



**RIVERSCAPE**

# RIVERSCAPE

# EVERYTHING & ANYTHING

**One of the capital's greenest and best-connected riverside developments, Riverscape is part of an already established and thriving neighbourhood at Royal Wharf – with everything and anything you need on your doorstep.**









**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.**

**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.**

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

Apartments open out onto a park-side setting with panoramic views from expansive picture windows making the experience almost coastal. Defined by spacious open plan living with a choice of balconies, day rooms or enclosed balconies providing additional living space to create a home office, play room, art studio or dining area with stunning natural light.

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

Riverscape is part of the well-established and thriving community of Royal Wharf – with a residents' gym, spa and 25m pool at The Clubhouse, an outstanding Royal Wharf Primary School, Nest nursery, concierge team, 24/7 security, dentist, pharmacy, shops and a local pub – anything you need is right on your doorstep.

Travel by road, rail or river is effortless here. Crossrail is just 10 minutes walk away, connecting you to central 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.

We've thought of everything so you don't have to.



# Our ‘go to’ people

Riverscape is more than just bricks and mortar – it’s the result of ideas and experience provided by the sort of people you see here. Ballymore’s ‘go to’ people are all experts in their field. Each one contributes to making everyday living at Riverscape a little easier, and much more pleasurable.



**DEVELOPER**

*Sean Mulryan*  
Sean is the CEO and founder of Ballymore who, after nearly 40 years, has managed to retain the integrity of a family run business with the scale to completely transform out of the ordinary riverside areas of London.



**ARCHITECTURE**

*Glenn Howells*  
Glenn is lead architect of the iconic Riverscape, as well as the man behind the masterplan of parks, open spaces, community and residential buildings of the entire Royal Wharf riverside neighbourhood.



**LANDSCAPE**

*Huw Morgan*  
Huw’s awe-inspiring vision of reviving Victorian Lyle Park, essentially linking it to nearly 1 km of riverside promenade, has resulted in the creation of a whole new geology around Riverscape.



**INTERIORS**

*Jaki Amos*  
Jaki’s highly acclaimed design studio Amos & Amos has created the unique look of Riverscape, from the show-stopping entrance lobbies and Sky Lounge, to the brushed brass fine details of individual apartments.



**NEIGHBOURHOOD**

*Phillip Minns*  
As Resort Director, Phillip heads the team that ensures the smooth running of everyday services at Riverscape, including helping everyone who lives here to make the most of the amenities right on their doorstep.



**FAMILY**

*Linda Mulryan-Condron*  
As Communications and Operations Director, Linda led the thinking behind Ballymore’s b.life app, a dedicated resource for residents at Riverscape to book services, bring neighbours together and create a family-friendly, trusted sense of community.



**INVESTMENT**

*Jenny Steen*  
As Sales Director, Jenny has a wealth of knowledge on the inward investment and regeneration of the Royal Docks area, making her an expert in identifying the opportunities for investing and living here.



**TRANSPORT**

*Nicola Zech-Behrens*  
As Riverscape’s Development Director, Nicola has been instrumental in the launch of Royal Wharf Pier and overall connectivity of Royal Wharf, based on its close proximity to extensive transport links, including Crossrail.





# CONTENTS

CHAPTER 1 — VISION

PARK & WATER13

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.

CHAPTER 2 — HOME

SPACE & LIGHT45

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

CHAPTER 3 — NEIGHBOURHOOD

DO & BELONG75

Part of the well-established and thriving community of Royal Wharf – with a residents’ gym, spa and 25m pool at The Clubhouse, an outstanding Royal Wharf Primary School, Nest nursery, concierge team, 24/7 security, dentist, pharmacy, shops, a local pub and the 16th floor Sky Lounge – anything you need is right on your doorstep.

RESIDENTS’ SPACES82  
The Clubhouse  
The Sky Lounge  
Community Dock

RESIDENTS’ SERVICES110  
Concierge and 24/7 Security  
Housekeeping

PARK LIFE120

NEIGHBOURS124

HIGH STREET128

CHAPTER 4 — FAMILY

PLAY & GROW139

From the local Royal Wharf Primary School, Nest nursery, playground areas, The Clubhouse and Community Dock, to the layout of the streets and parks – we’ve taken every opportunity to ensure this is a safe, comfortable and stimulating environment for kids to grow up in.

CHAPTER 5 — INVESTMENT

PROSPER & FLOURISH147

Riverscape is at the heart of the Royal Docks – once the world’s largest port, now the most dynamic regeneration area in London with over £8 billion of planned investment. With Crossrail and City Hall’s arrival, the Royal Docks’ ongoing transformation is predicted to create over 60,000 new jobs locally.

CHAPTER 6 — TRANSPORT

NEAR & FAR159

Riverscape has never been better connected. Crossrail is just 10 minutes walk away, connecting you to central 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.

CHAPTER 7 — DEVELOPER

ABOVE & BEYOND171

Acknowledged as the pioneers of some of Europe and Asia’s largest regeneration projects producing developments that not only break records but set new standards in placemaking, construction, design and urban planning.





# PARK & WATER

**Riverscape's landmark buildings occupy an enviable position at Royal Wharf. Set at the meeting point of the River Thames and Lyle Park, with verdant seasonal landscaping, rocky outcrops, and long botanical vistas.**

**Here, the buildings are defined by panoramic picture windows with uninterrupted views across the river, park and beyond – making the living experience almost coastal.**





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.

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





# RIVER & FLOW





**What is Riverscape?**

Riverscape is collection of landmark buildings set at the meeting point of the River Thames and Lyle Park, with verdant landscaped grounds connecting directly to the near 1km long south-facing riverside promenade of the established and thriving community at Royal Wharf.





#### ARCHITECTURE

##### **What makes the buildings at Riverscape different from the rest of Royal Wharf?**

Riverscape's south-facing waterfront setting makes it unique. The curvature of the river at this point makes the living experience feel almost coastal. Here, the buildings are defined by panoramic picture windows bathing apartments in stunning natural light.



### What's the view like?

Panoramic picture windows connect interiors with uninterrupted views across the River Thames, Lyle Park, towards Greenwich, Canary Wharf, the city and beyond. The west-facing sunsets are particularly impressive.



### How did you manage to make each Riverscape home feel individual?

Spacious, open plan living with a choice of balconies, day rooms or enclosed balconies provides additional flexible living space to create highly individualised spaces for a home office, play room, art studio or dining area with stunning natural light.





## Whereabouts in London are we?

On the banks of the River Thames, opposite Greenwich and east of Canary Wharf, Riverscape is part of the thriving Royal Wharf neighbourhood in the regenerated Royal Docks area of East London. With fast access to Crossrail, DLR, Thames Clipper and City Airport, local, national and international destinations are easily within reach.







#### ARCHITECTURE

##### **Tell me about Royal Wharf?**

We've transformed over 40 acres of London riverside, with 3,385 new homes, residents' only amenities, an outstanding Royal Wharf Primary School, Nest nursery, community hubs, a pharmacy, health centre, hairdressers, shops, cafes, restaurants and a local pub to make this a thriving neighbourhood in East London.





**What makes Riverscape's  
entrance lobbies special?**

Celebrating the connection and expanding the boundary between inside and out – tumbled edge herringbone stone flooring, indoor foliage, and rich grained wood harness the natural world. Floor to ceiling windows provide seemingly endless botanical vistas out towards the gardens.





# GREEN & PLEASANT



**What sets Riverscape apart from other areas of Royal Wharf?**

The landscaping around Riverscape is integral to the living experience here – we’ve sought to create a seamless connection from the river to the park that results in an almost coastal feel. The main courtyard at Riverscape is sunk into the landscape, protected by rocky, planted outcrops surrounding it.





**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



**‘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.’**



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. We saw the overgrown woodland on the river side of the park, and developed it into this glorious arboretum. The idea was to create a whole new geology here, so we’ve incorporated intimate areas and shady glades, punctuated by rocky outcrops and evergreen pines.



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





#### LANDSCAPE

##### **Is there much green space on the estate?**

Alongside the established trees and green lawns of the Victorian Lyle Park, Riverscape is surrounded by an abundance of gardens and courtyards. Royal Wharf has more than 40% green open space, and is directly connected along the riverside walk to Thames Barrier Park.





#### LANDSCAPE

##### What makes Riverscape special year round?

The proximity to Lyle Park provides the unique advantage of established, mature foliage including large, deciduous trees which change colour through-out the seasons.





#### LANDSCAPE

##### **How did you approach the design of outdoor space at Riverscape?**

The idea was to create a whole new geology here – we’ve incorporated intimate areas and shady glades, punctuated by rocky, coastal outcrops taking inspiration from the woodland floor and the surprising colour pops from seasonal bulbs.





LANDSCAPE

**What was the inspiration of Riverscape?**

Taking inspiration from residential buildings around Central Park, and Battery Park on the waterfront at the tip of Manhattan, where the focus on green spaces makes these urban neighbourhoods come alive.





The size of Royal Wharf means there’s more to it than just buildings set along the waterfront. It has been forged in the tradition of other historic great estates of London, with the added fine-grained details of parks, squares and a high street.

Glenn Howells,  
Chief Architect,  
Riverscape



Is there room for my bicycle if I don’t want to keep it at home?

At Riverscape we’ve set aside designated secure areas on the lower levels that are easy and quick to access for bicycle storage.



What’s interesting about the river here?

It’s a very wide expanse at this point of the Thames, more than half a kilometre from one bank to another, which makes it an almost coastal experience.



What used to be here?

Royal Wharf is at the epicentre of the Royal Docks, which used to be the world’s largest port full of dockyards and boat building companies, alongside the famous Tate & Lyle sugar factory which remains to this day.



Is there plenty of natural light?

Spaces between the buildings have been carefully modelled with very accurate solar predictions, so there’s lots of sunshine indoors and out, especially in the afternoons. Additionally, we’ve made sure that every apartment gets the maximum amount of sunlight.



Can I travel by river?

Riverscape is as close as you can get to our own Royal Wharf Pier, with a regular Thames Clipper service through to Canary Wharf, the City, Southbank and Battersea.



What sort of security is there?

With 24/7 on site security, CCTV, careful street design and outdoor lighting, this place is safe and sound. Each individual home also has its own video entry phone system.





