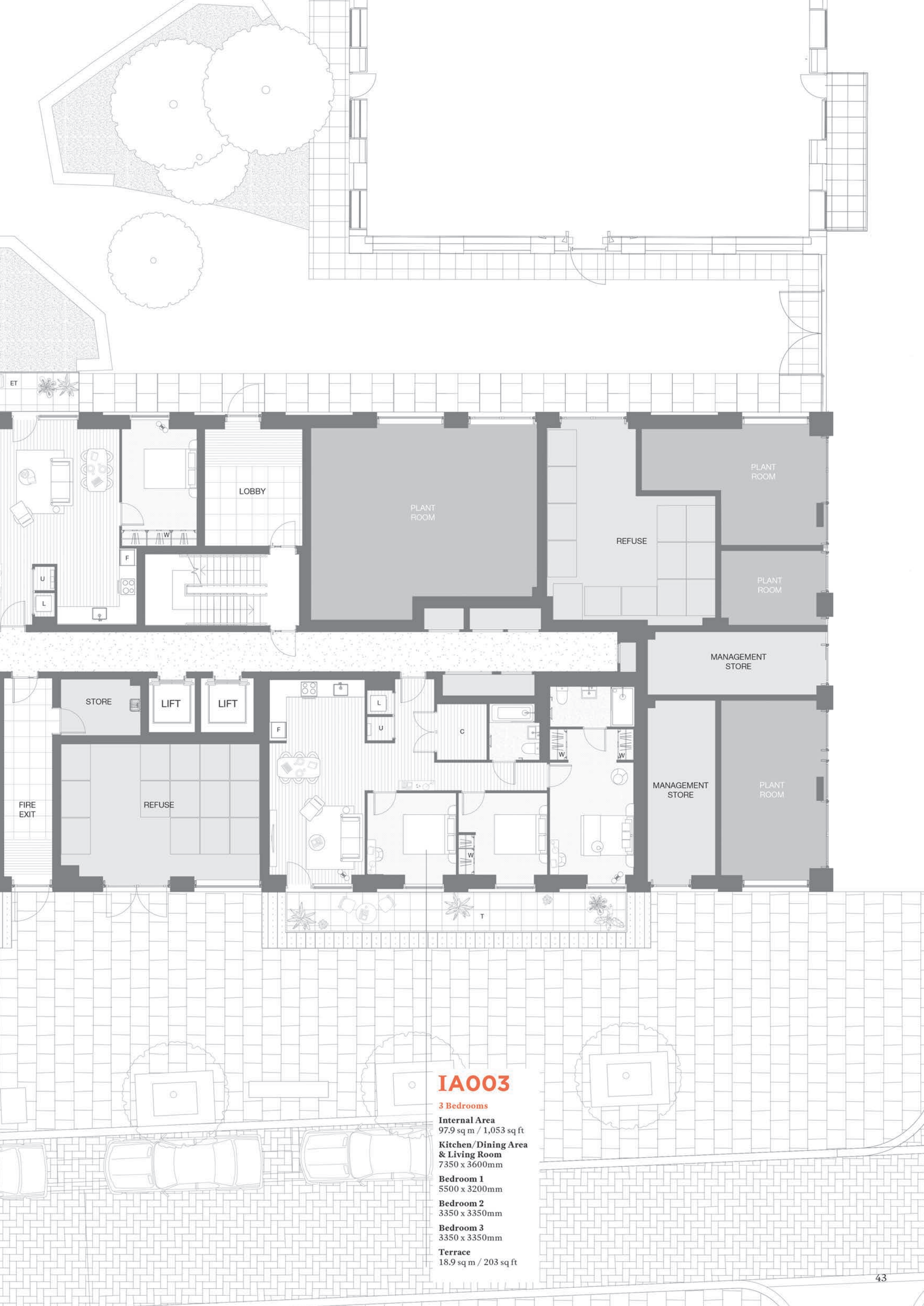
1 Bedroom

Internal Area
49.8 sq m / 536 sq ft

Kitchen/Dining Area & Living Room
7850 x 3900mm

Bedroom
5550 x 2850mm

Terrace
8.8 sq m / 95 sq ft



IA003

3 Bedrooms

Internal Area
97.9 sq m / 1,053 sq ft

**Kitchen/Dining Area
& Living Room**
7350 x 3600mm

Bedroom 1
5500 x 3200mm

Bedroom 2
3350 x 3350mm

Bedroom 3
3350 x 3350mm

Terrace
18.9 sq m / 203 sq ft

THE LEONARD

LEVELS

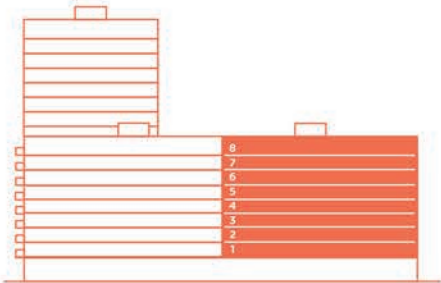
1-8

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony
- T Terrace
- DR Day Room
- EB Enclosed Balcony
- ET Enclosed Terrace

