



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.





LEVEL

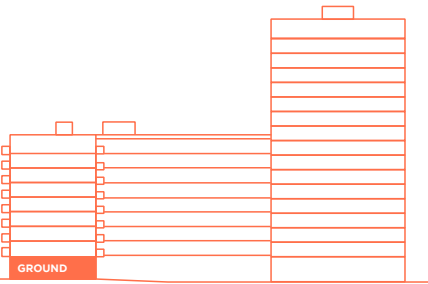
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LEGEND

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

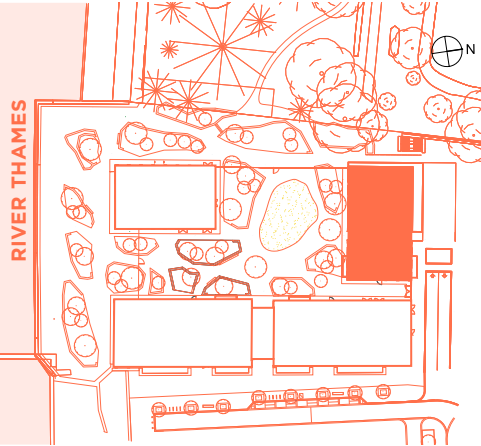


POSITION

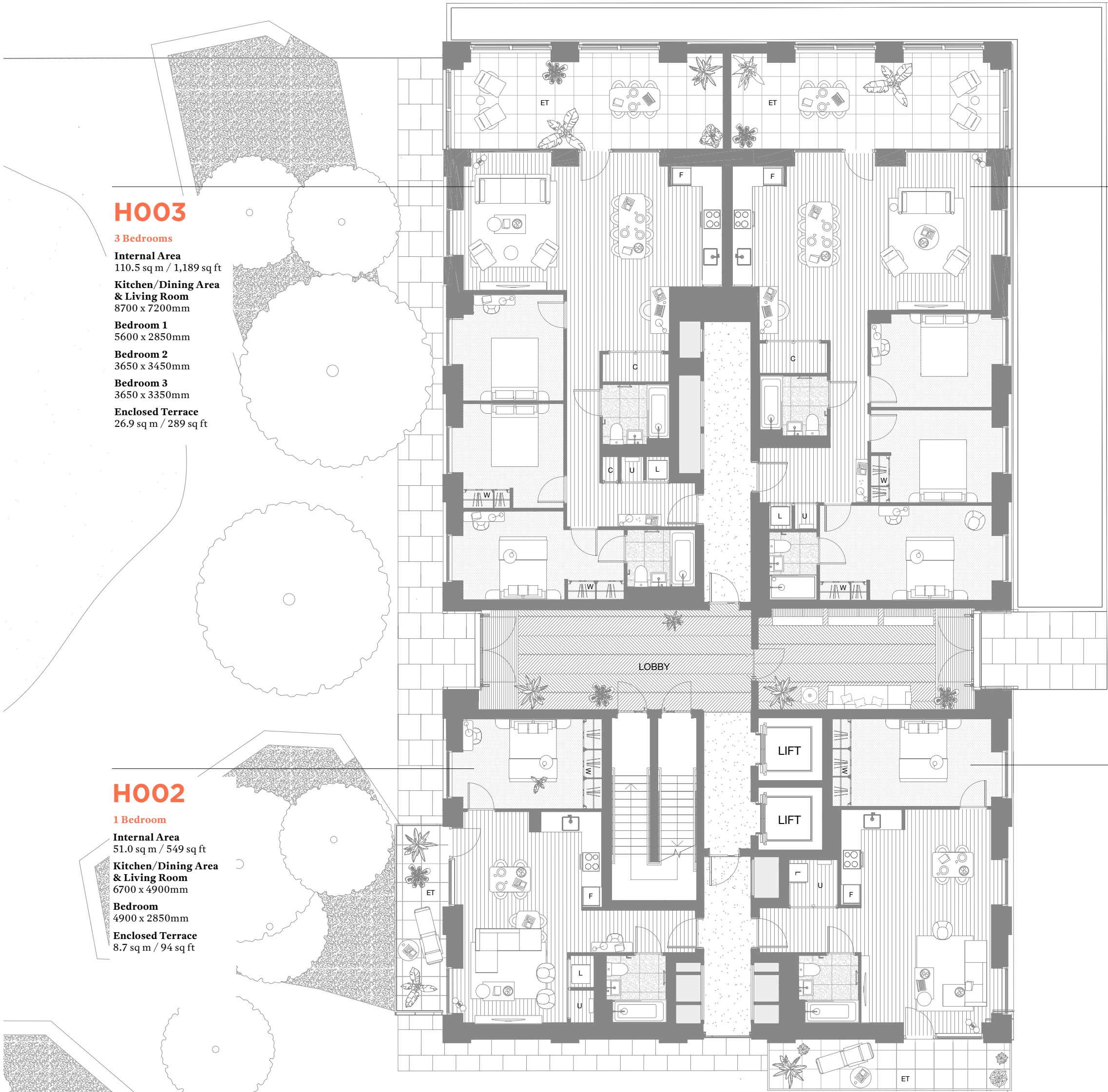


WEST ELEVATION

LOCATION



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H003

3 Bedrooms

- Internal Area**
110.5 sq m / 1,189 sq ft
- Kitchen/Dining Area & Living Room**
8700 x 7200mm
- Bedroom 1**
5600 x 2850mm
- Bedroom 2**
3650 x 3450mm