# SPACE & LIGHT

**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 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.



**‘Fluted glass cabinetry echoes the play of light on water, whilst timber finishes reference the mature trees and open green spaces of Lyle Park.’**



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





# SUNRISE & SUNSET

## INTERIORS

**How do these interiors reflect the architecture outside?**

Rigorous geometry and repetition of line work is reflected in both the strong architectural and the innovative interior personalities at Riverscape.



1 bed living





## INTERIORS

### What's the main feature of the apartment interiors?

Panoramic picture windows provide far-reaching river, park and city views from sunrise to sunset – nearly replacing the need for artwork on the walls.



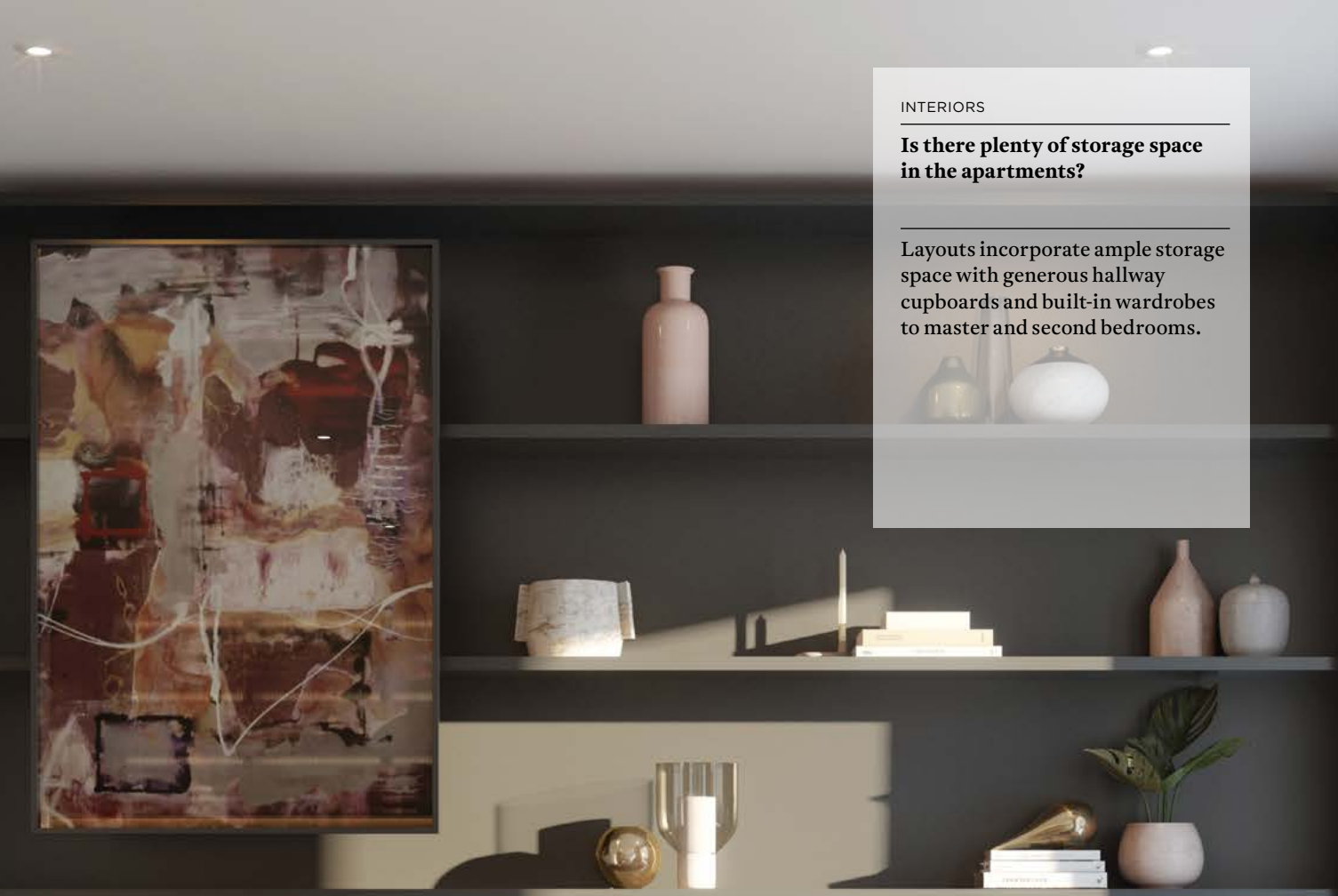
1 bed living



INTERIORS

**Is there plenty of storage space in the apartments?**

Layouts incorporate ample storage space with generous hallway cupboards and built-in wardrobes to master and second bedrooms.



1 bed living





# WORK & LOUNGE

## INTERIORS

**I work from home – which layout would be best?**

All layouts are open plan, flexible and adaptable with broadband data points in living areas and principal bedrooms. Acoustically separated glass walls in day rooms offers multiple opportunities to create creative home workspaces.



2 bed study





#### INTERIORS

#### What inspired the interior design?

Fluted glass kitchen cabinetry refracts soft daylight echoing the movement of the Thames. Crafted joinery juxtaposes a subtle green palette in the bathroom referencing the open park spaces nearby.

PARIS 1962

LIAIGRE

SERGIO LARRAIN  
LAROUSSE  
UNIVERSITAIRE

2 bed living





#### INTERIORS

##### Are all the living areas open plan?

Yes – recent times have highlighted the need for flexible adaptable spaces. We've focused on open plan living, dining and kitchen areas with minimal partitioning. Enclosed balconies or day rooms create bright, open spaces that focus on the connection between inside and out.

2 bed living



INTERIORS

**What type of finishes  
can I expect?**

A comfortable and considered  
palette of texture and tone  
specified by Amos & Amos  
– bespoke framed timber  
cabinetry, fluted glass, brushed  
brass and deep green tiling.



2 bed kitchen





### What type of apartments are available?

Across Riverscape, one, two and three bedroom apartments all have panoramic picture windows providing views across the river, park and beyond – and include a choice between balconies, enclosed balconies and day rooms – making the most of flexible floor plans and natural light.

# INSIDE & OUTSIDE



3 bed living



**Can you describe any interesting design details?**

Picture windows are set back within a reveal, creating a deep sill for additional seating and display. The choice of day rooms, or enclosed balconies with glazed bifold sliding screens, is a clever way to make the best use of balcony space, all year round.





INTERIORS

**Did you follow an overall design ethos for these interiors?**

Our ethos has always been for the design to complement the panoramic views across the river, park and beyond by using a restrained palette of highly considered, innovative materials.



INTERIORS

**What are the kitchens like?**

Kitchens have a classic contemporary aesthetic expressed through natural wood, reeded glass and concrete effect stone paired with a gently rippled artisanal tile reflecting the movement of the Thames. Multiple kitchen layouts – some with island seating and others designed to be linear – maximise living and dining space.





INTERIORS

**How have you distinguished the interiors at Riverscape from other apartments at Royal Wharf?**

Interiors have an underlying sense of luxury here – there’s an artisanal, crafted feel to cabinetry and joinery, with details such as concealed lighting, bronze ironmongery and brushed brass elevating the design.



3 bed living

INTERIORS

**What’s the single most important design piece you can invest in?**

Lighting is often underestimated in its ability to transform a space. A single pendant fitting, hung at eye level over a dining table will have a huge impact on the overall feel of a room.



3 bed dining





#### INTERIORS

##### **How can I add individual style to my home?**

Spaces which work best are those that truly reflect the aspirations and character of their occupants. A curated, personal collection of both art and objects has the ability to bring personality to any space.

3 bed bedroom





We want each apartment at Riverscape to immediately feel like a home – carved from its geographical location and with its own distinct character. It has to have a history, a connection to the past and to be crafted from something, creating authenticity and a sense of place.

Jaki Amos,  
Interior Designer,  
Riverscape



**What are the kitchen cabinets like?**

Kitchen cabinets are all custom designed with natural, stained oak veneer doors that balance against the composite stone worktops and fluted glass wall cupboards. They're also handleless, which makes them appear more streamlined, like fitted furniture, in an open plan space.



**What are the entrance lobby interiors like?**

The entrance lobbies at Riverscape create an instant connection with the outside – a series of beamed arches frame botanical views and focus the eye out to the gardens, with indoor foliage and tumbled edge, herringbone stone flooring blurring the lines between inside and out.

**What are the bathrooms like?**

A fresh take on the traditional – the bathrooms are bold and sophisticated. Deep green tiling in the walk-in showers is offset against fluted limestone effect tiles, with brushed brassware throughout all bathrooms.



**How did you choose furniture and fabrics for the entrance lobbies and Sky Lounge?**

Most of these pieces have been designed by Amos & Amos, exclusively for Riverscape. We've showcased fine detail alongside authenticity, combining traditional exposed dovetail joinery, with deep rust and mustard velvet tone fabrics, for warmth and texture.



**What about making sure the temperature is right?**

Each apartment features thermostatically controlled comfort heating and cooling in all bedrooms and living spaces. With discreet ceiling vents supplying warm or cool air, it also avoids the need for radiators, freeing up wall space and allowing for different furniture layouts.



**Are there any bespoke details?**

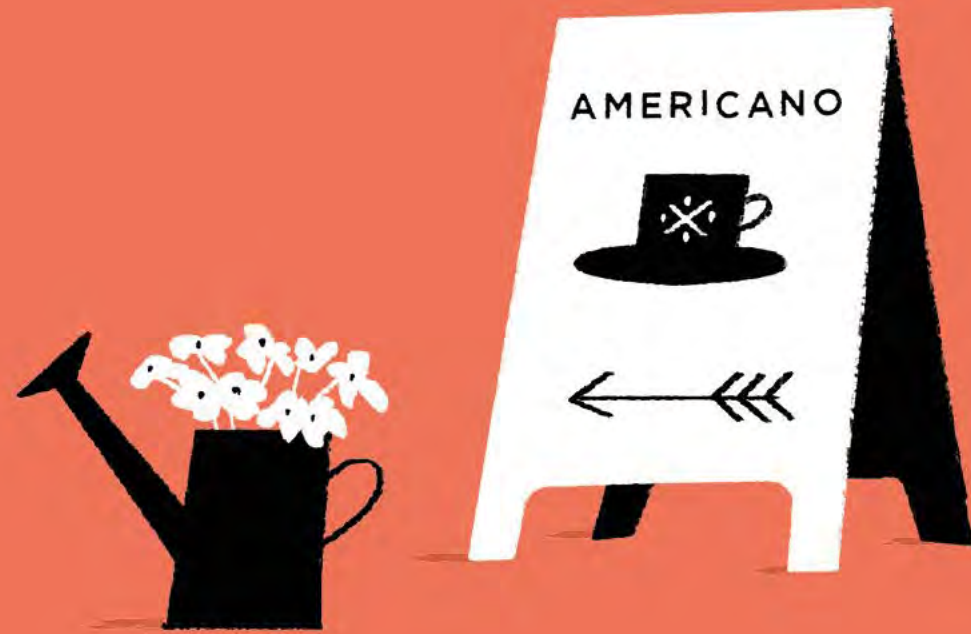
We've been meticulous in the detailing, from brushed brass ironmongery and taps to fluted limestone effect tiles in the bathrooms, these are bespoke designs by Amos & Amos, made especially for Riverscape.