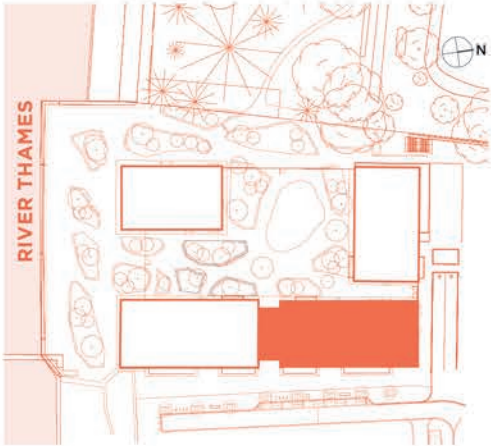


POSITION



EAST ELEVATION

LOCATION



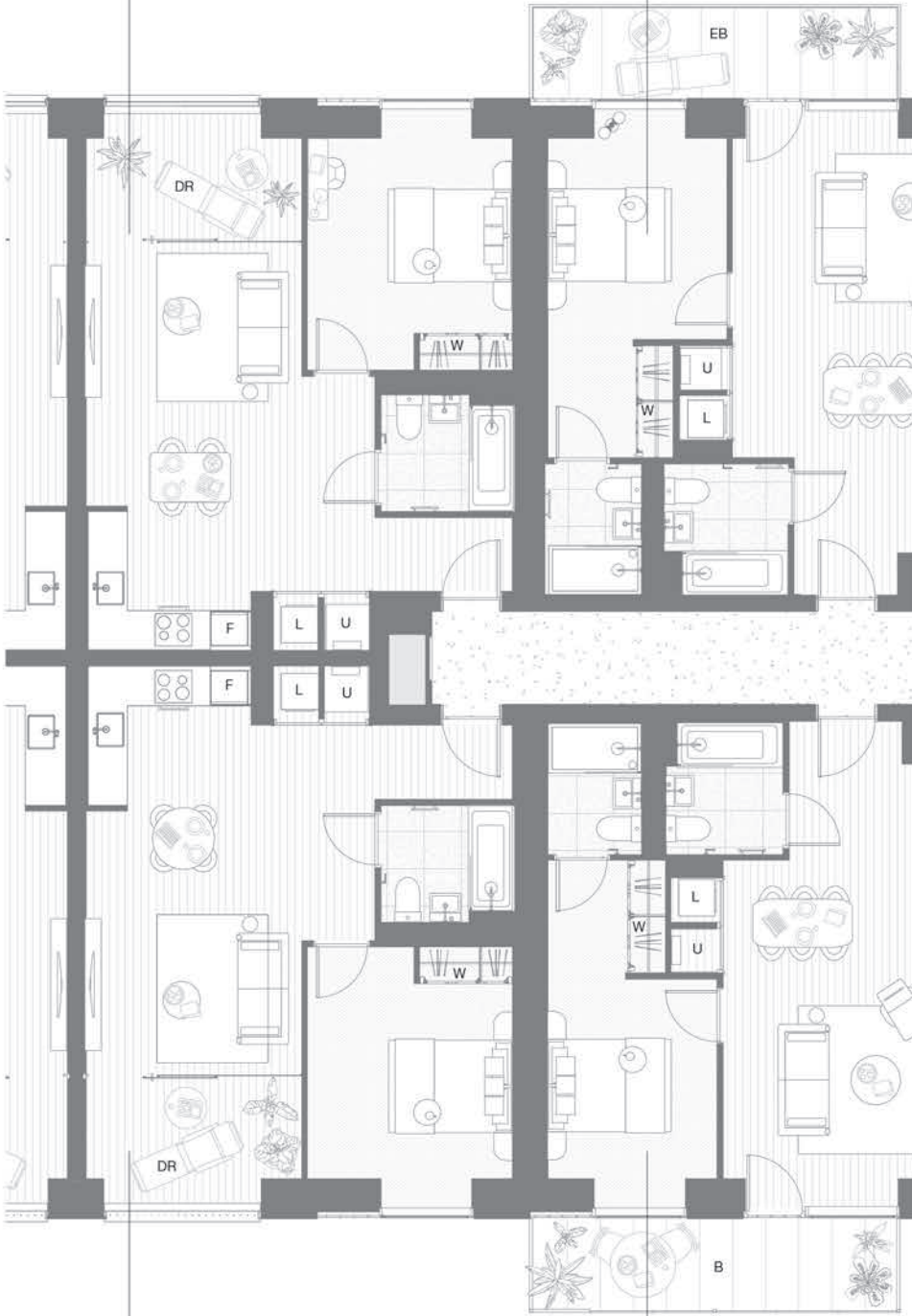
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IA103
IA203
IA303
IA403
IA503
IA603
IA703
IA803

1 Bedroom
Internal Area
54.9 sq m / 591 sq ft
Kitchen/Dining Area & Living Room
6550 x 4650mm
Bedroom
4100 x 3250mm
Day Room
3500 x 2000mm

IA104
IA204
IA304
IA404
IA504
IA604
IA704
IA804

2 Bedrooms
Internal Area
64.1 sq m / 733 sq ft
Kitchen/Dining Area & Living Room
7850 x 4250mm
Bedroom 1
5600 x 2900mm
Bedroom 2
4850 x 2800mm
Enclosed Balcony
8.7 sq m / 94 sq ft



IA102
IA202
IA302
IA402
IA502
IA602
IA702
IA802

1 Bedroom
Internal Area
54.9 sq m / 591 sq ft
Kitchen/Dining Area & Living Room
6550 x 4650mm
Bedroom
4100 x 3300mm
Day Room
3500 x 2000mm

IA101
IA201
IA301
IA401
IA501
IA601
IA701
IA801

2 Bedrooms
Internal Area
70.1 sq m / 755 sq ft
Kitchen/Dining Area & Living Room
7850 x 4450mm
Bedroom 1
5150 x 2750mm
Bedroom 2
5050 x 2650mm
Balcony
8.6 sq m / 92 sq ft

IA105
IA205
IA305
IA405
IA505
IA605
IA705
IA805

2 Bedrooms

Internal Area
77.3 sq m / 832 sq ft
**Kitchen/Dining Area
& Living Room**
6600 x 4850mm
Bedroom 1
5000 x 3000mm
Bedroom 2
4850 x 2800mm
Enclosed Balcony
8.7 sq m / 94 sq ft

IA106
IA206
IA306
IA406
IA506
IA606
IA706
IA806

2 Bedrooms

Internal Area
74.4 sq m / 801 sq ft
**Kitchen/Dining Area
& Living Room**
7850 x 3850mm
Bedroom 1
4200 x 3900mm
Bedroom 2
4200 x 3250mm
Balcony
8.6 sq m / 92 sq ft



IA108
IA208
IA308
IA408
IA508
IA608
IA708
IA808

2 Bedrooms

Internal Area
71.0 sq m / 764 sq ft
**Kitchen/Dining Area
& Living Room**
7850 x 4250mm
Bedroom 1
5500 x 3350mm
Bedroom 2
5500 x 2800mm
Balcony
8.6 sq m / 92 sq ft

IA107
IA207
IA307
IA407
IA507
IA607
IA707
IA807

3 Bedrooms

Internal Area
99.9 sq m / 1,075 sq ft
**Kitchen/Dining Area
& Living Room**
6350 x 5800mm
Bedroom 1
4450 x 3500mm
Bedroom 2
4250 x 3650mm
Bedroom 3
4450 x 2650mm
Balcony
8.6 sq m / 92 sq ft

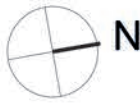
THE LEONARD

LEVEL

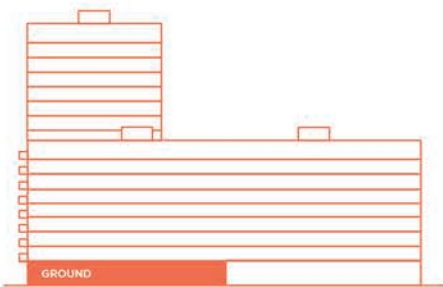
GF

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony
- T Terrace
- DR Day Room
- EB Enclosed Balcony
- ET Enclosed Terrace

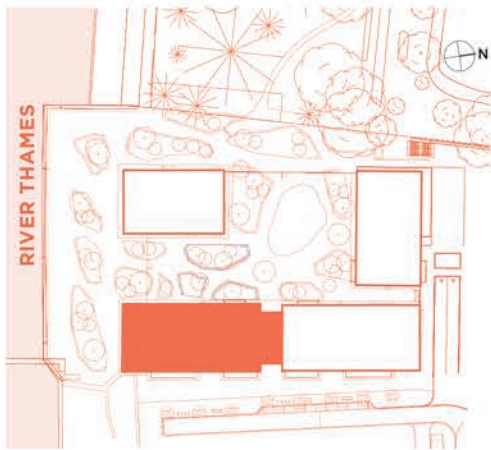


POSITION



EAST ELEVATION

LOCATION



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IB002

3 Bedrooms

Internal Area
100.4 sq m / 1,080 sq ft

**Kitchen/Dining Area
& Living Room**
7850 x 4500mm

Bedroom 1
5950 x 3100mm

Bedroom 2
5500 x 3900mm

Bedroom 3
3850 x 2650mm

Enclosed Terrace
8.7 sq m / 94 sq ft



IB001

3 Bedrooms

Internal Area
94.7 sq m / 1,019 sq ft

**Kitchen/Dining Area
& Living Room**
7850 x 3900mm

Bedroom 1
5000 x 2750mm

Bedroom 2
3950 x 3850mm

Bedroom 3
3850 x 3450mm

Terrace
18.9 sq m / 203 sq ft

IB003

1 Bedroom

Internal Area
50.5 sq m / 543 sq ft

**Kitchen/Dining Area
& Living Room**
7850 x 3900mm

Bedroom
5550 x 2850mm

Terrace
8.8 sq m / 95 sq ft

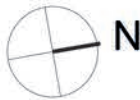
THE LEONARD

LEVELS

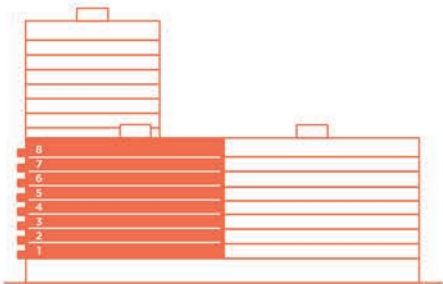
1-8

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony
- T Terrace
- DR Day Room
- EB Enclosed Balcony
- ET Enclosed Terrace