- Bedroom 3**
3650 x 3350mm
- Enclosed Terrace**
26.9 sq m / 289 sq ft

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**
26.9 sq m / 289 sq ft

H002

1 Bedroom

- Internal Area**
51.0 sq m / 549 sq ft
- Kitchen/Dining Area & Living Room**
6700 x 4900mm
- Bedroom**
4900 x 2850mm
- Enclosed Terrace**
8.7 sq m / 94 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

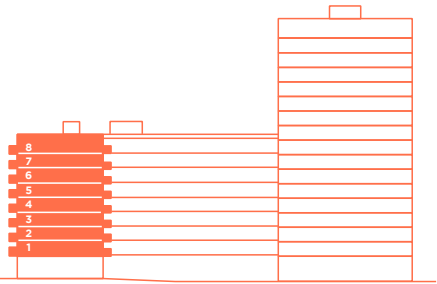
1-8

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

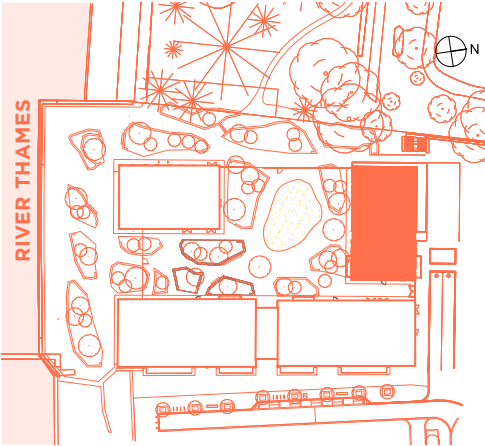


POSITION



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.

