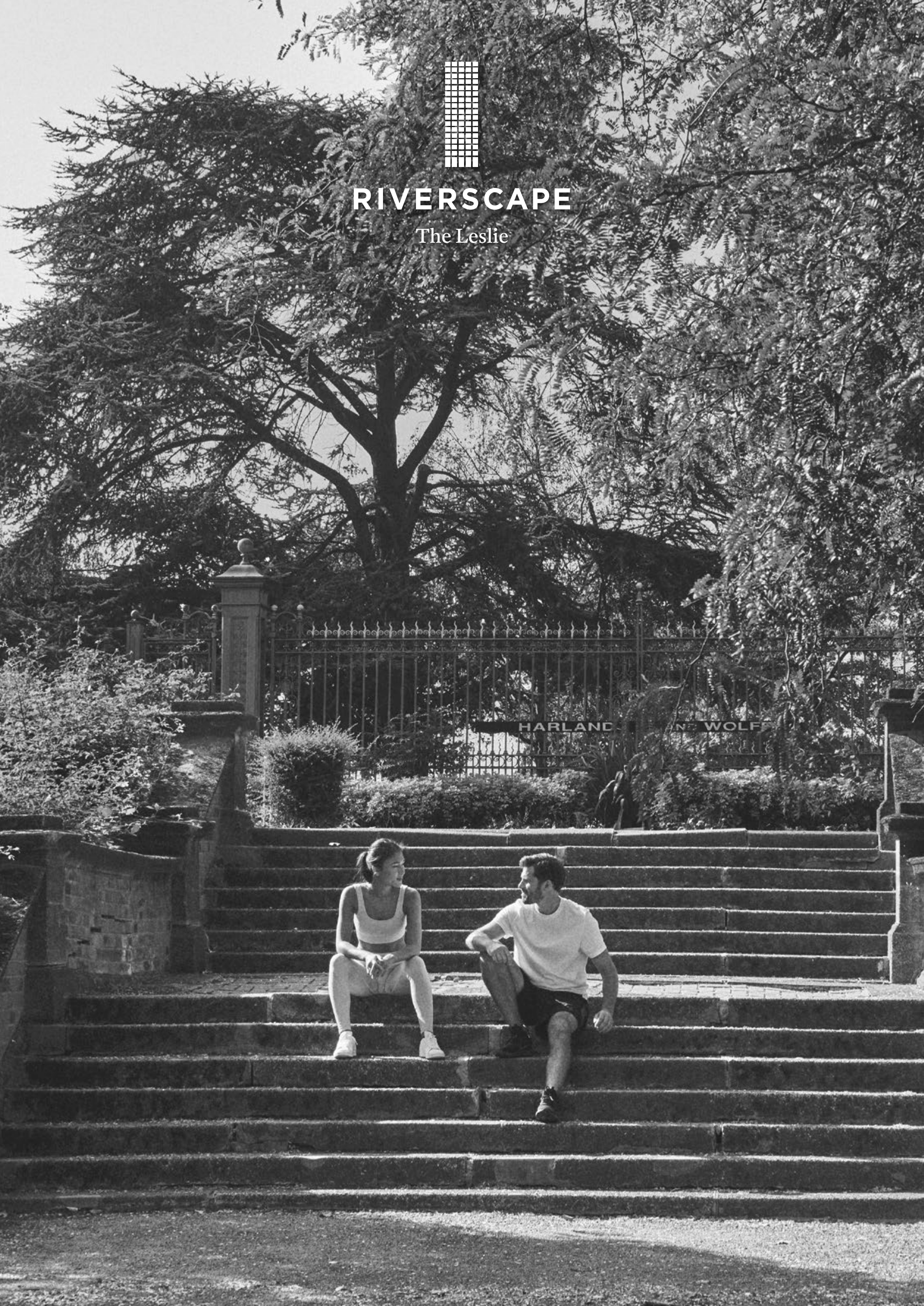


RIVERSCAPE

The Leslie







THE LESLIE

The Leslie takes its namesake from two unique sources. One a beloved local gardener tending to the community play areas and flora of Lyle Park. The other a giant of urban planning - revolutionising and rebuilding London in the post-war era; remembered for big ideas such as the 'Green Belt' and better links between the east and west of the Capital, in order to cross London by rail.