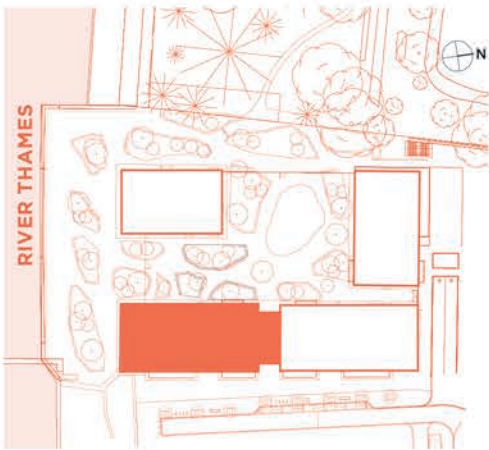


POSITION



EAST ELEVATION

LOCATION



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IB103
IB203
IB303
IB403
IB503
IB603
IB703
IB803

- 3 Bedrooms
- Internal Area
98.2 sq m / 1,057 sq ft
- Kitchen/Dining Area
& Living Room
7200 x 5000mm
- Bedroom 1
4950 x 3800mm
- Bedroom 2
6550 x 2750mm
- Bedroom 3
3800 x 2950mm
- Enclosed Balcony
8.7 sq m / 94 sq ft



IB102
IB202
IB302
IB402
IB502
IB602
IB702
IB802

- 3 Bedrooms
- Internal Area
96.6 sq m / 1,040 sq ft
- Kitchen/Dining Area
& Living Room
6450 x 5850mm
- Bedroom 1
4700 x 3350mm
- Bedroom 2
4750 x 3600mm
- Bedroom 3
4600 x 2950mm
- Enclosed Balcony
8.7 sq m / 94 sq ft

IB104
IB204
IB304
IB404
IB504
IB604
IB704
IB804

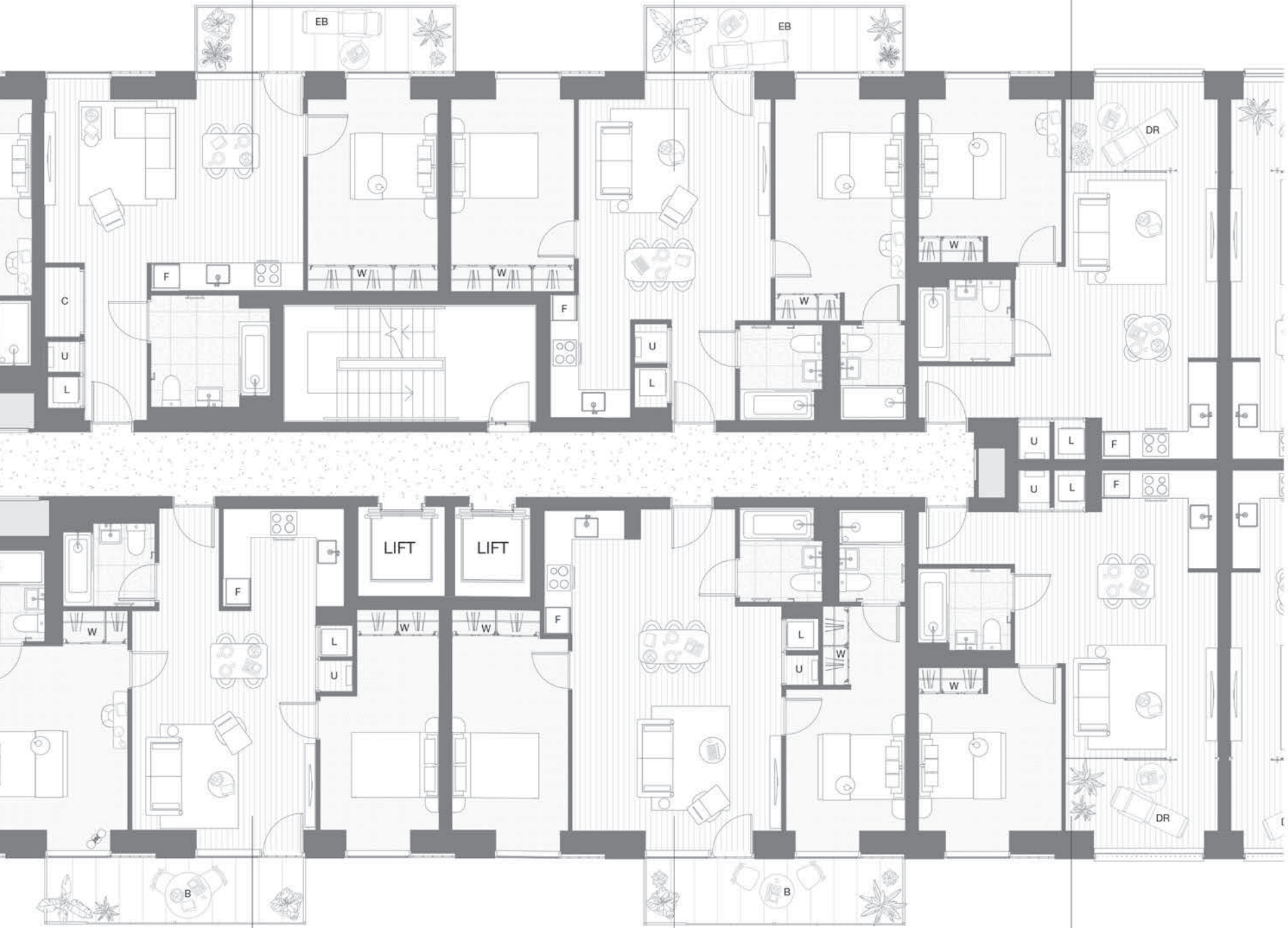
1 Bedroom
Internal Area
55.1 sq m / 593 sq ft
**Kitchen/Dining Area
& Living Room**
5900 x 4900mm
Bedroom
4850 x 3000mm
Enclosed Balcony
8.7 sq m / 94 sq ft

IB105
IB205
IB305
IB405
IB505
IB605
IB705
IB805

2 Bedrooms
Internal Area
70.1 sq m / 755 sq ft
**Kitchen/Dining Area
& Living Room**
7850 x 4400mm
Bedroom 1
5550 x 3000mm
Bedroom 2
4850 x 2800mm
Enclosed Balcony
8.7 sq m / 94 sq ft

IB106
IB206
IB306
IB406
IB506
IB606
IB706
IB806

1 Bedroom
Internal Area
54.8 sq m / 590 sq ft
**Kitchen/Dining Area
& Living Room**
6600 x 4650mm
Bedroom
4100 x 3300mm
Day Room
3500 x 2000mm



IB101
IB201
IB301
IB401
IB501
IB601
IB701
IB801

2 Bedrooms
Internal Area
71.2 sq m / 766 sq ft
**Kitchen/Dining Area
& Living Room**
7850 x 4200mm
Bedroom 1
5500 x 3400mm
Bedroom 2
5550 x 2850mm
Balcony
8.6 sq m / 92 sq ft