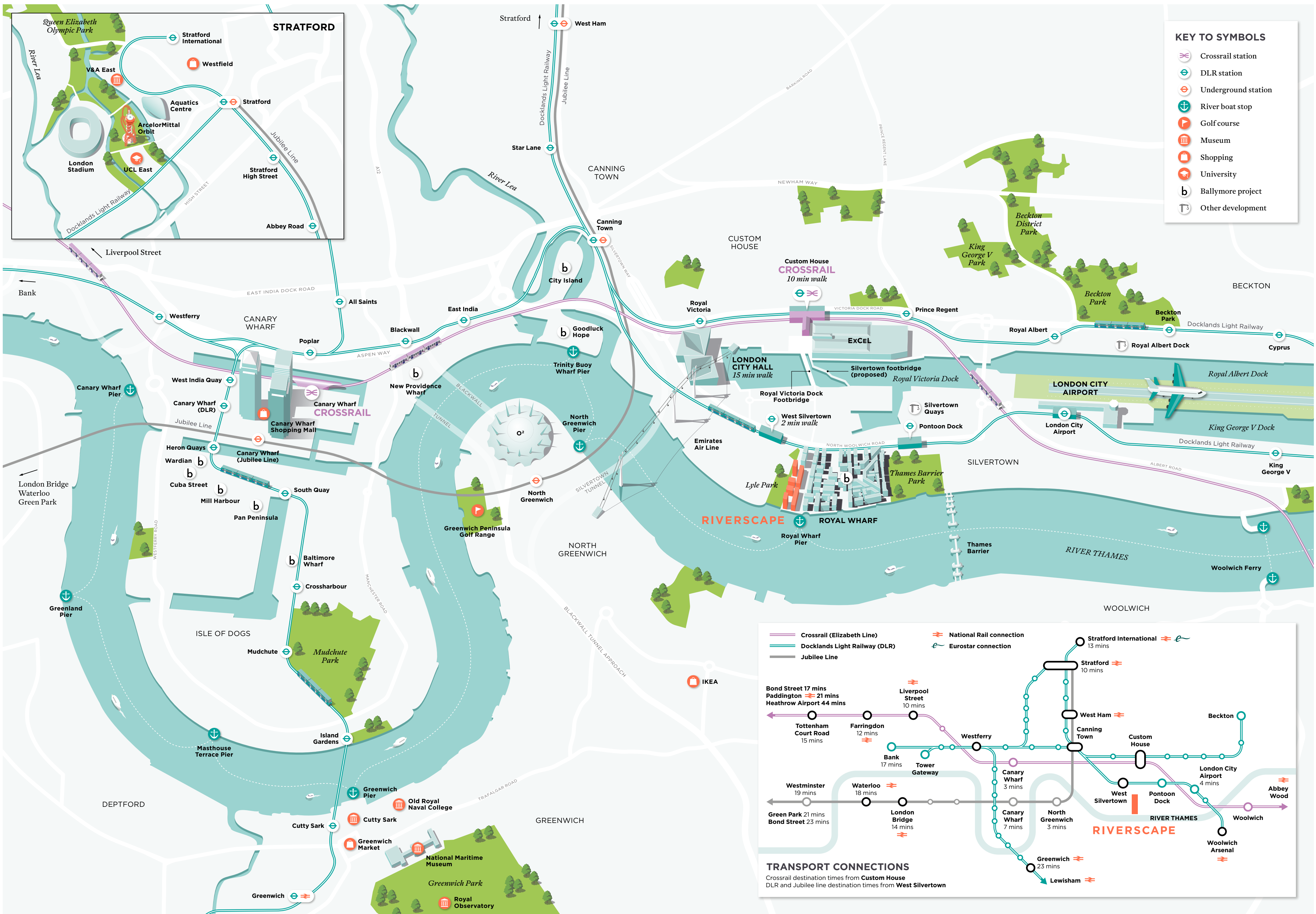
CYCLE STORE
Residents cycle stores located on the ground floor and within the lower ground car park area.