**Is there carpet or hard flooring?**

Living, kitchen and hallways feature a white oiled oak engineered timber flooring. Bedrooms are softer underfoot with broadloom, pale grey carpet.





# DO & BELONG

**Riverscape is a part of the well-established and thriving community of Royal Wharf, with a residents' gym, spa and 25m pool at The Clubhouse, an outstanding Royal Wharf Primary School, Nest nursery, concierge team, 24/7 security, dentist, pharmacy, shops and a local pub – anything you need is right on your doorstep.**

**Exclusive to all Riverscape residents, the 16th floor Sky Lounge is as an extension of the home with spaces for meeting, socialising and collaborating.**





Riverscape is part of a neighbourhood that's been created on an unprecedented scale. Royal Wharf has grown out of nothing in a very short space of time – it would normally take decades to establish a place to live on this scale. Everything is here, Community Dock is our town hall, we've got a school, a nursery, shopping and cultural activities. One of the most compelling reasons to move here now is that it's an already established place.

Phillip Minns,  
Resort Director,  
Royal Wharf

We began with 40 acres of riverside London and a big idea. To balance the old fashioned notion of truly belonging to an area, with the modern ideal of living in a well-run neighbourhood that's seamless and service-savvy. Royal Wharf is a purpose-built village, but one with a clear vision and distinctly human touch. With nearly 4,000 new homes, ranging from Georgian-inspired townhouses to the distinctly modern apartments at Riverscape, this is a place that's completely focussed on bringing people together.



‘The measure of the success of a place is the community it creates.’



‘One of the best things about living at Riverscape is that you have everything on your doorstep.’



‘What’s outside your front door has a huge bearing on the success of a neighbourhood, building an authentic sense of belonging.’





WEST SILVERTOWN  
DLR

CUSTOMS HOUSE  
DLR/CROSSRAIL  
10 MINS WALK



PONTOON DOCK  
DLR

RIVERSCAPE

ROYAL WHARF

THE  
GARDENS

LYLE  
PARK

THAMES  
BARRIER  
PARK

THE  
HIGH STREET

COMMUNITY  
DOCK

NURSERY

SCHOOL

CORINTHIAN  
SQUARE

THE  
CLUBHOUSE

CONCIERGE

ROYAL WHARF PIER

- |                             |                                    |
|-----------------------------|------------------------------------|
| 1 STARBUCKS COFFEE          | 15 THE WINDJAMMER BAR & RESTAURANT |
| 2 BUBBLE TEA SHOP           | 16 LUXURY TEA ROOM                 |
| 3 LITTLE HUDSON             | 17 KABOOM & BEATS BURGER           |
| 4 SILVER CLIP HAIRDRESSERS  | 18 PIZZERIA                        |
| 5 NHS GP CLINIC             | 19 CHILDREN'S SOFT PLAY            |
| 6 ROYAL WHARF DENTAL        | 20 POST ROOM                       |
| 7 DREAM NAILS               | 21 THE NEST NURSERY                |
| 8 PHARMACY                  | 22 FRENCH RESTAURANT               |
| 9 DERMAGICAL - AESTHETICIAN | 23 TRIPLE TWO COFFEE               |
| 10 PAN-ASIAN RESTAURANT     | 24 DRY CLEANERS                    |
| 11 ITALIAN RESTAURANT       | 25 ROYAL WHARF PRIMARY SCHOOL      |
| 12 SAINSBURY'S SUPERMARKET  | 26 CAFÉ                            |
| 13 FISH & CHIP SHOP         | 27 SKY LOUNGE                      |
| 14 OPTICIANS                |                                    |



# TOGETHER & APART







## RESIDENTS' SPACES

As a Riverscape resident you have exclusive access to our 16th floor Sky Lounge – a work, club, dining and entertaining space overlooking the Thames. Riverscape is part of Royal Wharf, so you are automatically a member of all the Royal Wharf residents' spaces, including The Clubhouse with 25m swimming pool, gym and studios, as well as Community Dock for events and activities. Each space offers different experiences, from early morning until after midnight.

### The Clubhouse

A 25m swimming pool, hydrotherapy spa, two gyms with state of the art training equipment and dedicated studio classes.



### Sky Lounge

A members' only club space for Riverscape residents, which can also be reserved for gatherings and events, including private dinner parties with a personal chef.



### Community Dock

Royal Wharf's hub for social clubs, neighbourhood events and family activities, with flexible spaces available to hire.







NEIGHBOURHOOD / RESIDENTS' SPACES

**Is it easy to get fit living here?**

As a Riverscape resident you are automatically a member of The Clubhouse with access to the gym, fitness studios, a team of personal trainers and a full schedule of classes each week.





NEIGHBOURHOOD / RESIDENTS' SPACES

**What sort of workouts  
can I do at The Clubhouse?**

Residents can enjoy a full cardio workout in our state-of-the-art fitness suite, there's also a weights room and a studio for yoga and pilates – and there's always filtered water on tap to keep you hydrated.



NEIGHBOURHOOD / RESIDENTS' SPACES

**How many fitness classes  
are available each week?**

You can choose from over 40 classes each week – from CrossFit, cycle studio, elite cardio and resistance training to yoga and mindfulness, all bookable through the b.life app.



**What level of fitness equipment is available at The Clubhouse?**

There's a full range of weight machines, free weights, boxing equipment and a TRX station, to provide the perfect mix of fitness for all levels.





# EVOLVED & EASY

NEIGHBOURHOOD / RESIDENTS' SPACES

## What days and times is The Clubhouse open?

The Clubhouse is open 6am - 11pm  
Monday - Thursday, 6am - 9.30pm  
on Fridays, and 8am - 9.30pm  
at weekends. Classes run 7 days  
a week, morning to night,  
and if you miss your favourite  
session, you have the option to  
catch up with a virtual class.



**What facilities are available for relaxation and wellbeing?**

If you're more of a gentle gym-goer and want something a little less straining, you'll be pleased to know that as well as our spa and hydrotherapy pool, The Clubhouse offers soothing yoga and pilates sessions too.

Pool Depth  
1.2m







NEIGHBOURHOOD / RESIDENTS' SPACES

**Is there a swimming pool?**

The Clubhouse has a 25 metre indoor pool, alongside a hydrotherapy spa, sauna and treatment rooms.



NEIGHBOURHOOD / RESIDENTS' SPACES

**How big is The Clubhouse?**

This is one of East London's largest residents' clubhouses, combining a 25m pool, spa, gym and fitness studios in nearly 20,000 sqft of leisure space.

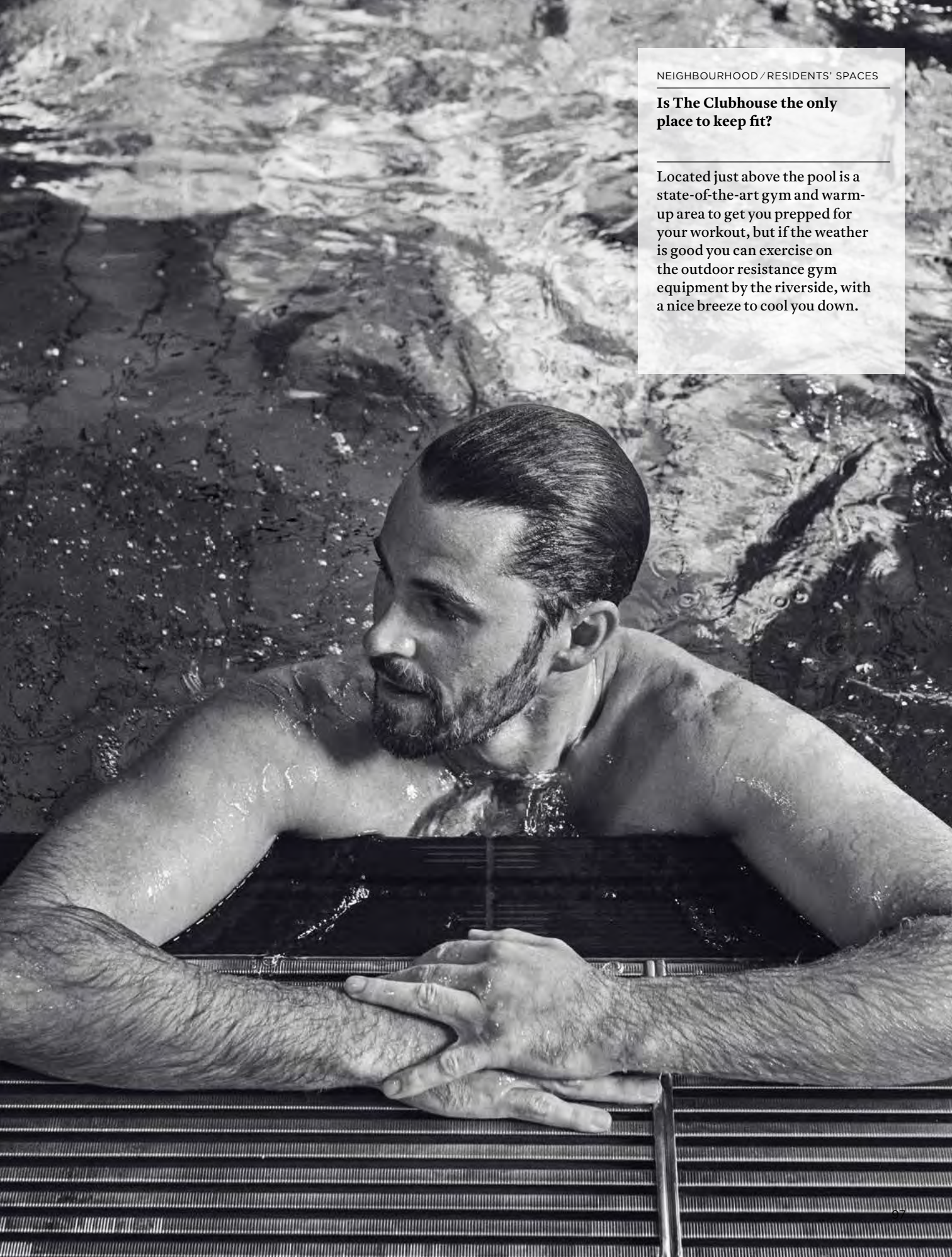




NEIGHBOURHOOD / RESIDENTS' SPACES

**What about one-to-one classes and training?**

Private swimming lessons are available for children and adults alike, and there are personal trainers on hand if you want to book in for a private session, and take your training up to the next level.