Today, The Leslie expresses its connection to the past through an open park side setting with shared courtyards and pocket parks encircling the wider community, and stepped outdoor terraces integrated seamlessly into the landscape, perfect for gatherings and play. Lyle Park's historic bowling and putting greens have been reimagined into vibrant children's play spaces and woodland walks. The Leslie's close proximity to transport links, including Custom House for The Elizabeth Line and Royal Wharf's

own riverside Thames Clipper pier, makes travel and exploration across London and the local area effortless.

Here, apartments are immersed in nature with sweeping verdant park views set against a backdrop towards the iconic O2, River Thames and Canary Wharf skyline. Natural light is drawn through expansive windows creating a seamless transition between the interiors and spacious balconies.



Apartments defined by spacious open plan living, generous kitchens and expansive windows that frame botanical vistas immersed in nature. Ample balconies provide additional space to each apartment for outdoor dining, relaxation or a drink taking in the sunsets over the City.



Truly flexible layouts to set up a comfortable working from home space.



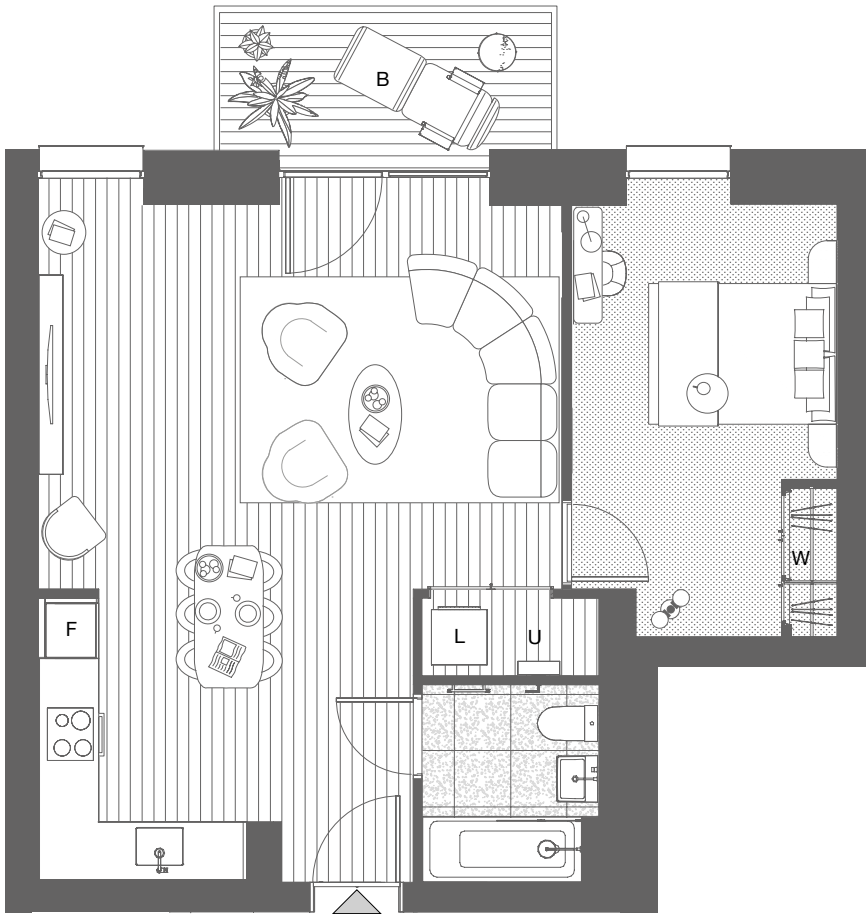
Gently rippled artisanal tiles and fluted glass kitchen cabinetry refracts soft daylight. Natural wood finishes reference the open spaces of Lyle Park.





