



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.





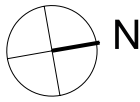
THE LEONARD

LEVEL

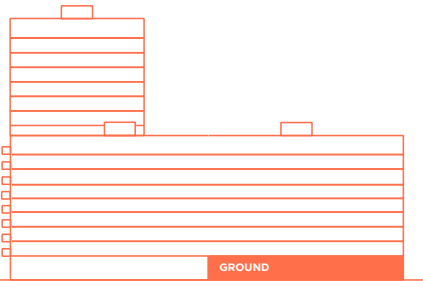
GF

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

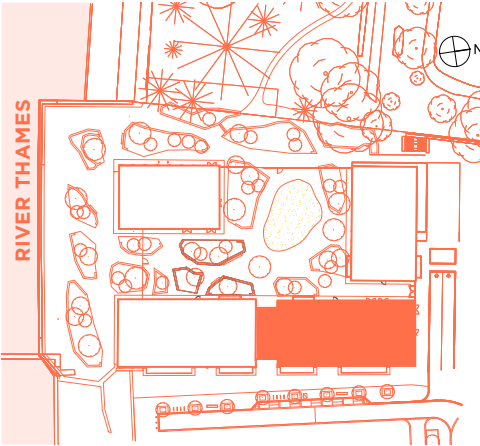


POSITION

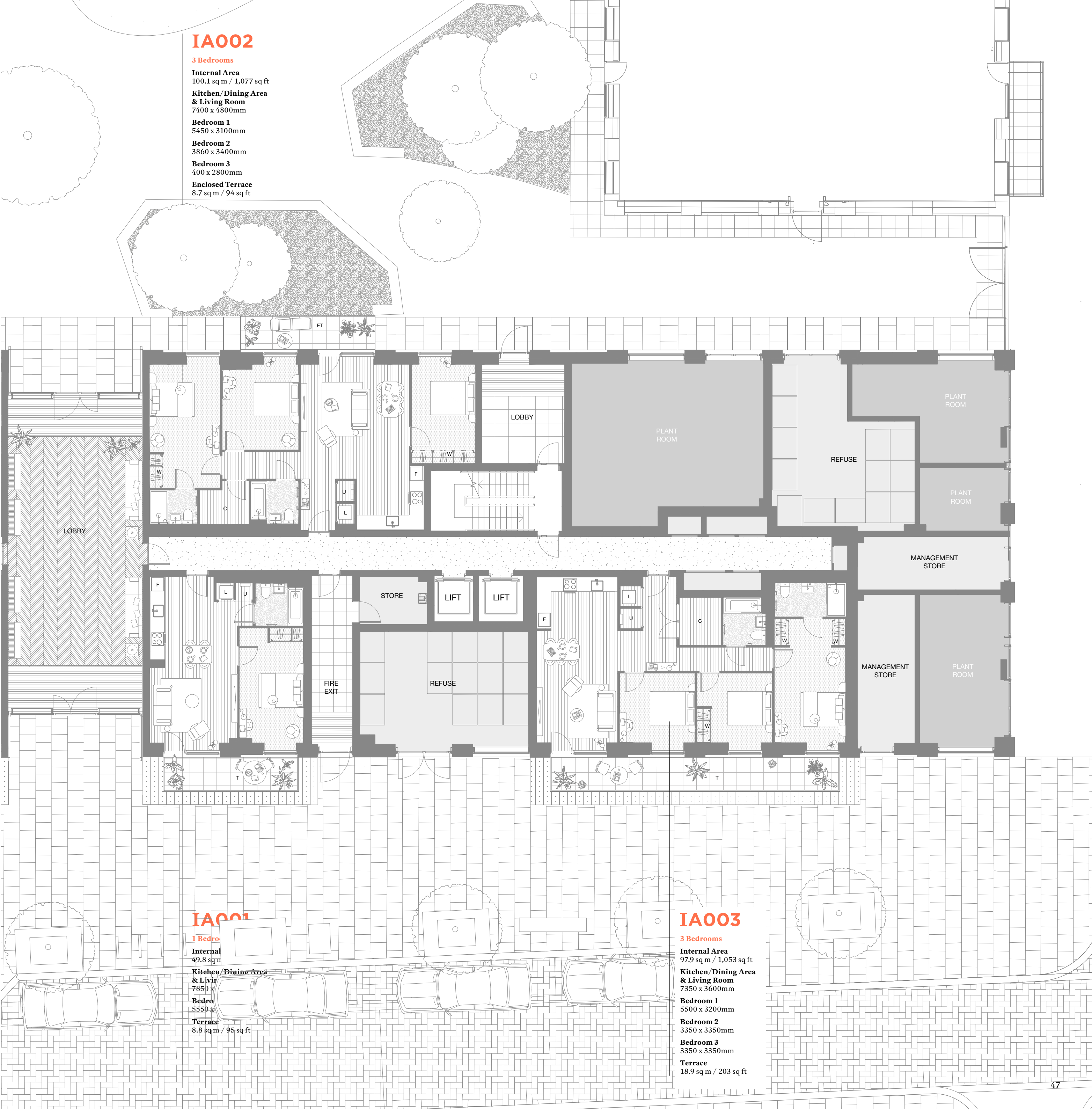


EAST ELEVATION

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
400 x 2800mm

Enclosed Terrace
8.7 sq m / 94 sq ft

IA001

1 Bedroom

Internal
49.8 sq m

Kitchen/Dining Area & Living Room
7850 x 5550mm

Bedroom
5550 x 3350mm

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

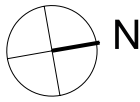
THE LEONARD

LEVELS

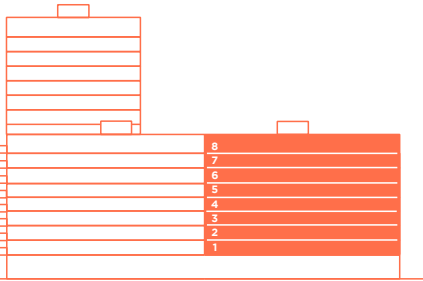
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LEGEND