NEIGHBOURHOOD / RESIDENTS' SPACES

**Is The Clubhouse the only place to keep fit?**

Located just above the pool is a state-of-the-art gym and warm-up area to get you prepped for your workout, but if the weather is good you can exercise on the outdoor resistance gym equipment by the riverside, with a nice breeze to cool you down.





Each resident partakes in an individual induction process – I like the fact that we get to know members personally. That’s important when you’re motivating people to reach peak fitness.

Ike Abeng  
Royal Wharf Personal Trainer



**How do I book a regular personal trainer?**

You can book regular half hour, and hour slots with our personal trainers, who are on hand to provide motivation and expertise.



**I want to get beach ready for the summer, where do I start?**

We can curate a personalised training programme that suits your body – all our trainers have different skills, allowing you to vary and adapt your workout.



**Where can I see a timetable of lessons?**

Classes are linked to your personal profile on the b.life app, giving you a dynamic list of suggestions, updating spaces available, and allowing you to vary the everyday.

**Is there a charge for classes?**

All our classes are free, with deliberately small class sizes, available on a first come first serve basis when you book via the b.life app.

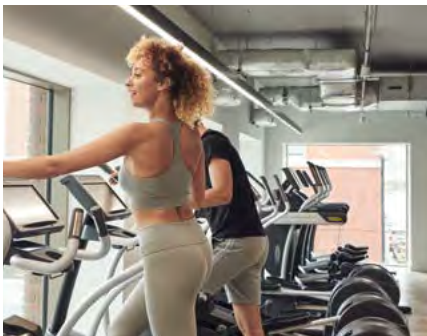


**Can I get help and advice on nutrition as well?**

Use our personal trainers for advice on health and nutrition as well as fitness, which will allow you to achieve better results, faster.

**Can anyone join The Clubhouse?**

Clubhouse membership is only available to private residents living on the estate, although members are able to pre-book guests for a swim, or to join them in a class.



**Are there any regular activities and classes for kids?**

You can book residents’ only kids swimming classes, which follow Swim England’s Learn to Swim Programme and Award Scheme.





### What is the Sky Lounge, and who can use it?

Exclusive to Riverscape residents – The Sky Lounge is a club room on the 16th floor with spaces for meetings during the day or private dinner parties with a personal chef during the evening. Collaborate, mix and mingle with like-minded neighbours – all overlooking the glistening Thames.



### Can I use the Sky Lounge to host a private party?

You can make use of the Sky Lounge day or night, whether it's an intimate sit down dinner for eight, or a drinks party for a large crowd, you can reserve the space and our concierge will arrange personal chefs, mixologists and bar tenders to provide catering as you need it.





**What's the view like  
from the Sky Lounge?**

It's panoramic – from working inspiration during the day, to seemingly never-ending vistas in the evening, there are few places in the capital that capture the constantly changing kaleidoscope of the River Thames in this way, including perfectly Instagrammable west-facing sunsets.



**Is the Sky Lounge kitchen  
fully-equipped?**

Yes, there's a fully-equipped, professional chef's kitchen, cleverly designed as a stand alone piece of furniture which can also be closed off with steel-veneer panels, leaving a beautiful green terrazzo island to be used as a coffee bar by day, or for cocktails at night.





**What was your inspiration for the interior design of the Sky Lounge?**

We've referenced the local docks and boat building history reflected in the handcrafted artisanal approach to furniture and cabinetry with dove-tail joinery. A series of bronze-framed mirrors reflect the entire panorama of the city skyline along one wall of the Sky Lounge.



**How adaptable is the layout of the Sky Lounge?**

Steel-framed, reeded glass sliding doors, positioned between the kitchen and main lounge space, have the ability to completely transform the identity of the Sky Lounge from meeting room and work space, to club lounge and private dining area.





**What is the Community Dock?**

Over 5,000 sqft of bright modern space with a flexible layout, dedicated to bringing together friends and neighbours, with a full timetable of local clubs and activities.

**Can I hire any part of the space for parties?**

You can hire the space, in any configuration, for children's parties and small gatherings. There's even a discount on hire for Riverscape residents.





It’s fun and inspiring – seeing people get involved, mix together and become passionate sharing knowledge and ideas.

Alyson Moore,  
Community Dock Manager



**What are the Community Dock opening hours?**

Normal opening hours are 9am - 5pm during the week, with private hire bookings finishing by 9pm on weekdays, and 5pm at weekends.



**How do I join a local club?**

There are plenty of Royal Wharf residents clubs and societies, many of them meeting regularly at Community Dock, and all of them posting via the Ballymore b.life app.



**How much does it cost to hire the space?**

Prices for Royal Wharf residents start from £15 per hour for a meeting room, and £30 per hour for the Activity Centre.



The Community Dock is central to the neighbourhood at Royal Wharf, providing a hub for social clubs, local events and family activities. With space to hire for children’s birthdays and other gatherings, it’s open plan and comfortable, designed to make it easy to meet and mingle with your neighbours.



**What activities are there for kids in school holidays?**

Alongside toddler soft play and homework clubs, there are football, ballet and drama classes, with plenty of sports and craft-based holiday activities.



**If I’m hiring the space for a party, is there a kitchen available?**

Depending on the configuration of space you hire, there is a kitchenette and food preparation area, suitable for use by caterers.

**What types of social clubs are there?**

Alongside the Book Club and Gardening Club, anybody with a passion can start up a club, and they do – from board game nights to art classes or weekend table tennis sessions.



**Are there community events?**

We have a team dedicated to organising regular community events and gatherings, including our annual Royal Wharf Summer Fete.







## RESIDENTS' SERVICES

**We're interested in magnifying all the things that make life more interesting, and managing more effectively anything that doesn't. Our professional concierge team is on hand to make sure everything is expertly taken care of – from storing packages to deliveries and key holding – adding up to a life that's less stressful and more hassle free.**

**When it comes to housekeeping, our Ballymore b.life app takes care of online bookings, appliance manuals and guarantees. We've even added in some perks and privileges as part of the package when you live here, with specialist member discounts and unique offers.**

---

### Concierge

Alongside 24/7 security, you have access to a dedicated concierge team. With their own office on site, they're here to help with everything from post and deliveries, to booking enquiries and key holding.



---

### Housekeeping

We've made sure everything domestic – from how to manage things around the house to who to go to – is expertly catered for. Our Ballymore b.life app takes care of online service bookings, appliance manuals and guarantees.





# CURATE & DETAIL

## NEIGHBOURHOOD / RESIDENTS SERVICES

**How do you keep all the green spaces looking so immaculate?**

We have a dedicated team of landscape gardeners, including a head gardener. The team varies through the seasons, but there's always somebody busy doing maintenance here.







NEIGHBOURHOOD/RESIDENTS' SERVICES

**I've got visitors coming, but I have to stay late at work – can you help?**

The concierge desk provides a key holding service – if you're stuck at work you can simply authorise us to release your key, we can then either hand it over or open your front door for your visitor.



**'Ballymore is one of the only developers in the UK that has its own estate management teams – all of the people who work at Royal Wharf, from the concierge staff to landscape gardeners or personal trainers, are employed directly. This allows us to maintain quality of service, and value of investment in your home for years to come.'**

**What's the role of the security team?**

Our security team patrol 24/7, but also pick up any issues on site, including maintenance problems – they're an integral part of the community here.



**Can I send as well as receive post and packages here?**

Yes. The post room receives an average of 600 – 700 parcels a day. If you're not home, you get a notification on the b.life app, and we keep the parcel for you.