IB108
IB208
IB308
IB408
IB508
IB608
IB708
IB808

2 Bedrooms
Internal Area
72.5 sq m / 780 sq ft
**Kitchen/Dining Area
& Living Room**
7850 x 4750mm
Bedroom 1
5600 x 2750mm
Bedroom 2
5550 x 2650mm
Balcony
8.7 sq m / 94 sq ft

IB107
IB207
IB307
IB407
IB507
IB607
IB707
IB807

1 Bedroom
Internal Area
54.8 sq m / 590 sq ft
**Kitchen/Dining Area
& Living Room**
6600 x 4650mm
Bedroom
4100 x 3250mm
Day Room
3500 x 2000mm

THE LYLE

LEVEL

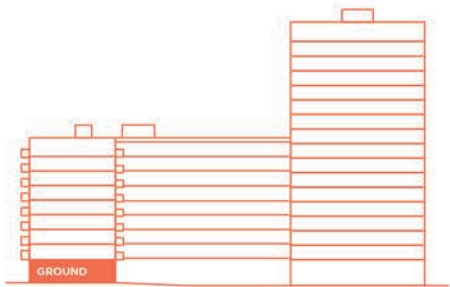
GF

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony
- T Terrace
- DR Day Room
- EB Enclosed Balcony
- ET Enclosed Terrace

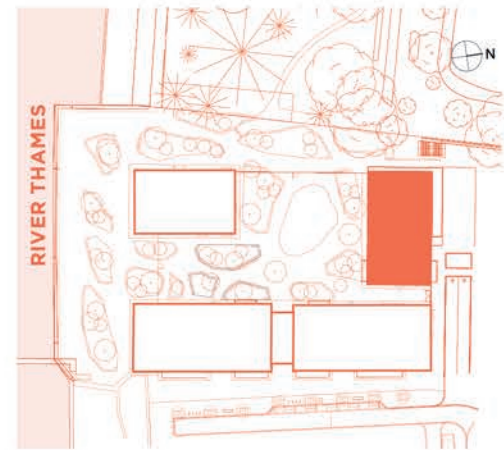


POSITION



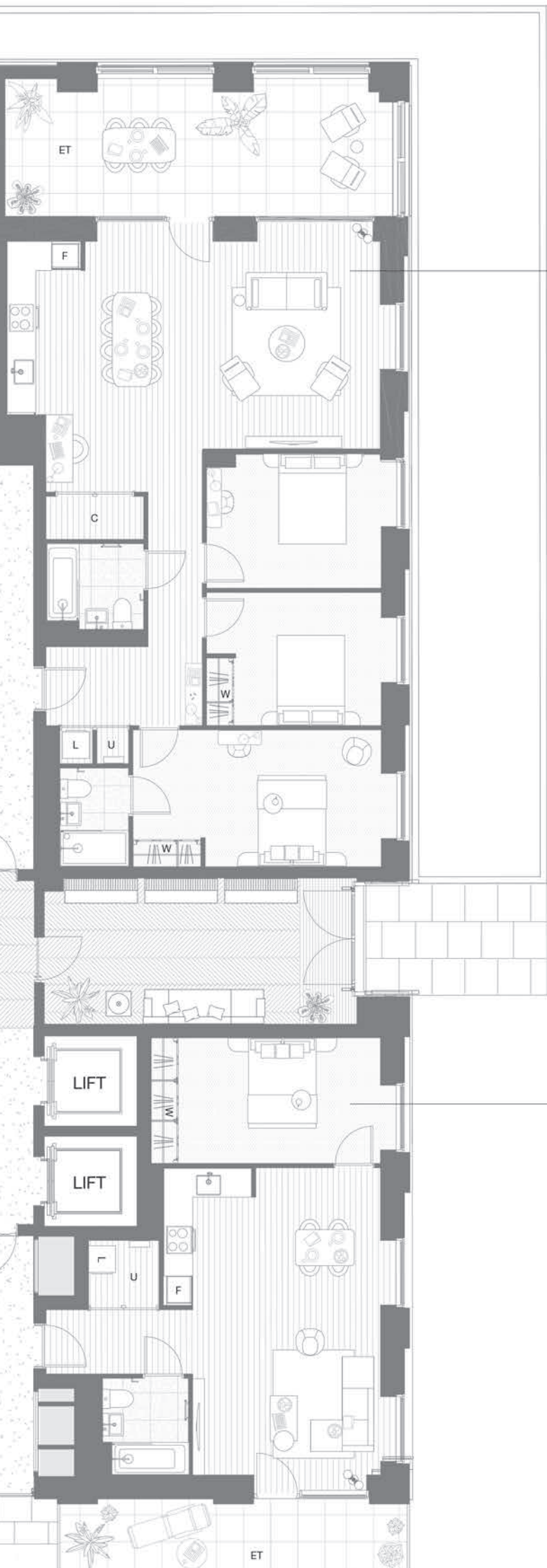
WEST ELEVATION

LOCATION



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H004

3 Bedrooms

Internal Area
106.1 sq m / 1,142 sq ft

**Kitchen/Dining Area
& Living Room**
8750 x 6950mm

Bedroom 1
5950 x 3000mm

Bedroom 2
4300 x 3050mm

Bedroom 3
4300 x 3050mm

Enclosed Terrace
23.0 sq m / 248 sq ft

H001

1 Bedroom

Internal Area
57.4 sq m / 618 sq ft

**Kitchen/Dining Area
& Living Room**
7250 x 5250mm

Bedroom
5500 x 2750mm

Enclosed Terrace
8.7 sq m / 94 sq ft

LEVELS

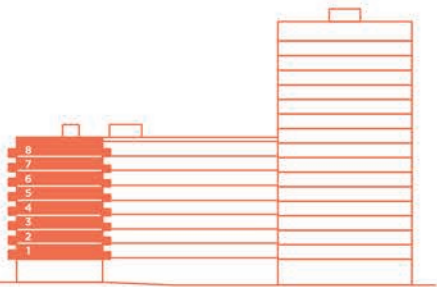
1-8

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony
- T Terrace
- DR Day Room
- EB Enclosed Balcony
- ET Enclosed Terrace