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

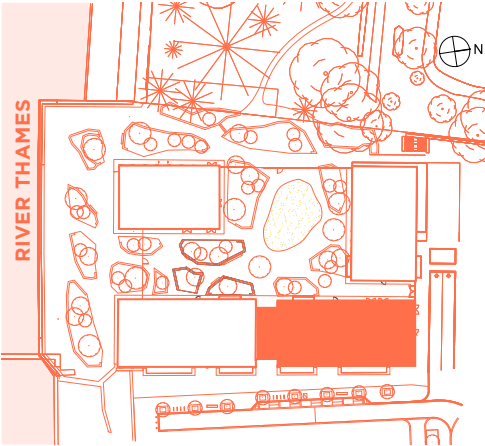


POSITION



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

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



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

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

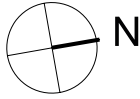
THE LEONARD

LEVEL

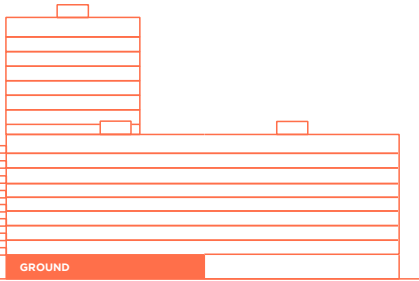
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LEGEND

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

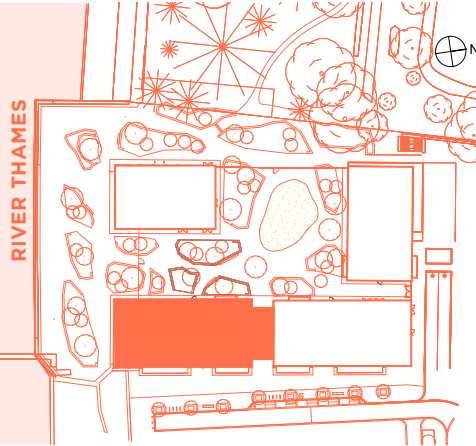


POSITION



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

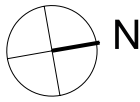
THE LEONARD

LEVELS

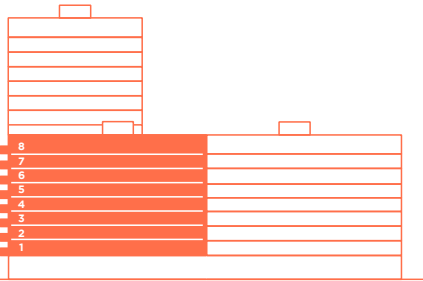
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LEGEND