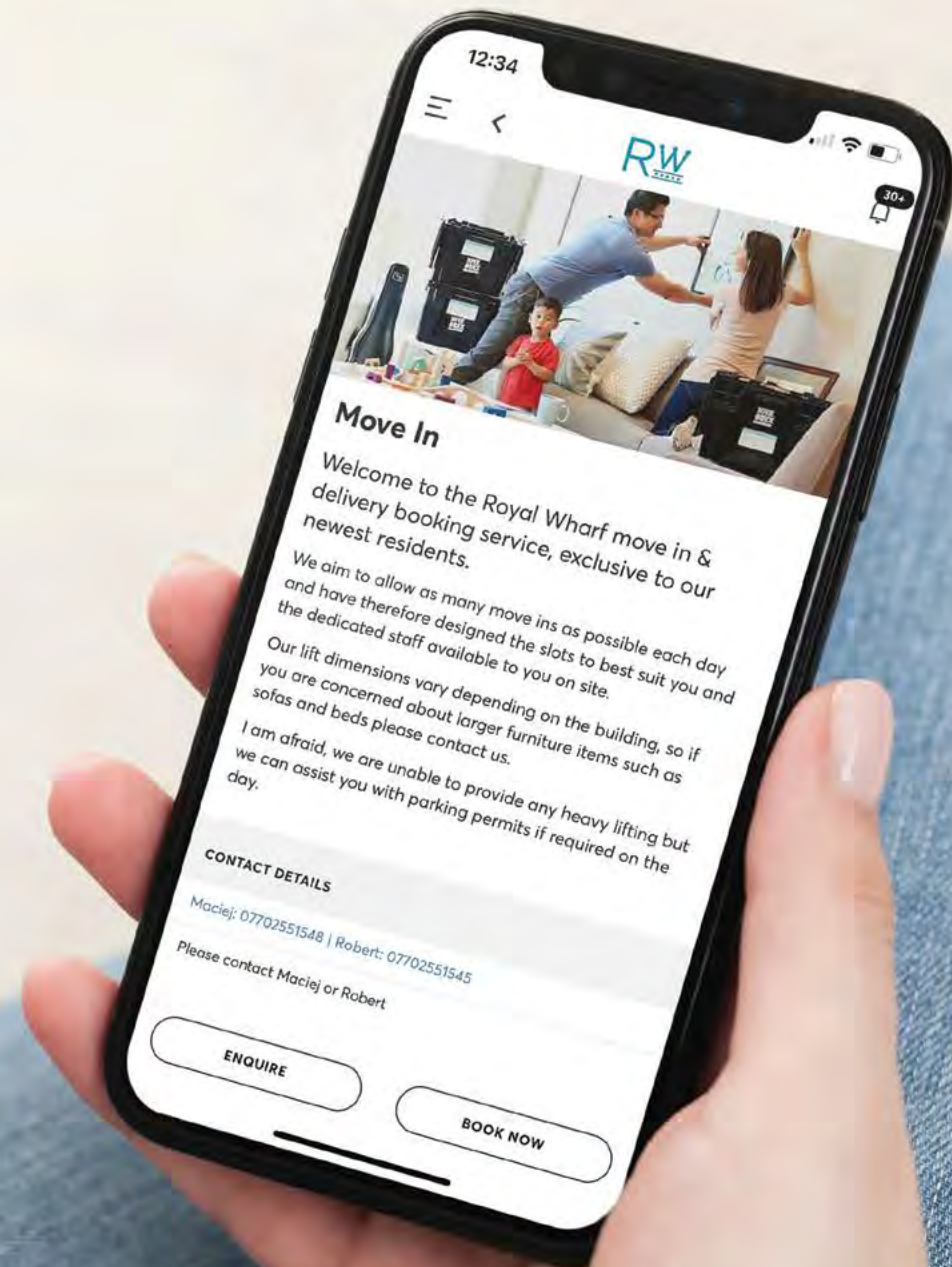
**Has the traditional role of a concierge changed recently?**

Having the Ballymore b.life app is a real game changer – everything residents need to know is on there, including recommendations for the best local shops and restaurants – it's like having a personal concierge in your pocket.





# FORWARD & THINK







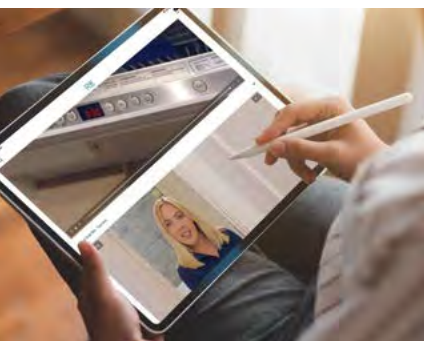
NEIGHBOURHOOD/RESIDENTS' SERVICES

**We need to get our windows cleaned, can you help?**

All our buildings have regular maintenance and cleaning provided, including window cleaning. We'll notify you when it's going to happen, and check with you afterwards that you're happy with it.

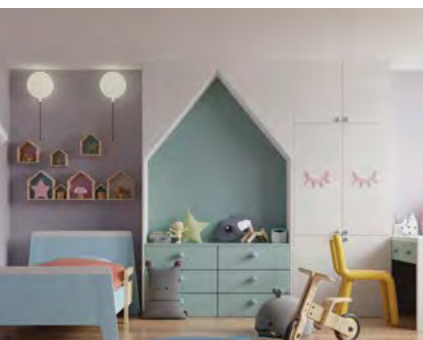


**Property management matters – we go that extra mile to ensure the experience of living here reflects our commitment to great quality service, as well as design.**



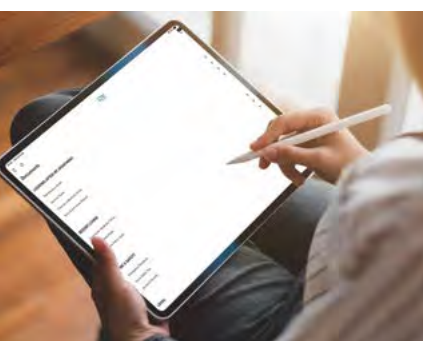
**What about when appliances or fixtures go wrong?**

Inside the apartments, our aftercare team are here to sort any defects for the first two years after handover – you can use the b.life app to register any appliance issue and a member of the aftercare team will be in touch to arrange a convenient time to fix it.



**Kid's beds and wardrobes are being delivered, can you unpack and make them up for me?**

If you need to put up a shelf or flatpack furniture, visit our Ballymore b.life app, where you'll find recommendations from other residents, so you can book a service that's right for you.



**I know that my fridge is under guarantee, but I just can't find the paperwork?**

You'll find all the appliance guarantees, service and maintenance booklets cleverly organised and in one place on the Ballymore b.life app.



**We've got guests staying whilst we're away, how will they know how to use the heating?**

We've created online tours of your property on the b.life app, so if you have guests staying you can easily show them how everything works.





## PARK LIFE

**Set between Lyle Park and Thames Barrier Park, this pocket of East London is one of the longest stretches of open green space along the Thames.**

**The Riverside Walk runs east to west, essentially connecting Riverscape and Lyle Park, to Royal Park Gardens and Thames Barrier Park. The route is open-ended and easily walkable with pocket parks and squares providing the perfect balance to the buildings here.**



NEIGHBOURHOOD / PARK LIFE

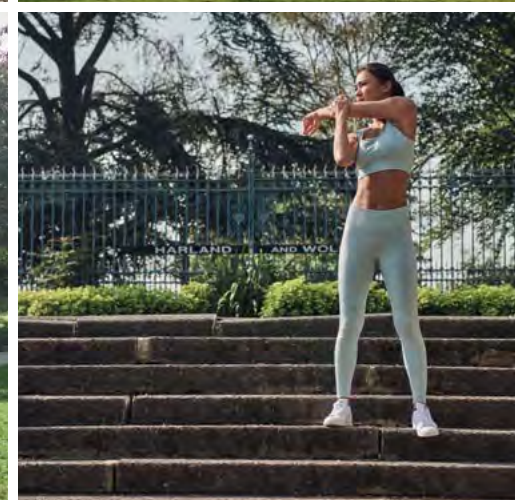
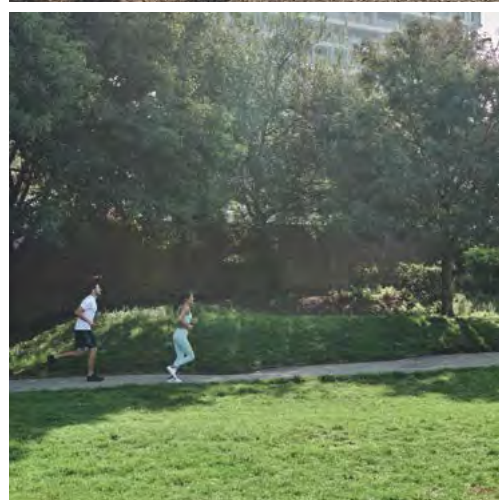
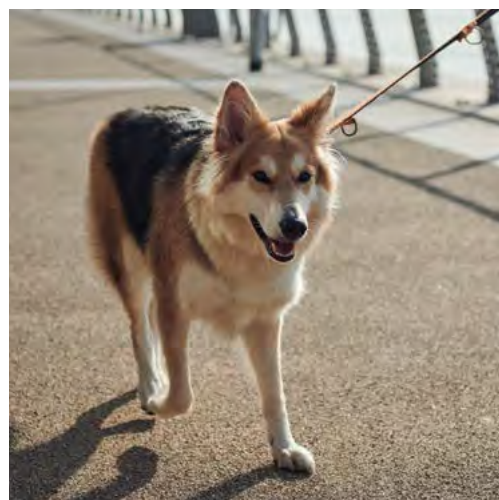
### How big is Thames Barrier Park?

It's a total of 7 hectares, with a 130 ft 'green dock' sunken garden, 32 fountains set into a minimalist stone plaza, childrens' play and picnic areas, alongside scented herb gardens.



**How do I book the tennis courts in Lyle Park?**

Lyle Park Tennis is an LTA (Lawn Tennis Association) affiliated club, so you can simply go online, select one of the two courts available and a time you want to play.

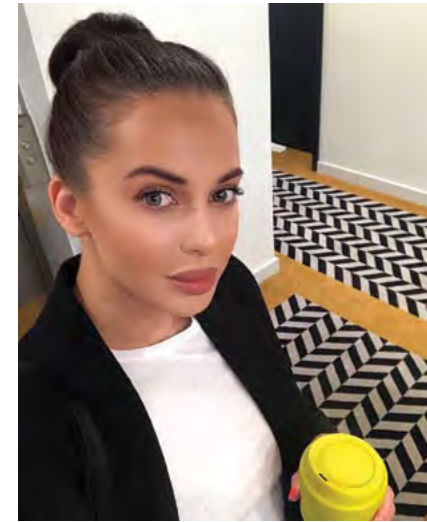






## NEIGHBOURS

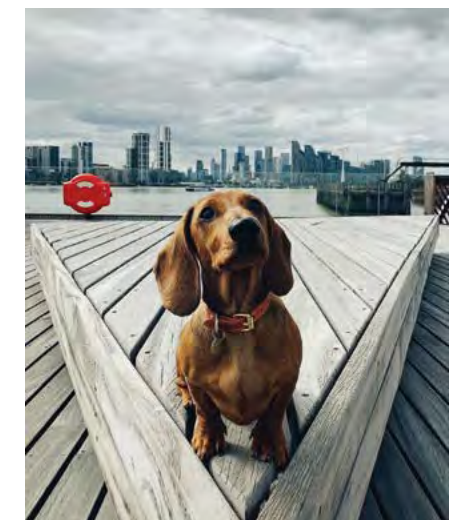
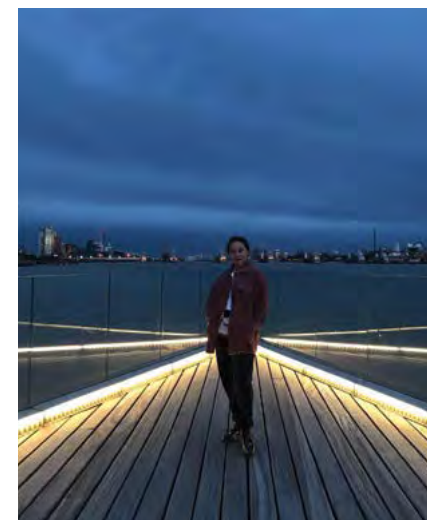
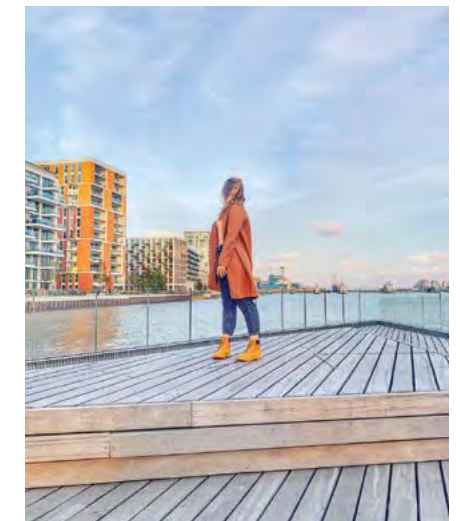
Living here means you are surrounded by like-minded people – some with young families who value the safe environment and open green spaces, and others who simply want easy access to the capital – all of them love the combination of river and parkland in an environment where everything is on your doorstep, from weekend farmers’ markets to an on-site nursery and primary school, creating a thriving community spirit.