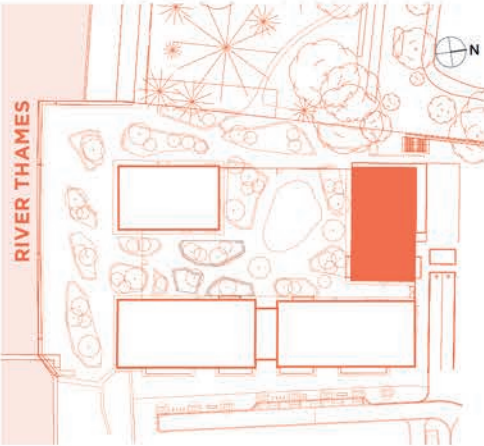


POSITION



WEST ELEVATION

LOCATION

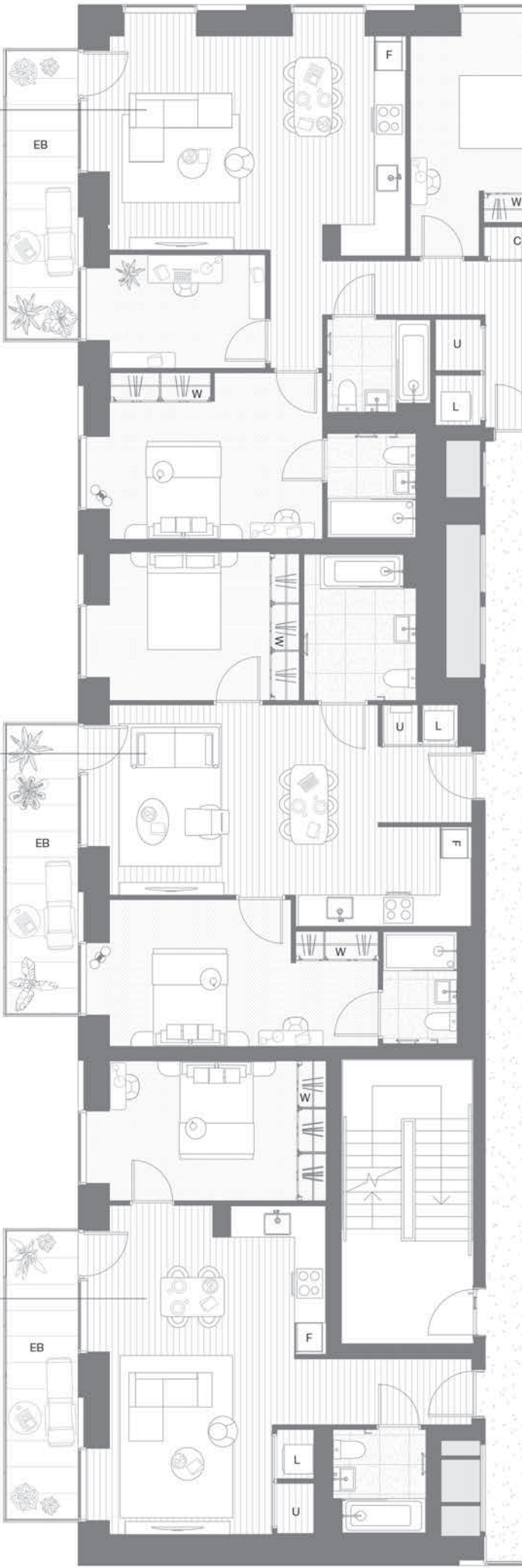


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H104
H204
H304
H404
H504
H604
H704
H804

2 Bedrooms plus Study

- Internal Area**
88.0 sq m / 947 sq ft
- Kitchen/Dining Area & Living Room**
6500 x 4300mm
- Bedroom 1**
4800 x 3400mm
- Bedroom 2**
4950 x 3000mm
- Study**
3600 x 2800mm
- Enclosed Balcony**
8.7 sq m / 94 sq ft



H103
H203
H303
H403
H503
H603
H703
H803

2 Bedrooms

- Internal Area**
72.0sq m / 775 sq ft
- Kitchen/Dining Area & Living Room**
7850 x 3850mm
- Bedroom 1**
5750 x 3000mm
- Bedroom 2**
4350 x 3000mm
- Enclosed Balcony**
8.7 sq m / 94 sq ft



H102
H202
H302
H402
H502
H602
H702
H802

1 Bedroom

- Internal Area**
51.3 sq m / 552 sq ft
- Kitchen/Dining Area & Living Room**
6700 x 4900mm
- Bedroom**
4900 x 2850mm
- Enclosed Balcony**
8.7 sq m / 94 sq ft





H105
H205
H305
H405
H505
H605
H705
H805

3 Bedrooms

Internal Area
99.5 sq m / 1,071 sq ft
**Kitchen/Dining Area
& Living Room**
7850 x 4950mm
Bedroom 1
5900 x 3000mm
Bedroom 2
4450 x 2900mm
Bedroom 3
4450 x 2750mm
Balcony
8.9 sq m / 96 sq ft

H106
H206
H306
H406
H506
H606
H706
H806

1 Bedroom

Internal Area
51.1 sq m / 549 sq ft
**Kitchen/Dining Area
& Living Room**
7850 x 3950mm
Bedroom
5550 x 2850mm
Balcony
8.9 sq m / 96 sq ft

H101
H201
H301
H401
H501
H601
H701
H801

1 Bedroom

Internal Area
57.5 sq m / 619 sq ft
**Kitchen/Dining Area
& Living Room**
7250 x 5250mm
Bedroom
5500 x 2750mm
Balcony
8.7 sq m / 93.6 sq ft

SPECIFICATION

MAIN STRUCTURE

In-Situ or pre-cast concrete frame on reinforced concrete piled foundations.

BUILDING ENVELOPE

Pre-cast sandwich panel system incorporating external facing of brick or polished concrete cladding finish.

FLOORS

Concrete slab with appropriate floor finishes (see flooring).

ROOF

High-performance membrane roofing overlaid with pre-cast paving or bio-roofs where applicable. Roofing incorporates solar PV panel systems.

WINDOWS

Double-glazed fixed aluminium windows with durable powder-coated external paint finish.

STAIRS

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

WALLS

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork with plasterboard on each side and acoustic insulation where applicable.

BALCONIES

Where applicable pre-cast concrete projecting balconies with glazed balustrades finished with a metal capping on top. Where applicable Juliet balconies will have a glass balustrade finished with metal capping on top. All projecting balconies have a paved floor finish. Concrete paving to Ground floor terraces with metal balustrades finished.

ENCLOSED BALCONIES

Enclosed balconies on upper levels and ground floor have the same finishes as balconies but feature folding glass windows which slide on a track at balustrade level, providing enhanced protection during periods of wet or cold weather.

DAY ROOM

Day rooms offer the ultimate in flexibility, thermally insulated, with internal floor and wall finishes continued from the living space, extensive glazing and a large opening window giving the feeling of outdoor space. A glazed partition with a sliding door offers an acoustically separated space alongside the living room, perfect for a home-office, playroom or dining room.

CEILINGS

Suspended plasterboard ceilings painted with white washable emulsion. Ceiling heights of 2.5 metres in main living areas and bedrooms.

FLOORING

Engineered oak floors to hall, living areas and kitchen. Stone effect white floor tiles to bathrooms and shower rooms. Fitted carpet in bedrooms.

DECORATION

All internal walls painted with washable emulsion. Skirtings, doors and frames painted with a white eggshell paint finish.

KITCHEN

Apartments fitted with custom designed modular base and wall cabinets with Stained Oak Veneer and laminated complementary interior. Handle less “J” Finger pull detail to doors for opening. Select high level cupboards with feature fluted glass cabinet doors and lighting. Concealed LED lighting to underside of overhead cupboards. Worktops fitted with undermounted stainless steel sink and single lever deck mounted mixer tap in brushed brass finish. Dusty pink tiled splashback. Worktops in engineered composite stone. Integrated appliances, Siemens or similar induction hob, electric fan oven, integrated fridge freezer and dishwasher. European manufactured integrated extractor hood. Combined washing machine/tumble dryer located in separate cupboard. Engineered composite stone island units in selected apartments.

WARDROBES

Integrated wardrobes fitted to master bedrooms and second bedrooms where applicable as shown, with custom designed painted doors in semi-matt finish.





BATHROOMS

Premium acrylic bath with brushed brass filler and overhead shower. White porcelain WC with close coupled cistern. Wall hung ceramic wash basin with single lever wall mounted tap in a brushed brass finish. Bespoke wall mounted mirror finished cabinet in all bathrooms. Bathroom walls finished in washable emulsion with gloss ceramic tiles to bath and shower area. Stone effect white floor tiles and refined corrugated wall tiles continued to basin and toilet wall up to splashback height. Wall mounted heated towel rail in satin finish.

SHOWER ROOMS

Specification as bathroom but fitted with white high quality acrylic shower tray, thermostatic wall mounted shower mixer with glass shower screen.