A classic contemporary aesthetic, open plan living and natural light create intimate spaces.

TYPICAL ONE BED

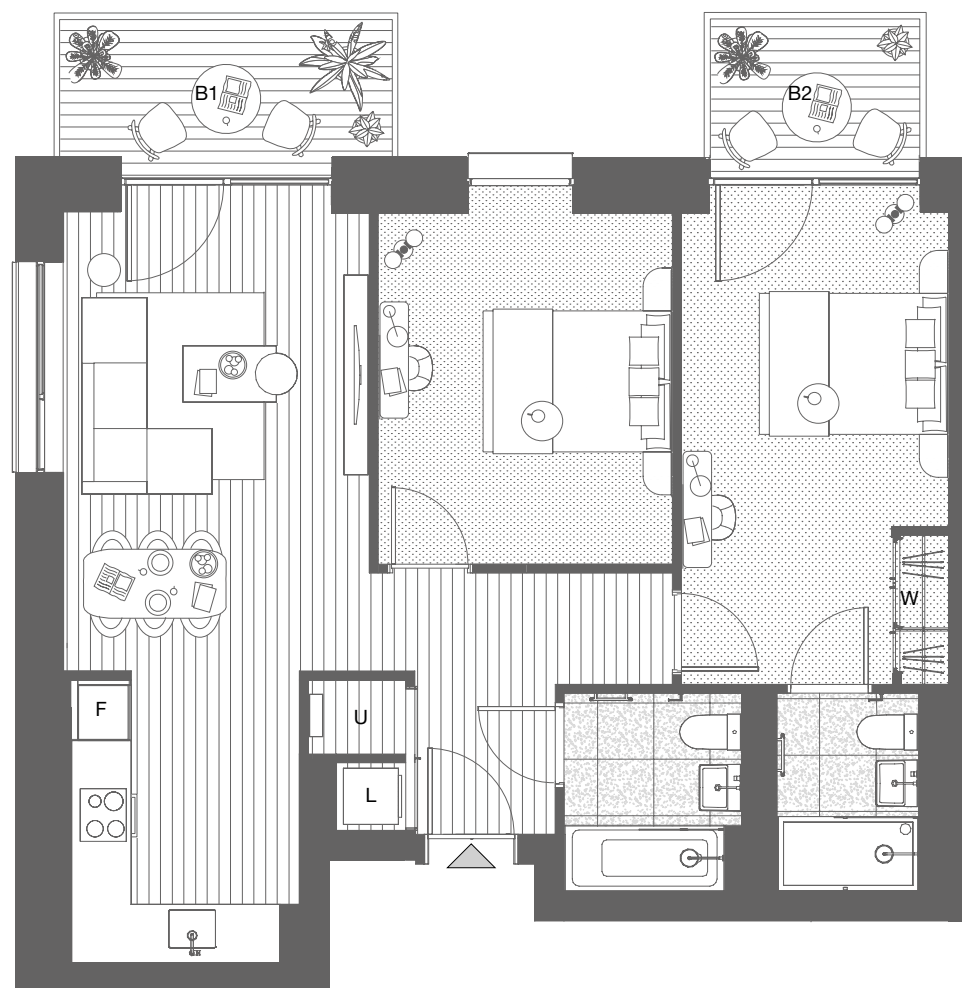


INTERNAL AREA
57.7 sq m / 621 sq ft

**KITCHEN/DINING AREA
& LIVING ROOM**
7545 x 5620mm
BALCONY
5sq m / 54 sq ft

BEDROOM 1
4915 x 2850mm

TYPICAL TWO BED



INTERNAL AREA
71 sq m / 764 sq ft
**KITCHEN/DINING AREA
& LIVING ROOM**
8340 x 3370mm

BALCONY 1
5sq m / 54sq ft
BALCONY 2
3sq m / 32 sq ft

BEDROOM 1
5350 x 2860mm
BEDROOM 2
4040 x 3150mm



Providing ultimate flexibility – second bedrooms can also be used as a nursery, study or guest room.