### Instagram Royal Wharf

Existing residents capture everyday moments of their lives and share them, via Instagram.

... what a beautiful day  
 #citysun  
 #royalwharf sometimes I feel like I need to pinch myself london life!  
 #eastlondon  
 #royalwharf  
 #mylocal royal wharf pier, is this the most instagrammable river view ever?! surreal  
 #londonpier  
 #thamesriver  
 #sunsetlovers amazing view  
 #royalwharf river bus home  
 #thamesclipper  
 #thameslondon first time using uber boat to get into the city from where we live

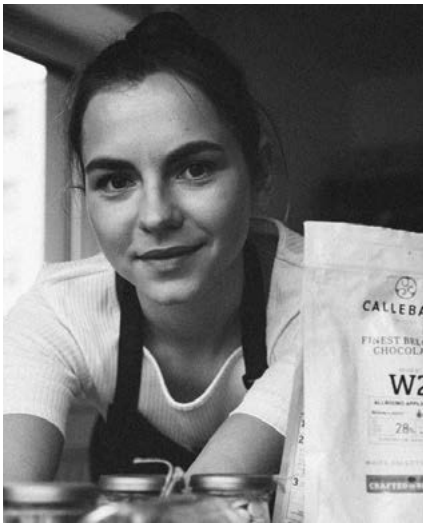




**Instagram**  
**Royal Wharf**

**This is reality, the lives of existing Royal Wharf residents as spotted on Instagram**

... weekend and chill kinda day  
#sundayvibe  
#royalwharf enjoying my little slice of heaven on the balcony this afternoon  
#soakingup-the-sun  
#royalwharf back of the boat, speeding out to the cable car, 02 & Greenwich, the gleaming, skyline looking a bit New York, seeing it all from another perspective  
#royalwharfpier pink bridges | pink skies  
#londonlife  
#lovelondon this tiny dot is an #oystercatcher, spotted on a jaunt to #thamesbarrierpark



**Instagram**  
**Royal Wharf**

**Unfiltered, unedited.**  
**FIND US on Instagram**

... #royalwharflondon beautiful buildings around east london  
#design  
#architecture  
#learntoswim  
#architecturelovers  
#royalwharf lovetoswim getting ready for a big splash  
#lovetoswim  
#royalwharf  
#lovewhatyoudo here in royal wharf there is such a sense of space and holiday vibes. I love where I live. can you tell?  
#bricklanebagelbus pearl loves it at royal wharf  
#royalwharflondon living in royal wharf is amazing, this foodie market is right on my doorstep, awesome!





## HIGH STREET

Royal Wharf's main square and high street offer shops and amenities that are more than just convenient. We've considered quality and service alongside independent and original. There's a dentist and a pharmacy, a high-end nail bar and a great local pub, as well as stylish emporiums, grocery stores, riverside restaurants, bars and cafes.



NEIGHBOURHOOD / HIGH STREET

**Where can I get my caffeine fix?**

Triple Two, just inside The Clubhouse, serves single origin and houseblend coffee – there's also Little Husdon Cafe and a Starbucks, right next to Pontoon Dock DLR station.



**I'm vegan – what are my options for eating out locally?**

Little Hudson Cafe has loads of vegan dishes, or try Triple Two for vegan BBQ burritos, and The Windjammer for a brilliant vegan Sunday roast.





# INDIVIDUAL & OPEN

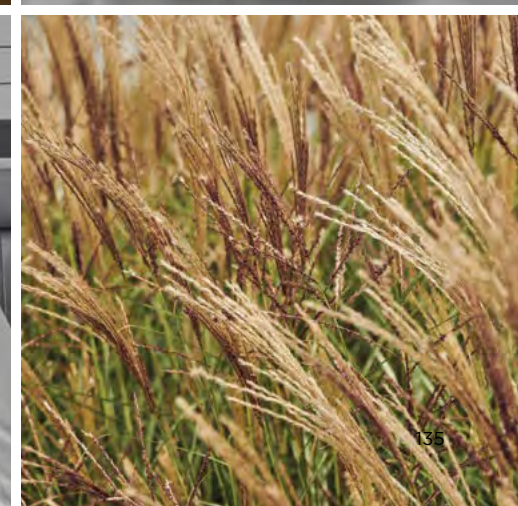
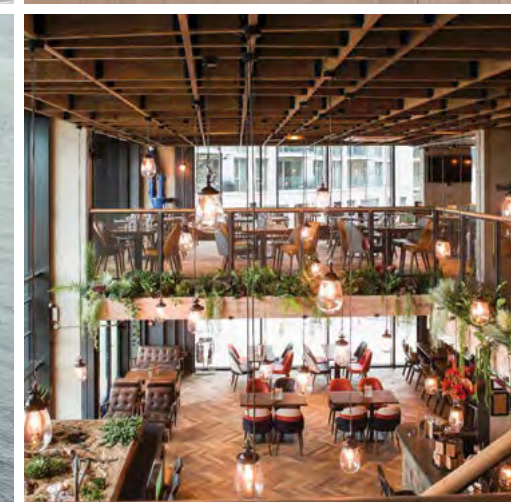
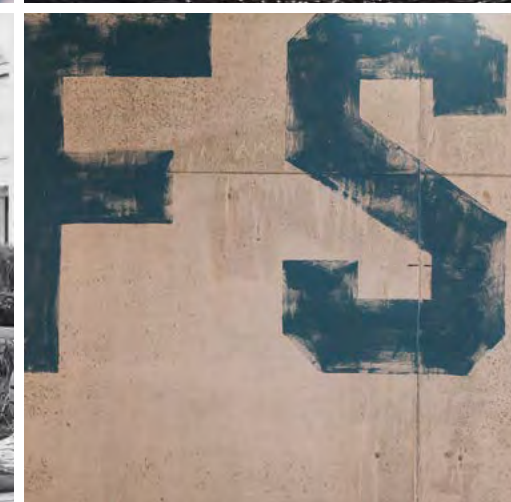




NEIGHBOURHOOD / HIGH STREET

### Is there a decent pub?

The Windjammer is Royal Wharf's friendly local, with a south-facing outdoor terrace, bars over two floors, excellent food, award-winning ales, craft beers and a carefully curated wine list.





**This is a neighbourhood that’s been created on an unprecedented scale – we’ve considered all the essentials, and focused on making life here as effortless as possible.**

**What’s the best place for pizza?**

Little Hudson Cafe has speciality pizza evenings on Saturday nights – from ‘simple yet classic’ mozzarella and basil, to spicy Mexicana toppings.



**Where’s the nearest pharmacy?**

Royal Docks Pharmacy + Travel Clinic, on Royal Crest Avenue, is open 10am - 8pm, and also offers private walk in doctor’s appointments.



**How far do I have to walk for a pint of milk?**

Royal Wharf has its own Sainsbury’s Local on Royal Crest Avenue – it’s open from 7am - 11pm, seven days a week.



**Is there a good dentist?**

Royal Wharf Dental is a highly regarded specialist in advanced domestic dentistry as well as facial aesthetics.



**Where can I get a manicure locally?**

Dream Nails offers a luxury salon experience, alongside a range of top quality beauty treatments, including waxing and threading.



**How often is the local farmers’ market?**

Every second Sunday of the month, with freshly harvested produce and street food.



**What about a traditional Sunday roast?**

Without doubt it has to be The Windjammer – great-value Sunday pub roasts, best enjoyed from their upstairs dining room with stunning views over the River Thames.







# PLAY & GROW

**From the local Royal Wharf Primary School, Nest nursery, playground areas, The Clubhouse and Community Dock, to the layout of the streets and parks – we’ve taken every opportunity to ensure this is a safe, comfortable and stimulating environment for kids to grow up in.**





**Royal Wharf has more families living here than any other Ballymore project. We’ve got our own nursery and school and there are a lot of three bed apartments and town houses – so we really do see it as a family neighbourhood.**

**Linda Mulryan-Condron,**  
Communications and  
Operations Director,  
Ballymore

Royal Wharf is very consciously family orientated, not only because of our Nest nursery and outstanding Royal Wharf Primary School – the playground and outdoor spaces are brilliant for kids as well. It’s safe, and children can take part and learn new skills with everything from swimming lessons in The Clubhouse, to arts and crafts, drama and ballet lessons at Community Dock. There’s plenty to do in the holidays as well, with courses, activities and special events, including the annual Royal Wharf summer fete.



**‘Thames Barrier Park has a wonderful central square with water fountains – bring towels on a hot summer’s day and have fun getting drenched.’**

**‘The playground and outdoor spaces are brilliant here, and children can take part and learn new skills at both The Clubhouse and Community Dock.’**



**‘Royal Wharf Primary School is at the heart of our culturally diverse community, providing high quality learning opportunities for our children.’**





#### FAMILY

### Where can my kids go to school?

We have our own local Royal Wharf Primary School – purpose built and with small class sizes of around 20. It's a new school (operated by Britannia Education Trust, rated 'outstanding' by Ofsted), providing a safe, inspirational learning environment.