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

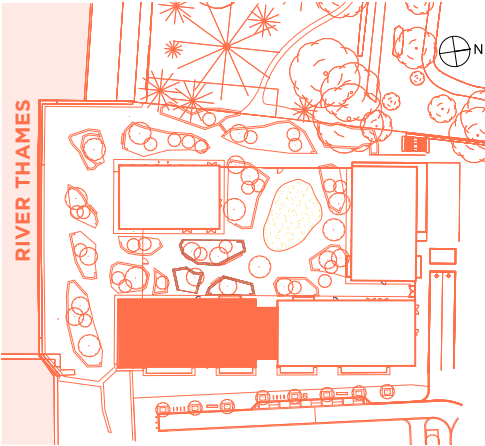


POSITION



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

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 1
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



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

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

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.

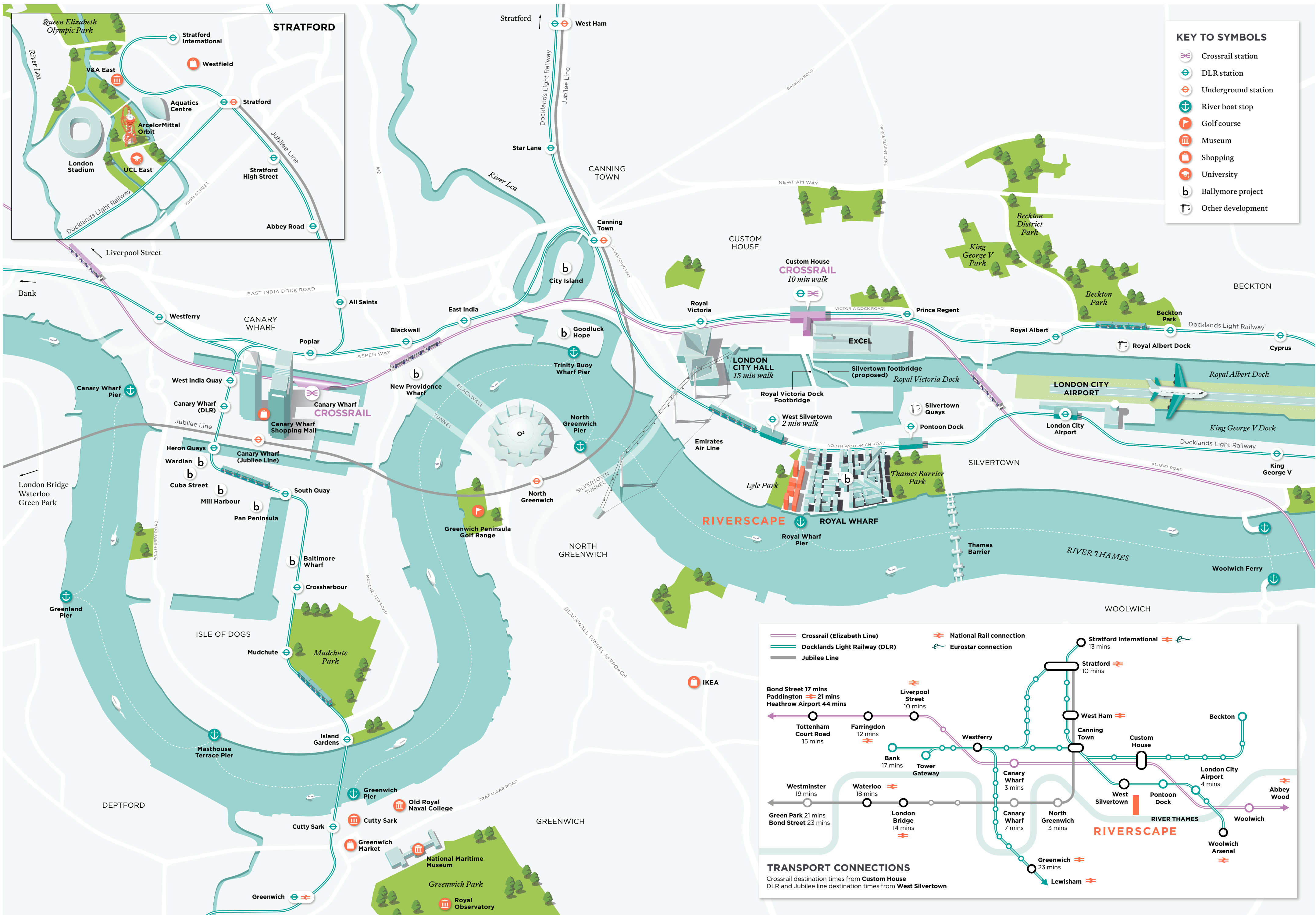
CYCLE STORE
Residents cycle stores located on the ground floor and within the lower ground car park area.