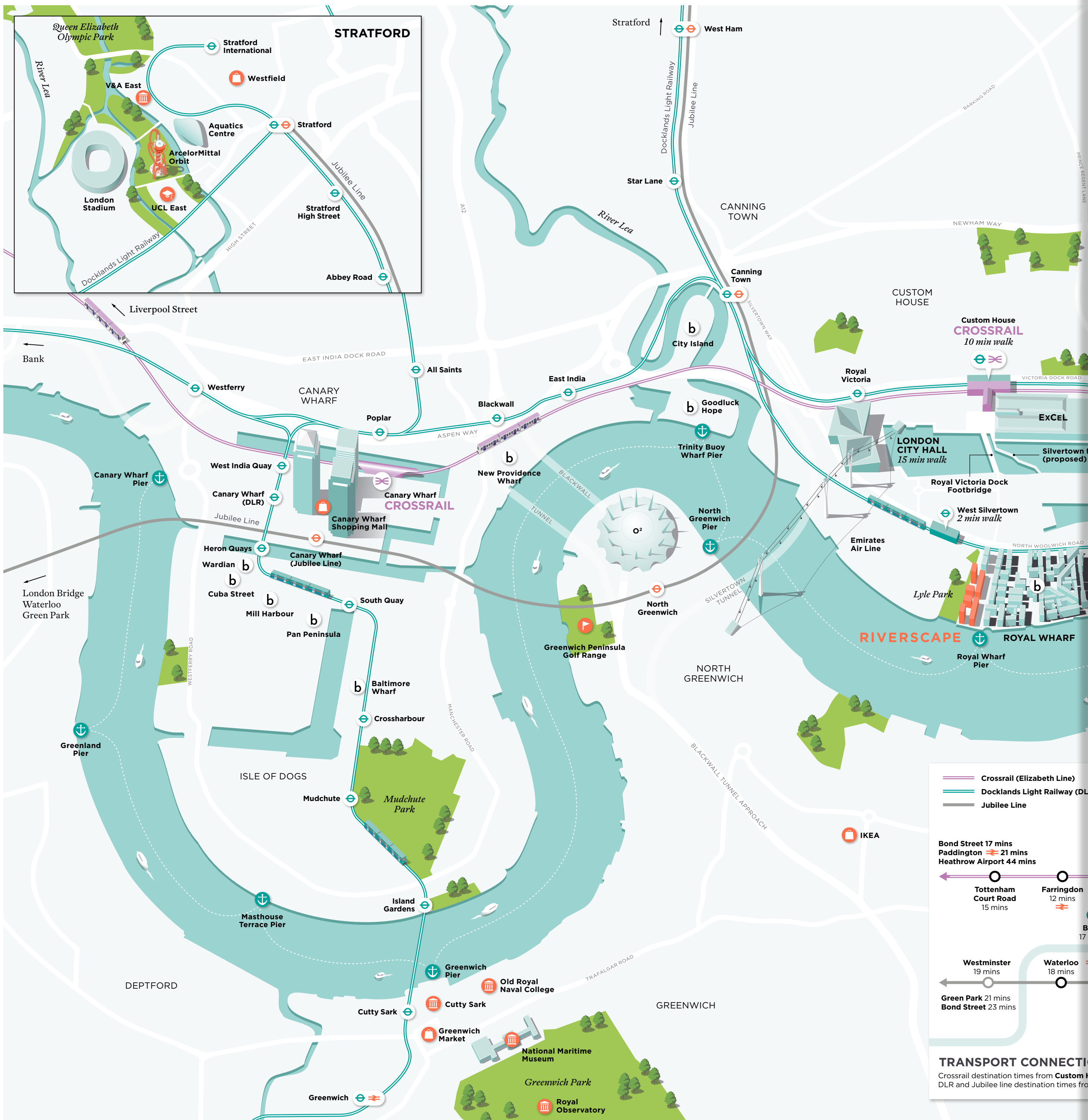
LEISURE
Private access to indoor pool, gym, residents’ Sky Lounge and community centre.