#### FAMILY

### Is there a good kids' playground?

At the Riverscape end of Royal Wharf, there's a brilliant children's adventure playground, utilising the natural sloping terrain with structures made from wood and camouflaged within the landscape. There are other Royal Wharf play areas, and Thames Barrier Park also has a great playground for kids.



**What’s available for kids in the holidays?**

The Community Dock has a packed schedule of activities taking place in the school holidays, designed to stimulate and educate, run by local youth leaders and teachers.



**Can my child learn to swim here?**

‘Love to Swim’ provide residents’ only swimming lessons for kids in The Clubhouse pool, from 2 years upwards, including intensive courses during the school holidays.



**Can my kids do sports or drama classes?**

Football, tennis and swimming clubs are all available for children, and there are regular creative classes, including arts and crafts and LAMDA (London Academy of Music & Dramatic Art) drama classes at the Community Dock.



**Which local restaurants are best with kids?**

The Windjammer has a great kids menu, and also run a supervised arts and crafts Kid’s Table, every Sunday from midday–4pm, for 3 – 10 years old. On Saturday evenings Little Hudson Cafe offer kids’ size pizzas alongside their main menu.



**Is there a local ballet class for kids?**

From as young as 2 years, boys and girls can take part in regular ballet lessons at the Community Dock, run by professional ballet teachers trained in the classical Cecchetti Method.



**Can kids ride their bike here?**

There are plenty of easy to navigate, well manicured paths and cycle routes both along the river and between the main squares here, which are ideal for kids to cycle around.

**How safe is it here for children?**

The landscaping design at Riverscape and across the whole Royal Wharf neighbourhood, has been carefully considered to maintain clear sight views, open spaces with pedestrian areas, benches and seating, and minimal disturbance from road traffic.



**What’s the local nursery like?**

The Nest is a modern day nursery for children from 6 months to 5 years old, combining the best elements of outdoor-learning (where little ones can learn to grow their own plants), technology, languages, yoga and dance.







# PROSPER & FLOURISH

**Riverscape is at the heart of the Royal Docks – once the world’s largest port, now the most dynamic regeneration area in London with over £8 billion of planned investment. As well as Crossrail’s arrival at Custom House and City Hall’s move to The Crystal, just minutes from Royal Wharf, the ongoing transformation of Royal Docks is predicted to create over 60,000 new jobs locally.**





**Royal Docks is an amazing place. The relocation of City Hall, together with the major redevelopment of Silvertown, Asian Business Port and City Airport, will turbo-charge regeneration here, with Riverscape in the best position to benefit from this momentum.**

**Jenny Steen,**  
Sales Director,  
Ballymore

Riverscape and its Royal Wharf neighbourhood are at the epicentre of what was once the world’s largest and busiest port. Built in the 1800s, the Royal Docks introduced a new world of commerce to the capital with industry world leaders, including Tate & Lyle’s sugar factory. Today, ExCel, London City Airport and the University of London, alongside Millennium Mills, Aisan Business Port and the newly relocated City Hall, have all moved east to this dynamic area of the capital. 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 described as London’s largest ‘opportunity area’, 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.



**‘Royal Docks is one of the most exciting regeneration projects in Europe, unlocking thousands of new homes and jobs for London.’**

**‘The arrival of City Hall will provide a huge boost to the area, and further strengthen the transformation that’s already underway.’**



**‘London’s only Business Enterprise Zone, Royal Docks has a proven track record for growth that’s set to continue for decades.’**





# SPARKLE & THRIVE



## INVESTMENT

### Where is the new City Hall?

The heart of London government is heading east to the Royal Docks – the new City Hall for the Greater London Assembly (GLA) and the Mayor of London are relocating to The Crystal building, just 15 minutes walk from Riverscape.



KEY TO SYMBOLS

Crossrail station
 DLR station
 River boat stop
 Walking route
 Driving route

Bar
 Cafe
 Groceries
 Hair salon
 Nail bar

Nursery
 Pharmacy
 Properties
 Restaurant
 School





INVESTMENT

**What is a Business Enterprise Zone?**

Royal Docks is London's only Enterprise Zone – designated areas that provide tax breaks to reinvest in further growth and development, they are engines of the UK economy and part of the Government's strategy to attract substantial foreign investment.



INVESTMENT

**What sort of people work around here?**

Canary Wharf is the major financial centre for London, with more than 120,000 workers and an average salary of £100,000. Royal Docks itself is part of the Thames Estuary Production Corridor, attracting new startups and SMEs, driving innovation in digital and tech, fashion, cultural and creative production.





**City Hall is moving east from central London to The Crystal Building in Royal Docks, bringing with it even more jobs and investment opportunities.**



**Are there any exhibition centres near here?**

The ExCel Centre is London’s biggest exhibition space, on a 100 acre site in Royal Docks, and has brought a huge influx of people to the area, often for the first time, for high profile events.



**Are there any future plans for the infrastructure here?**

Silvertown Tunnel will run under the Thames, directly linking this area to Greenwich Peninsula by 2025; alongside the current 11 local DLR stations, 6 more will be added as part of the regeneration, with 43 new trains.



**What famous London landmarks are nearby?**

Scan the horizon and you’ll spot the iconic dome of the O2 Arena, as well as the Olympic Park’s spiralling ArcelorMittal Orbit. In the Royal Docks itself architectural gems include ExCel exhibition centre, new City Hall at The Crystal, and the magnificent, historic white edifice of Millennium Mills.



**Over 6,000 students at the University of East London’s waterside campus, continually bring new life to the area.**



**What is Millennium Mills?**

Millennium Mills is a monolithic former industrial flour mill in Royal Docks, built in 1905 and once described as ‘palatial’. Part of a £3.5bn redevelopment of Silvertown, it will be transformed into an iconic, mixed-use destination and home for creative businesses.



**Is London City Airport expanding?**

London City Airport is set for significant expansion with £500 million investment and new routes to the Middle East and North America. Unlike some other Royal Docks developments, Riverscape is far enough away from the flight path to remain unadversely affected.



**The new Royal Docks Theatre has been designed to stage the London debut of a globally acclaimed production, with over 1,000 seats rotating along a 360-degree panoramic set.**

**What’s at Westfield Stratford City?**

Just 10 minutes from Riverscape by DLR, Westfield is Europe’s largest urban shopping centre with over 250 shops, more than 65 restaurants, a Vue Cinema, hotels and a casino.







# NEAR & FAR

**With two DLR stations, Crossrail just 10 minutes walk away, proximity to London City Airport, and our own Royal Wharf Pier providing fast access into Canary Wharf and the city, the options for travel from Riverscape are unrivalled.**





Riverscape and the surrounding neighbourhood has been designed with great connectivity in mind – the development of our own Royal Wharf Pier was integral to this, as was proximity to both the DLR and Crossrail with fast access across the capital, alongside international travel from London City Airport.

Nicola Zech-Behrens,  
Project Director,  
Riverscape



‘Unprecedented investment in new transport links has completely transformed this area.’



Riverscape’s unique river and parkside location, also makes it one of the best connected. Travel by road, rail and river is effortless from here. There are interconnecting cycle paths, two DLR stations just a few minutes walk away, and we have the closest riverside homes to Crossrail, an easy 10 minute stroll across Victoria Dock footbridge. We’re proud to boast our very own Royal Wharf Pier is an architectural gem on the water. It’s the very first floating public space on the Thames and, extending out 130 metres, it’s reminiscent of traditional British seaside piers, framing long, impressive views towards the horizon. The piers’ iconic angular, geometric design makes it a popular Instagram background.



‘Emirates Air Line cable car provides an amazing river crossing to the O2 Arena – and takes just 7 minutes.’

‘You have direct access to some of the fastest routes across the capital, made even faster with the opening of Crossrail.’