Perfect for a larger household, one with space to grow and those that entertain.

TYPICAL THREE BED



INTERNAL AREA
89.5 sq m / 963 sq ft
**KITCHEN/DINING AREA
& LIVING ROOM**
8350 x 4290mm

BALCONY 1
5sq m / 54 sq ft
BALCONY 2
3sq m / 32 sq ft

BEDROOM 1
4810 x 2760mm
BEDROOM 2
3625 x 3350mm
BEDROOM 3
3595 x 2450mm



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. Riverscape is a part of the well-established and thriving neighbourhood at 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 – everything and anything you need is right on your doorstep.

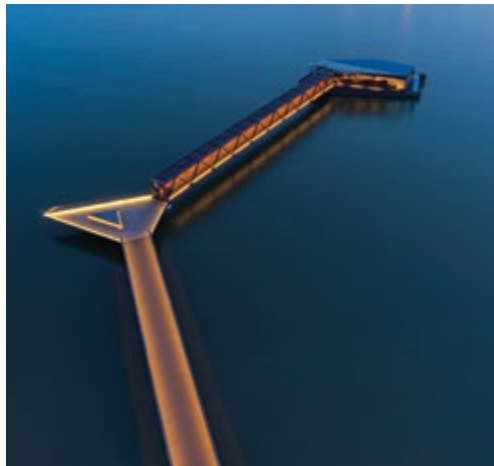
Riverside Lifestyle

Set at an extraordinary point in East London where the River Thames meets Lyle Park, Riverscape is surrounded by extensive parkland and 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, towards the O2 and the iconic Canary Wharf skyline. The refined architecture of Riverscape provides a clear contrast to the green space and open water surrounding it. You’re on the edge of the city, yet immersed in nature.



Verdant Landscaping

Adjacent to Lyle Park – a real hidden gem of a traditional London park with the added advantage of already established, mature foliage - the landscaping at Riverscape blends this existing woodland with open green spaces and surprising colour pops from seasonal bulbs. Taking inspiration from residential buildings around Central Park, and Battery Park on the waterfront at the tip of Manhattan, the integration of landscaping is integral to the living experience at Riverscape – creating a seamless connection from the river to the park that results in an almost coastal feel.



The Sky Lounge

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



The Clubhouse

Riverscape residents automatically become members of all the Royal Wharf residents' spaces including The Clubhouse with a 25m swimming pool, hydrotherapy pool, state of the art training equipment and dedicated studio classes.



The Clubhouse

Health and fitness is at the forefront of everything we do. The Clubhouse is one of the largest residents' only leisure spaces in East London.

The Clubhouse Key

- 1

Spa Pool
- 2

Sauna
- 3

Steam Room
- 4

Experience Shower
- 5

Changing Room Entrance
- 6

25 Metre Pool
- 7

Relaxation Area
- 8

Reception
- 9

Café
- 10

Cardio Area
- 11

Weights Area
- 12

Resistance Area
- 13

Spinning Room
- 14

Studio



High Street

Royal Wharf’s main square and high street offer shops and amenities that are more than just convenient. There’s a dentist and a pharmacy, and a great local pub as well as weekend farmers’ markets, stylish emporiums, grocery stores, a high-end nail bar, riverside restaurants, bars and cafés.