HEATING, COOLING AND HOT WATER

Comfort cooling and heating from concealed ceiling units to bedrooms and living spaces throughout the apartment. Individually metered system provides heating and hot water from a central energy centre.

ELECTRICS

Energy efficient down lighters fitted in all rooms, where appropriate. White switch plates and sockets in accordance with IEE regulations. Award winning high speed fibre optic broadband from Hyperoptic. TV/FM and telephone/data points in living room and master bedroom. Communal satellite dish with connection points in living room and main bedroom. (Residents are responsible for their own connections and related charges for cost of services.) Smoke/heat detectors fitted as standard.

MANAGEMENT AND SECURITY

Management and 24-hour security services located in the central estate management office. Entry phone system connected to main entrance door. CCTV system provided to cover the whole estate.

REFUSE

Bin stores located on the ground floor.

PARKING

Limited car and motorcycle parking at additional cost and subject to availability.

ELEVATORS

Elevators serve all floors.

CYCLE STORE

Residents cycle stores located on the ground floor and within the lower ground car park area.

LEISURE

Private access to indoor pool, gym, residents' Sky Lounge and community centre.

NOTE

Natural materials, such as brushed brass, will mature and develop a patina over time.

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The Clubhouse

Health and fitness is at the forefront of everything we do. We've designed our internal leisure space to include a 25m swimming pool, hydrotherapy pool, state of the art training equipment and dedicated studio classes.







Pool Depth
1.2m

NO DIVING







BALLYMORE

Ballymore remains a family business, but one with an international reputation for innovative projects that push boundaries and energise cities. We believe we are selling more than just a place to live. We refer to our developments as ‘resorts’ because we understand that the experience outside your front door, is just as important as the home you live in. We’re fascinated by placemaking, looking beyond well-established areas to discover and regenerate new locations, including some of London’s most transformative urban development projects.



Wardian, London



London City Island, London



Bishopsgate, London



Guinness Quarter, Dublin



Goodluck Hope, London



The Brentford Project, London



Embassy Gardens, London



Dublin Landings, Dublin



Singapore. Oxley Tower



Malaysia. Oxley Towers. Kuala Lumpur City Centre

OXLEY

Oxley Holdings Limited is a home-grown Singaporean property development company, specialising in quality residential, commercial and industrial projects. Since its inception, the Group's accelerated growth has resulted in a burgeoning presence both locally and overseas. It now has a presence across twelve geographical markets.

The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Myanmar, Australia, Japan and Vietnam. Oxley's expertise does not lie solely in property development; the Group also renders project management and consultancy expertise in Myanmar.



Singapore. Riverfront Residences



Singapore. Kent Ridge Hill Residences



Cambodia. The Peak



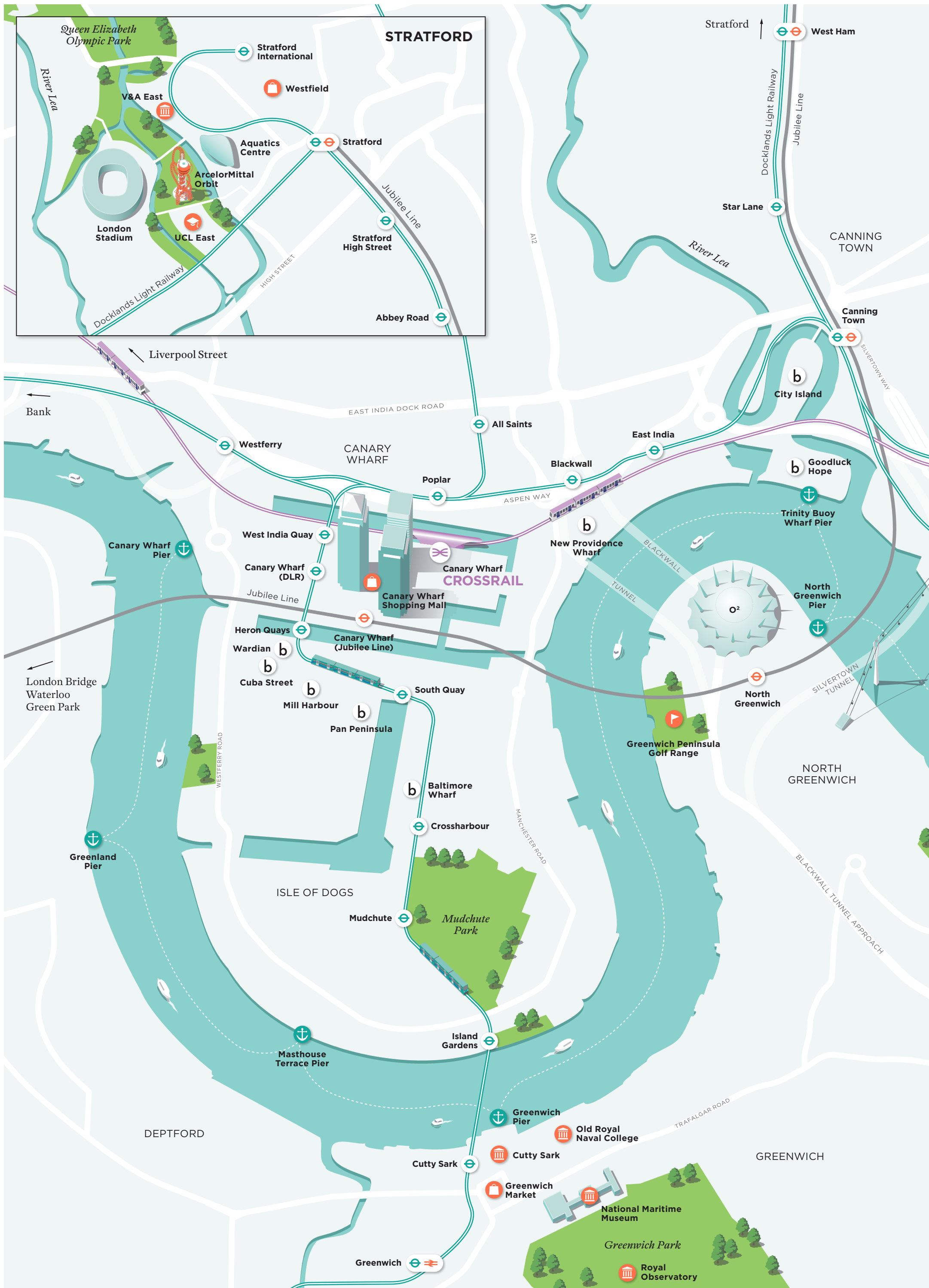
Singapore. Novotel on Stevens, Mercure on Stevens