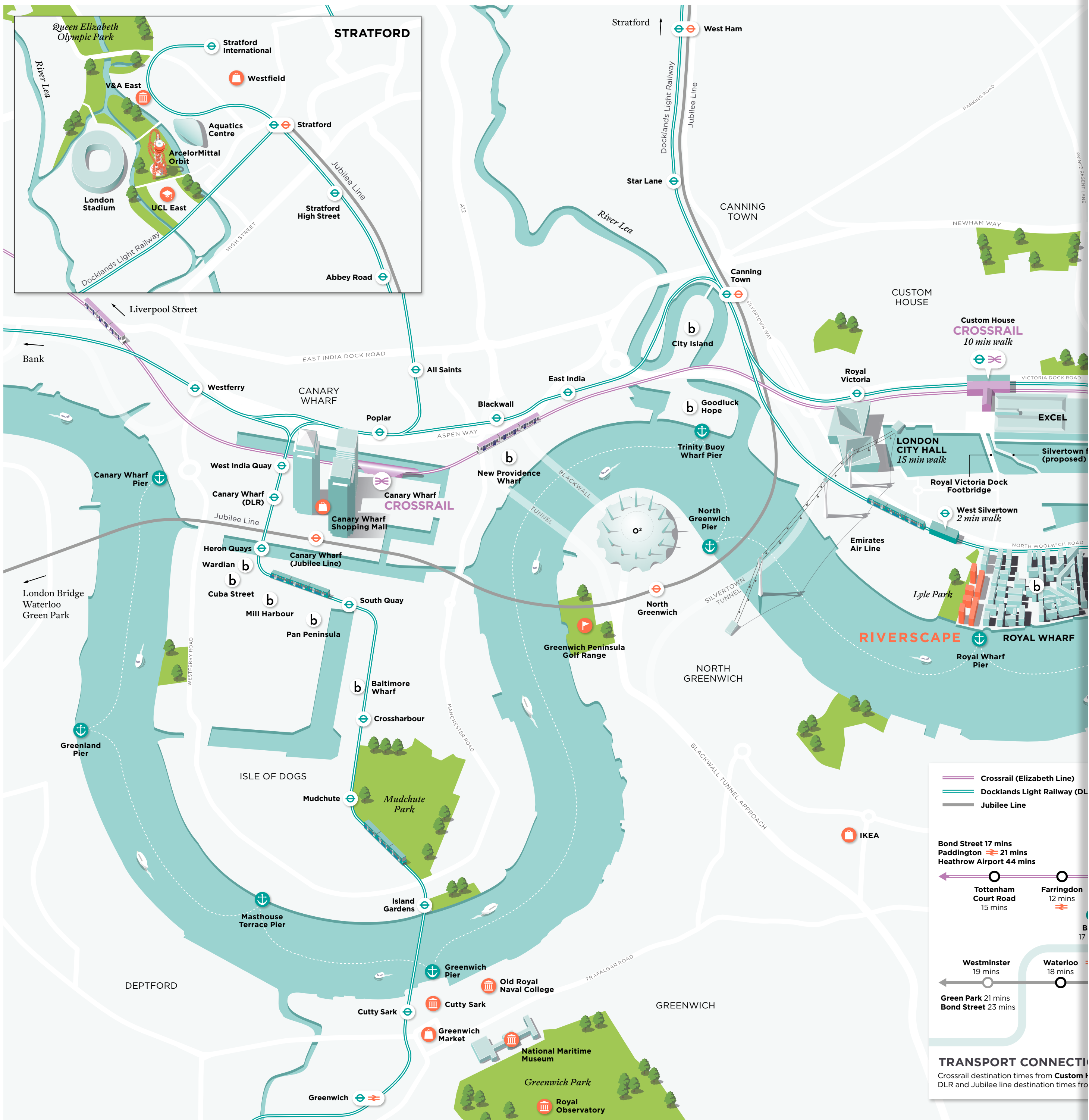
LEISURE
Private access to indoor pool, gym, residents’ Sky Lounge and community centre.