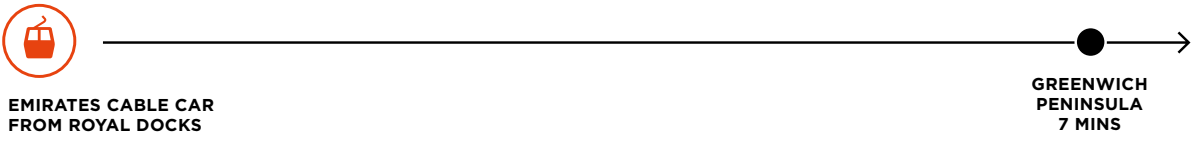
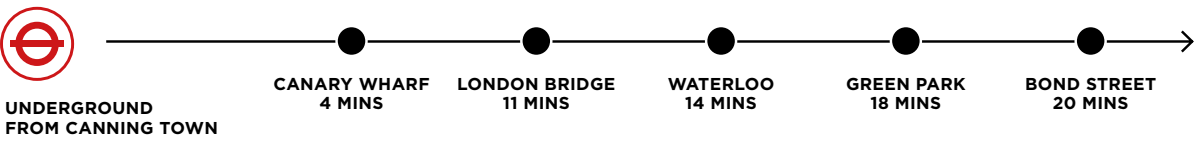
Play & Grow

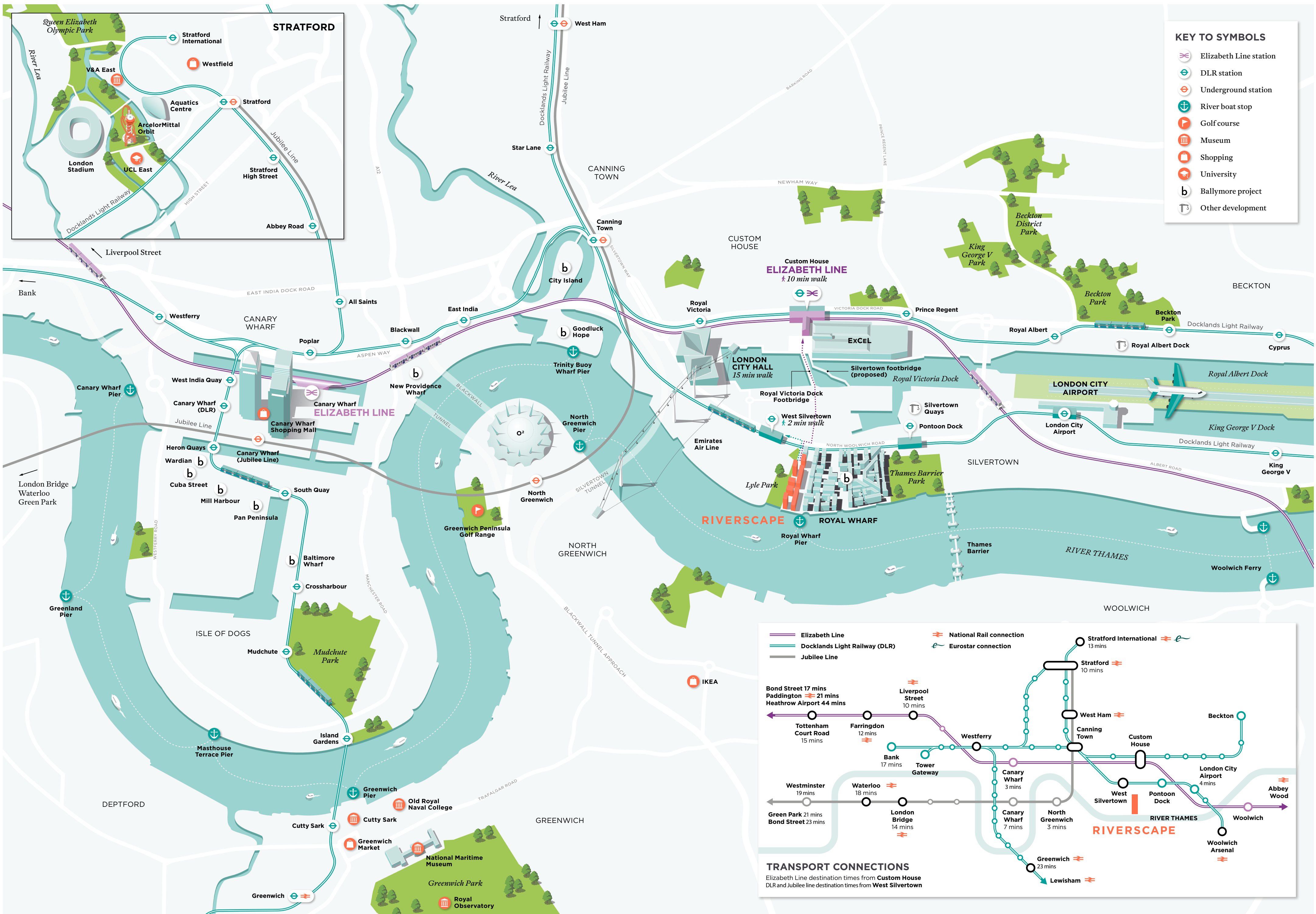
Royal Wharf is very consciously family orientated, not only because the Nest nursery and outstanding Royal Wharf Primary School provide high quality learning opportunities for children, but because every opportunity has been taken to ensure this is a safe, comfortable and stimulating environment for kids to grow up in - from swimming lessons in The Clubhouse, to arts and crafts, drama and ballet lessons at the 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. The playground, outdoor spaces and Lyle Park tennis courts are brilliant for kids and adults alike.