Singapore. Mayfair Gardens

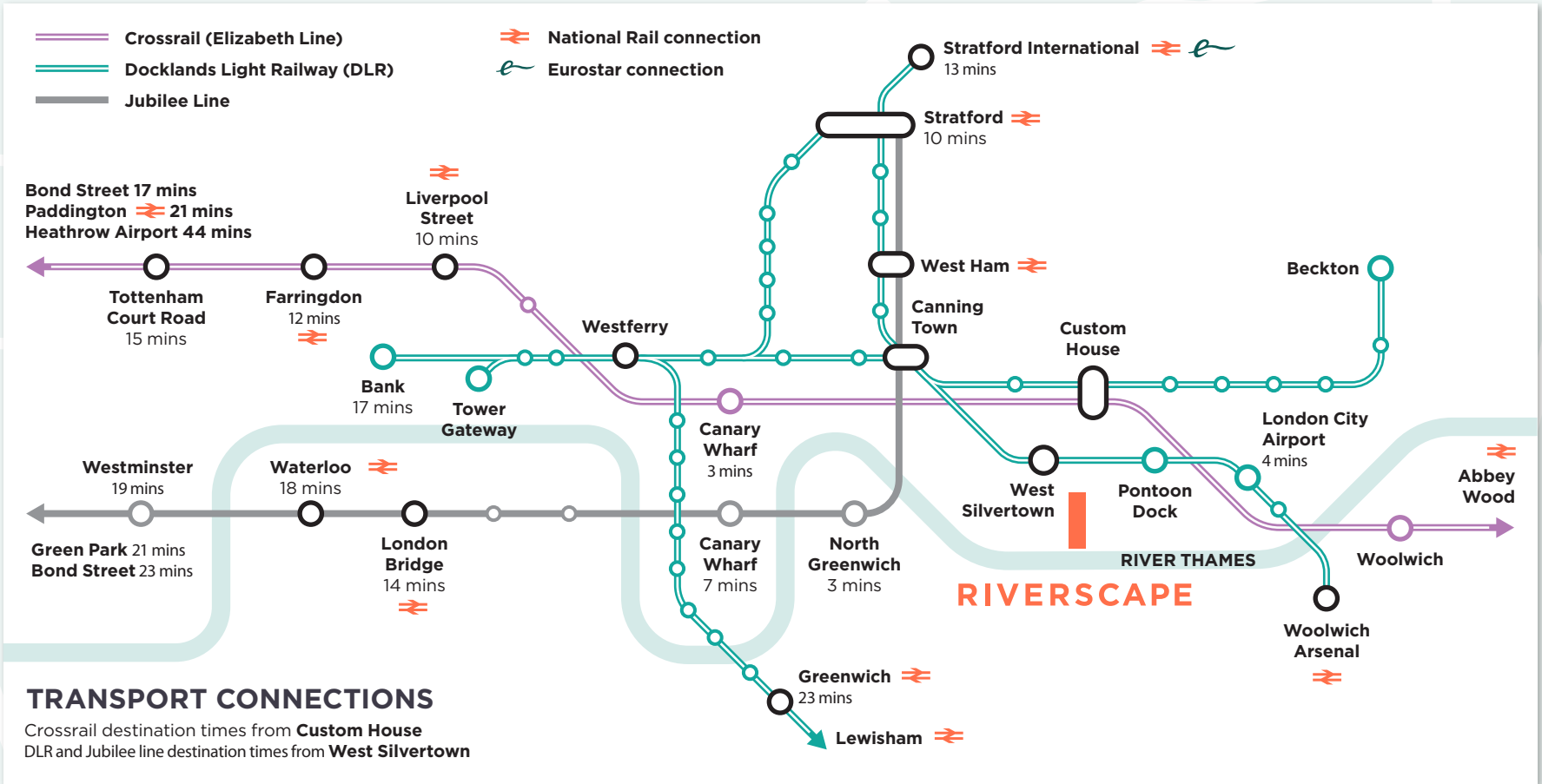
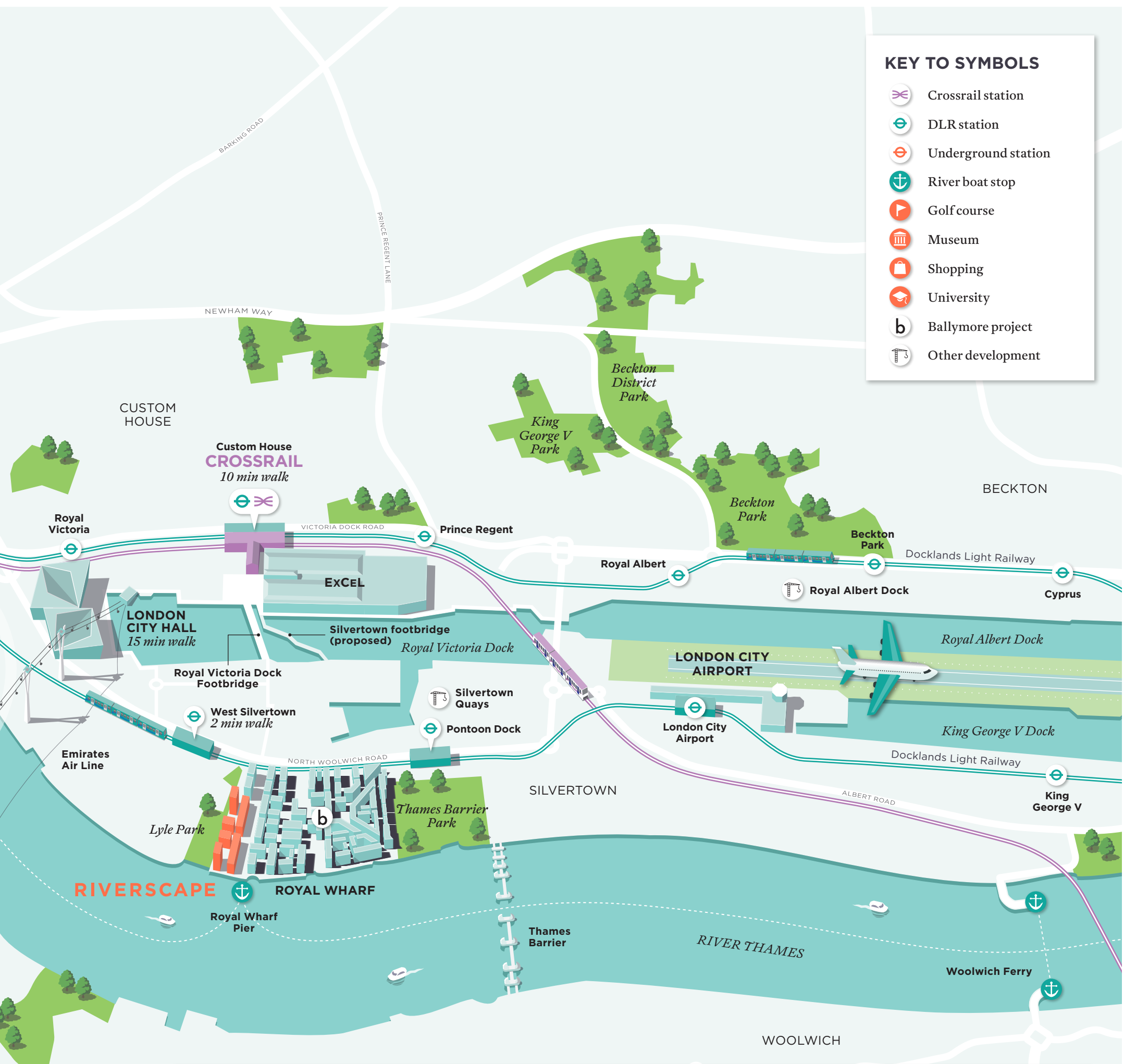