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

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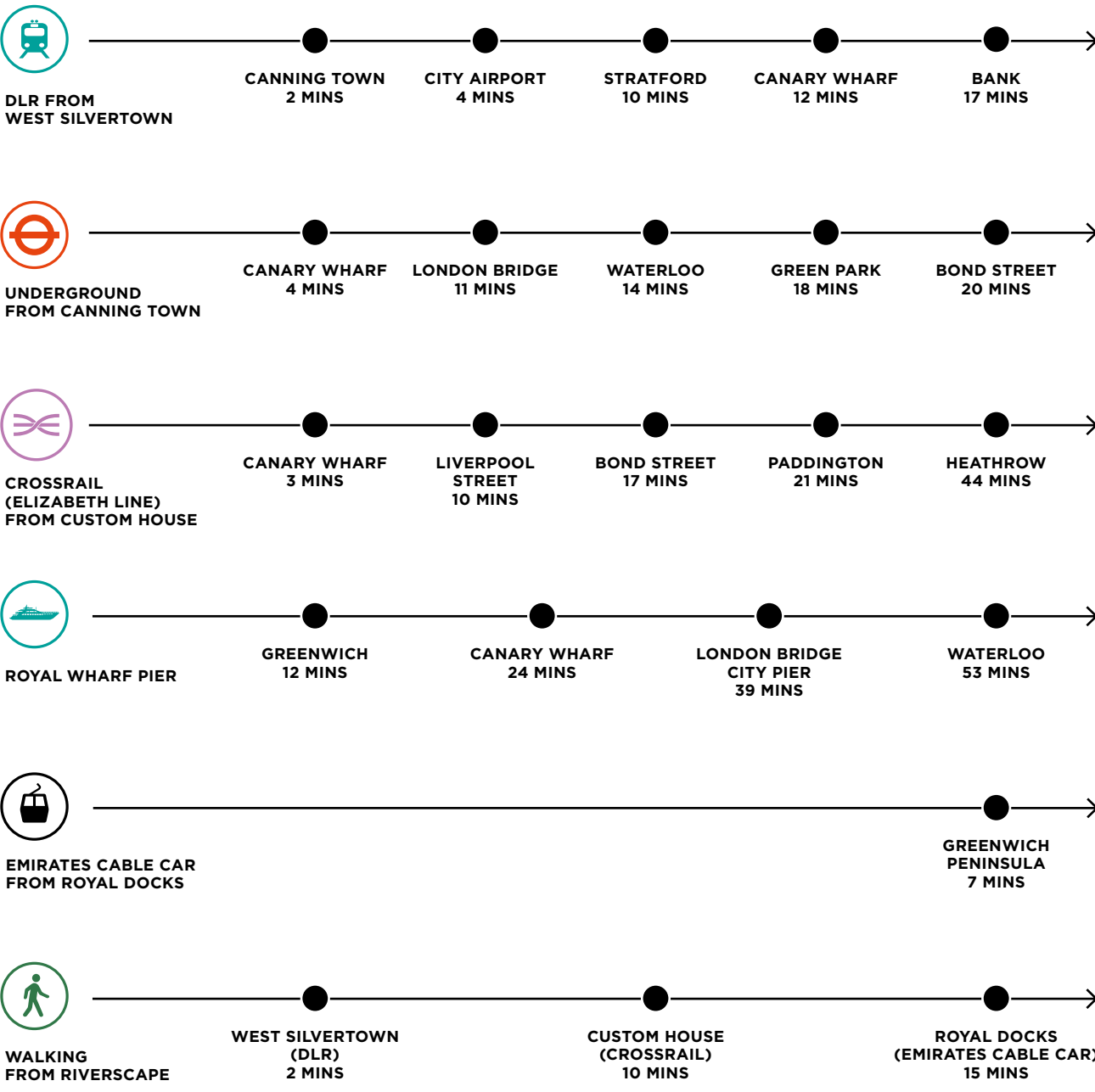






Travel by road, rail or river is effortless here. Crossrail is just 10 minutes walk away, connecting you to London in 20 minutes. Royal Wharf Pier, with fast access to the city via Uber Boat by Thames Clippers, is on your doorstep and with West Silvertown DLR a mere 2 minutes walk away, Riverscape has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

TRAVEL TIMES





ballymore. *Oxley*


Homes
England