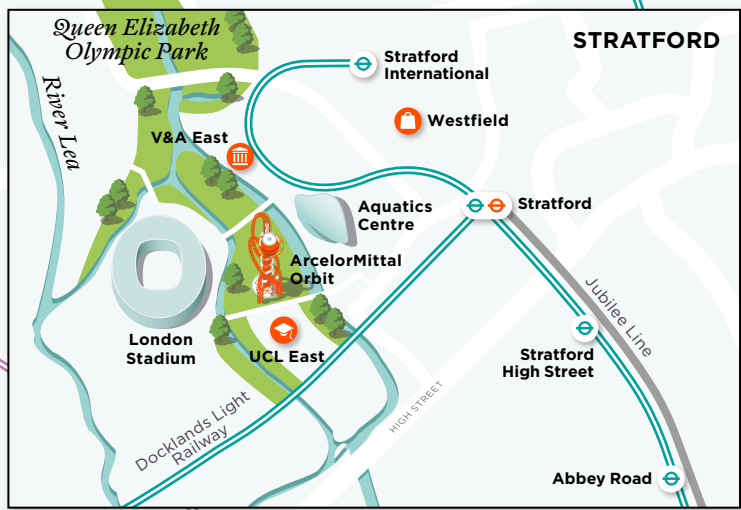




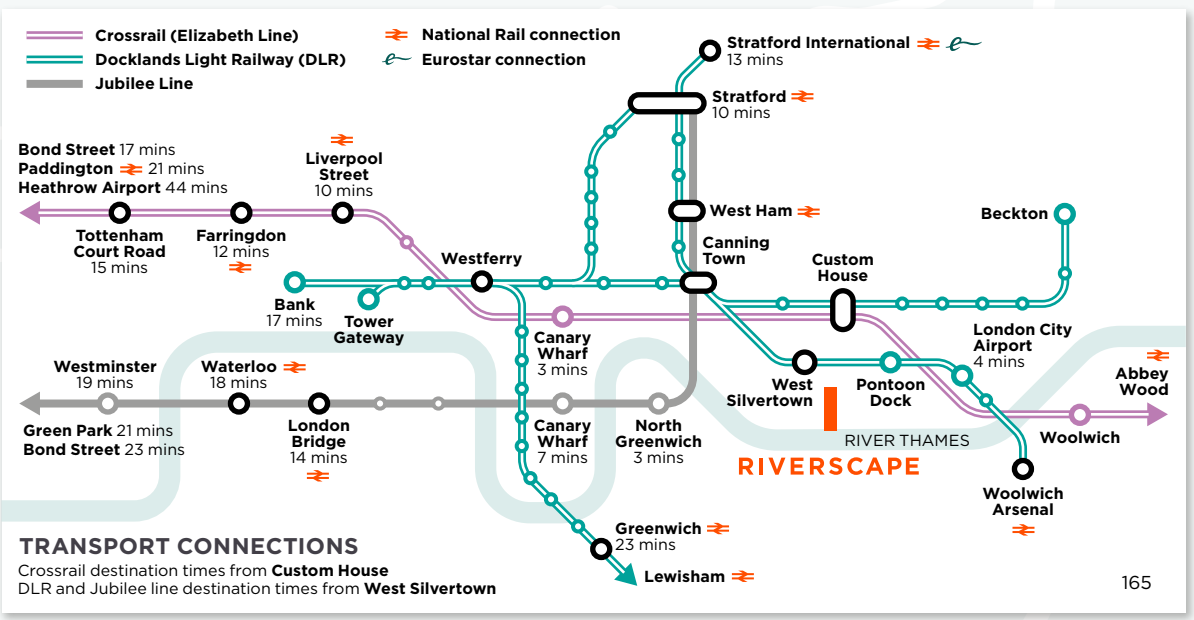
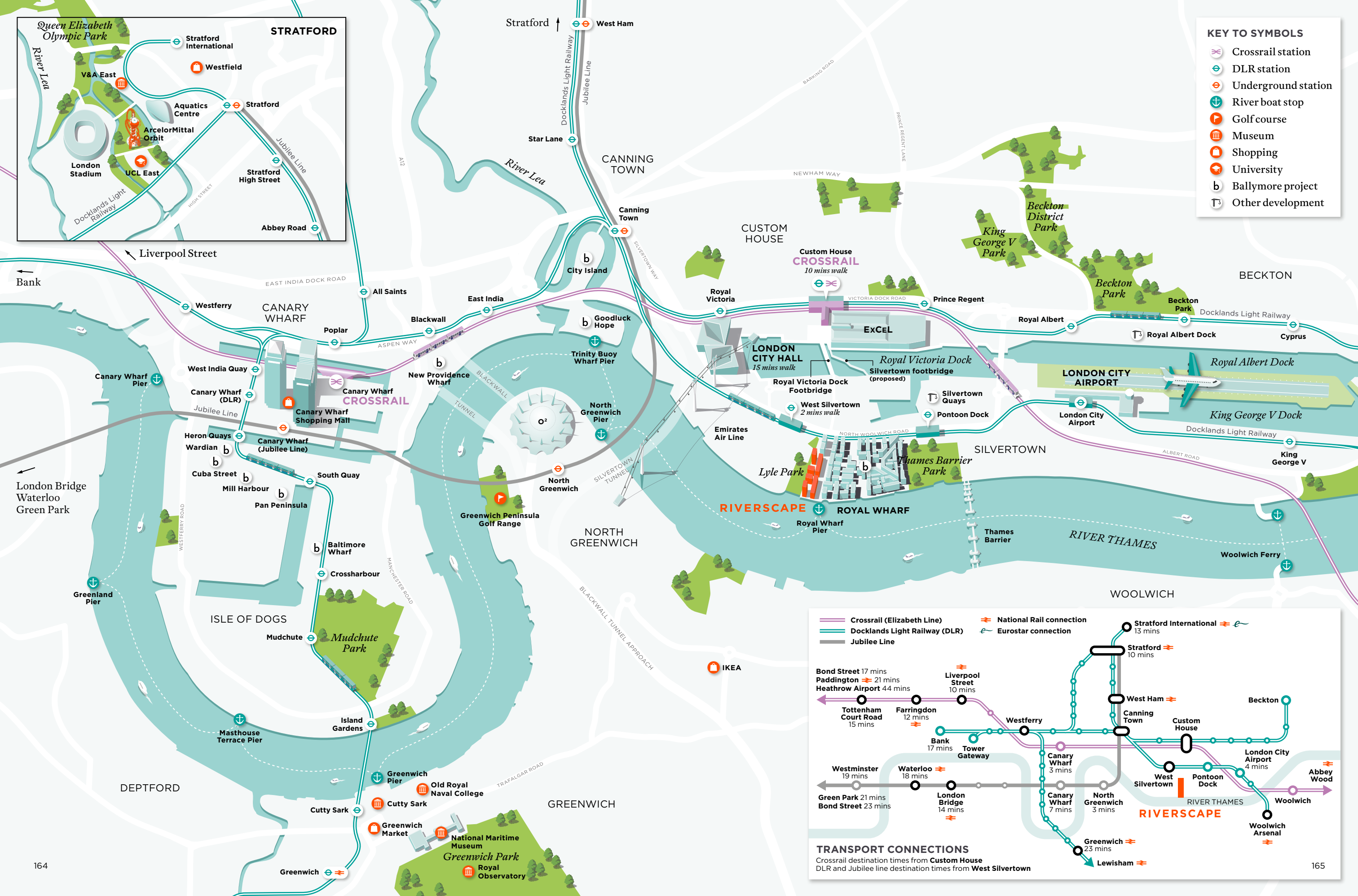
# DAILY & GRIND







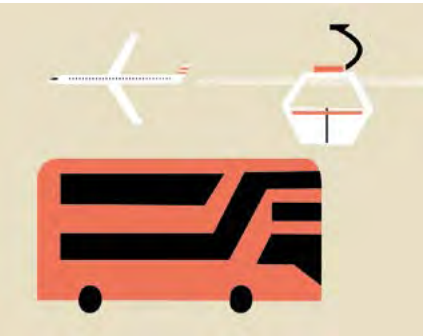
- KEY TO SYMBOLS**
- Crossrail station
  - DLR station
  - Underground station
  - River boat stop
  - Golf course
  - Museum
  - Shopping
  - University
  - Ballymore project
  - Other development





AIR

London City Airport is one of the most pleasurable places to fly from in the capital. Its short runway is surrounded by water, but its small size belies the fact it flies to over 40 global destinations – from Amsterdam to New York and everything in between. A £500 million development programme over the next few years, will introduce new destinations including the Middle East and North America.



Where’s the nearest airport?

London City Airport is just one DLR stop (2 minutes), or less than 5 minutes by taxi. Heathrow airport is just 44 minutes by Crossrail, and Stansted airport is 40 minutes by car.

What makes London City Airport so special?

As a smaller airport, arrivals and departures at LCY tend to be much quicker and easier than at larger airports, making it the obvious choice for both business and weekend travel.



Where can I fly to for the weekend?

Barcelona is less than two hours away via London City Airport, which means you can leave in the morning and be having lunch in Las Ramblas the same day.



RIVER

Royal Wharf Pier, one of 23 stops for Uber Boat by Thames Clippers, has London’s longest landing stage and is an award winning design with a central glazed viewing platform and enclosed waiting area at the end. With rush hour departures every 20 minutes, it makes a key contribution to sustainable travel in the capital.



What’s the best way to travel to work from Riverscape?

Without doubt it’s by river. Grab a coffee onboard in the morning, and a drink from the bar on the way home.



How fast can I get to places on the river from here?

You can travel to Canary Wharf in 23 minutes, and central London (London City Pier) in just 38 minutes.



What’s the best way to show visitors the sights of London?

Hop onboard a Thames Clipper at Royal Wharf Pier and travel upstream – you’ll glide past the Tower of London, Tate Modern, St Paul’s, Big Ben and beyond.





RAIL

There are so many options for rail travel from here, with both West Silvertown and Pontoon Dock DLR stations just a few minutes walk away. Nearby Canning Town station is on the Jubilee Underground line, whilst Custom House station provides a direct link to Crossrail.



What about Crossrail?

Custom House (10 minutes walk from here) is the nearest Crossrail station – with dramatically reduced journey times across the capital you can get to Liverpool Street in just 10 minutes, Bond Street in 17 minutes and Heathrow in 44 minutes.



Which stations can I walk to easily?

Both West Silvertown and Pontoon Dock DLR stations are just a few minutes walk from Riverscape and anywhere within the Royal Wharf estate.



How close is the City?

The City is easily accessible by rail from here, with a comfortable 17 minute direct journey, from West Silvertown DLR to Bank station.



Do I need a car here?

With so many transport options, plus shops and services on your doorstep, most people don't feel the need to own a car here – the on-site Enterprise Car Club is a great alternative.



How near are we to Canary Wharf?

The fastest route to Canary Wharf is 3 minutes from Custom House Crossrail and 10 minutes from West Silvertown DLR station, via Canning Town on the Jubilee Line.







# ABOVE & BEYOND

**Acknowledged as the pioneers of some of Europe and Asia's largest regeneration projects producing developments that not only break records but set new standards in placemaking, construction, design and urban planning.**





**I founded Ballymore along with my wife Bernardine, nearly 40 years ago. We built what we knew, which was family homes, and that’s never really changed – we’ve never lost the core values we started with.**

**Sean Mulryan,**  
 Founder and Chief Executive,  
 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.



Guinness Quarter, Dublin



Embassy Gardens, London



The Brentford Project, London

**‘Our ambition has always been to build communities and create projects that are sustainable and enhance our environment.’**



Dublin Landings, Dublin



Wardian, London



Bishopsgate, London



Goodluck Hope, London

**‘Ballymore’s innovation and creative foresight means that even after you move in, we provide services and extras beyond expectation.’**



DEVELOPER

**What has Ballymore built before?**

Some of Ballymore's most recent and high profile projects include English National Ballet's purpose-built new home at London City Island, and creating the world's first Sky Pool at Embassy Gardens, next to London's US Embassy.



DEVELOPER

**Do Ballymore manage the estate as well?**

Ballymore is one of the only developers in the UK with its own estate management teams, looking after more than 10,000 homes. From gardeners to concierges and security, they're all employed directly by Ballymore – it's our way of ensuring quality of place and experience in the long term.





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. Affinity at Serangoon



Cambodia. The Peak



Singapore. Novotel on Stevens, Mercure on Stevens



Singapore. Riverfront Residences



Singapore. Kent Ridge Hill Residences



Malaysia. Oxley Towers.Kuala Lumpur City Centre



Singapore. Oxley Tower



Singapore. Mayfair Gardens









ballymore. *Oxley*

  
Homes  
England