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

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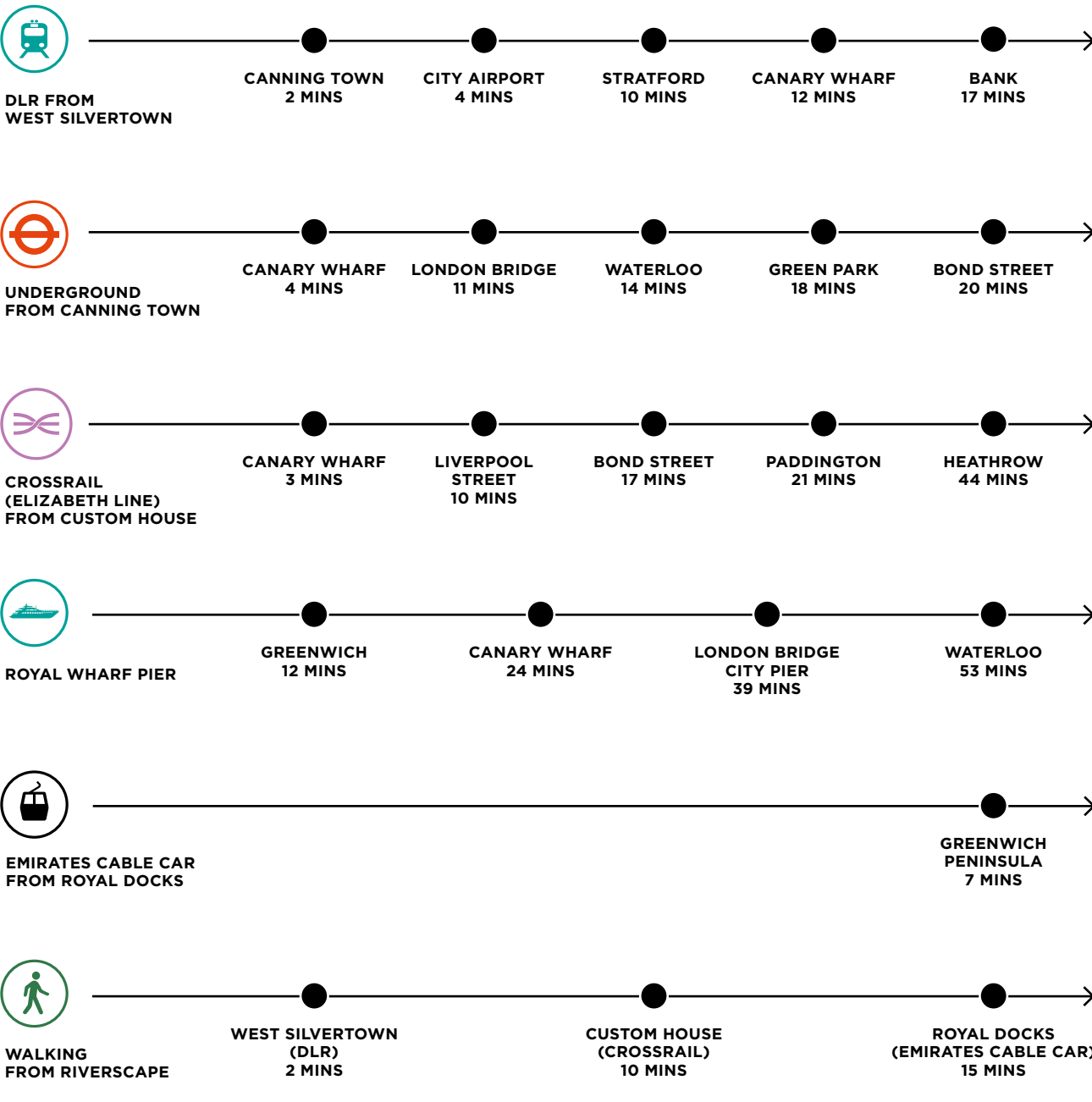






Travel by road, rail or river is effortless here. Crossrail is just 10 minutes walk away, connecting you to London in 20 minutes. Royal Wharf Pier, with fast access to the city via Uber Boat by Thames Clippers, is on your doorstep and with West Silvertown DLR a mere 2 minutes walk away, Riverscape has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

TRAVEL TIMES





ballymore. *Oxley*


Homes
England