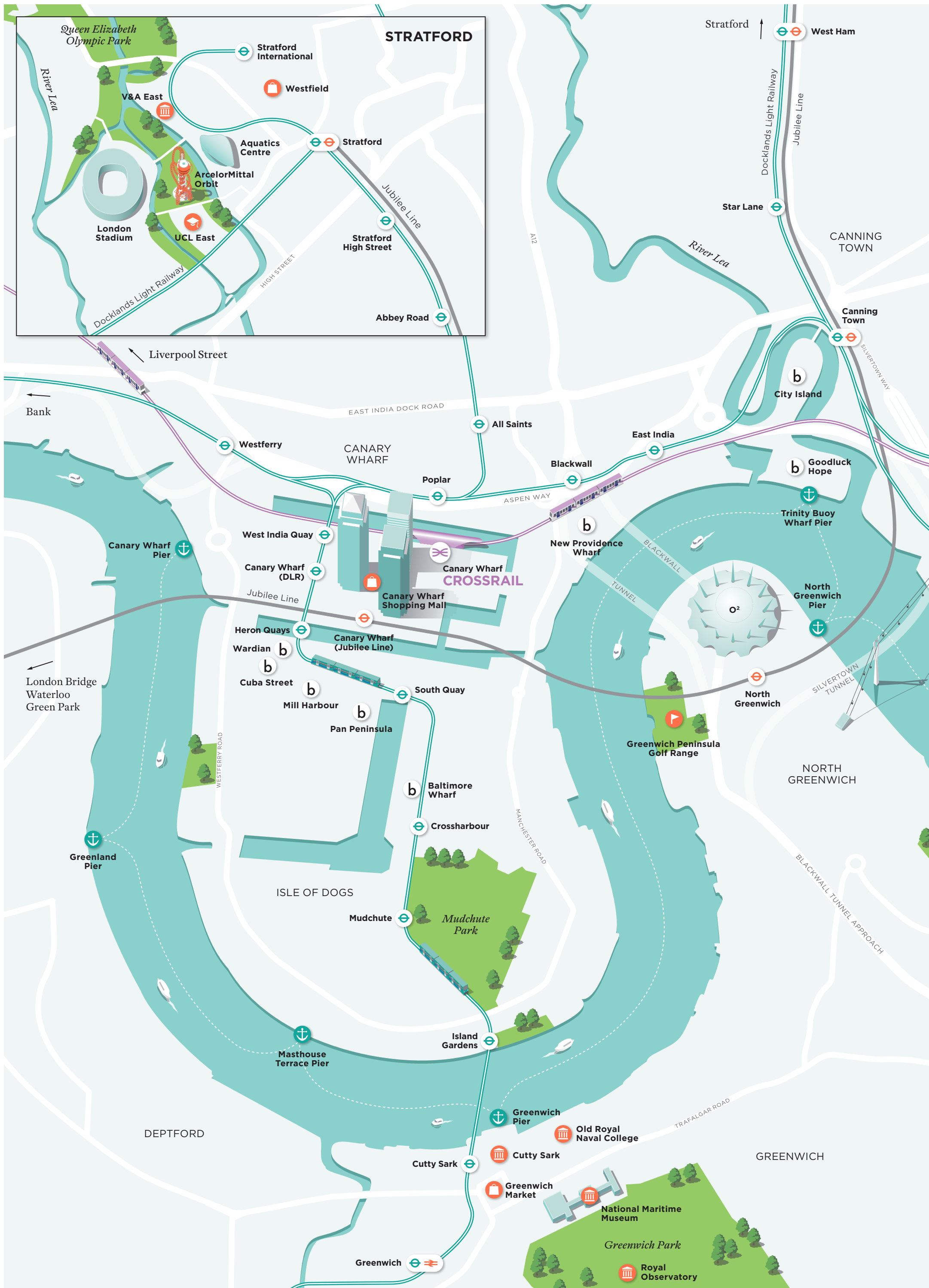
Singapore. Affinity at Serangoon



KEY TO SYMBOLS

- Crossrail station
- DLR station
- Underground station
- River boat stop
- Golf course
- Museum
- Shopping
- University
- Ballymore project
- Other development

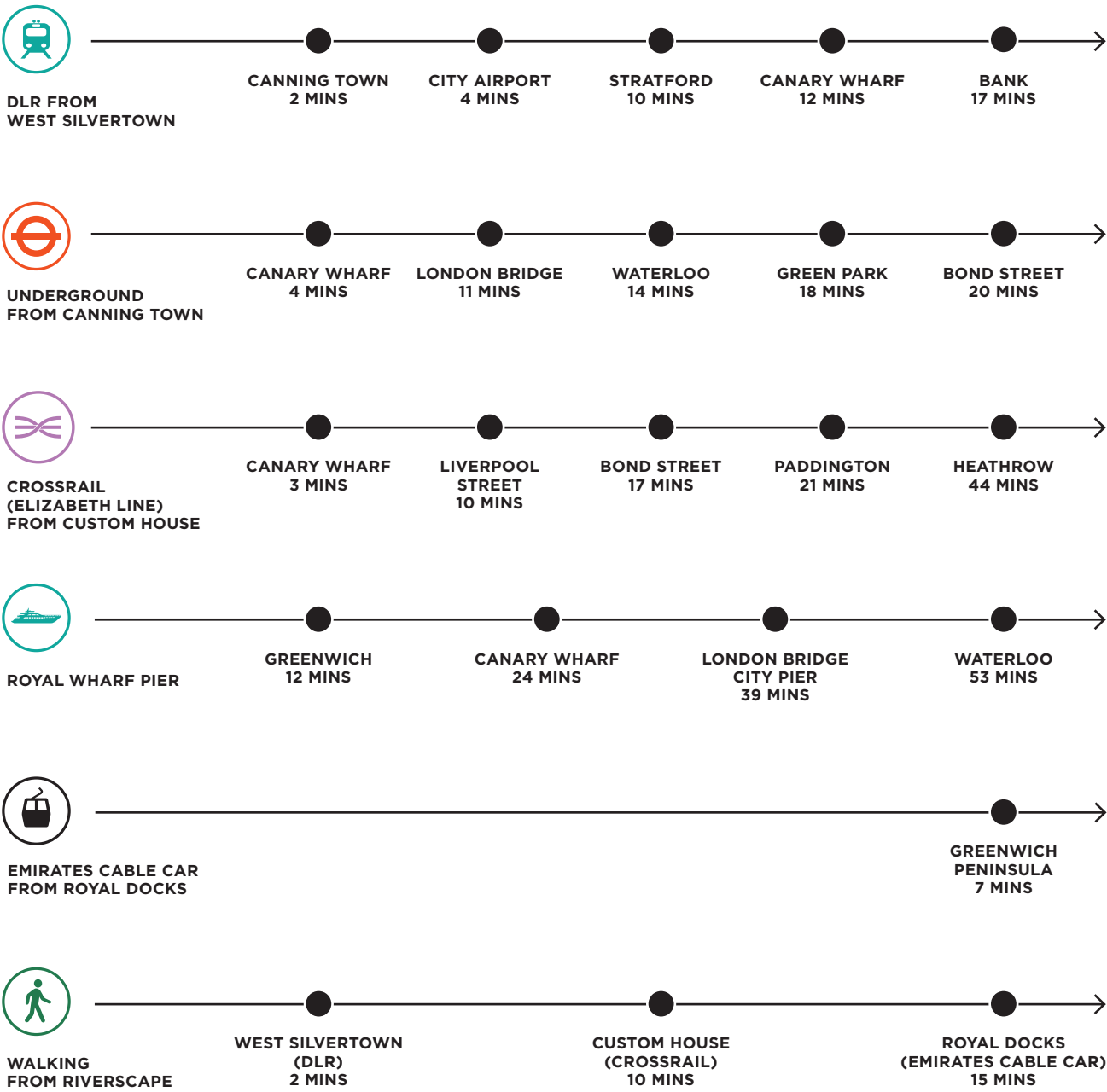




Travel by road, rail or river is effortless here. Crossrail is just 10 minutes walk away, connecting you to London in 20 minutes. Royal Wharf Pier, with fast access to the city via Uber Boat by Thames Clippers, is on your doorstep and with West Silvertown DLR a mere 2 minutes walk away, Riverscape has never been better connected.



TRAVEL TIMES





ballymore.

Oxley

Homes
England