Near & Far

Travel by road, rail or river is effortless here. The Elizabeth Line 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.







THE ROYAL DOCKS

Riverscape is at the epicentre of what was once the world's largest and busiest port, The Royal Docks, and is the only river and parkside residential development within easy walking distance of both the new business quarter centred around City Hall and the Elizabeth Line at Custom House. ExCel, London City Airport, the University of London and Millennium Mills are all located within this dynamic area of the capital and 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.

Around Royal Docks

Perfectly placed to experience the best of East London. Within 20 minutes is both North Greenwich - ideal for weekend exploring and experiencing the world’s most exciting entertainment, and Stratford - a thriving part of East London, with Queen Elizabeth Olympic Park, major universities, Premiership football matches, national rail links, Westfield shopping centre and a diverse selection of markets, shops, eateries and pubs. Canary Wharf - a major world centre for finance, global trade, media and technology with a diverse and exciting shopping, dining and entertainment scene, is one stop on the Elizabeth Line.





SHAPE & FORM



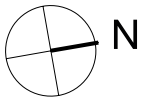
THE LESLIE

LEVEL

GF

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony

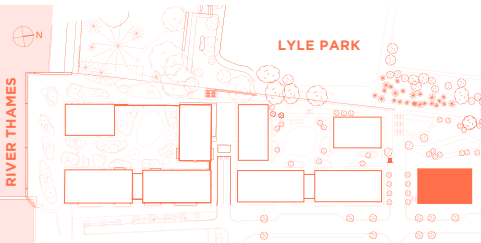


POSITION



WEST ELEVATION

LOCATION



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LYLE PARK

RIVER THAMES

ROYAL WHARF

NORTH WOOLWICH ROAD

LOBBY
ENTRANCE

LOBBY

LIFT

LIFT

COMMERCIAL
UNIT

ANCILLARY

ANCILLARY

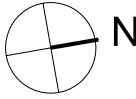
THE LESLIE

LEVEL

4

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony

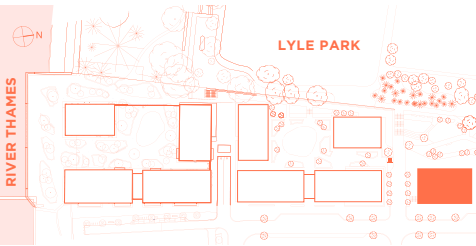


POSITION

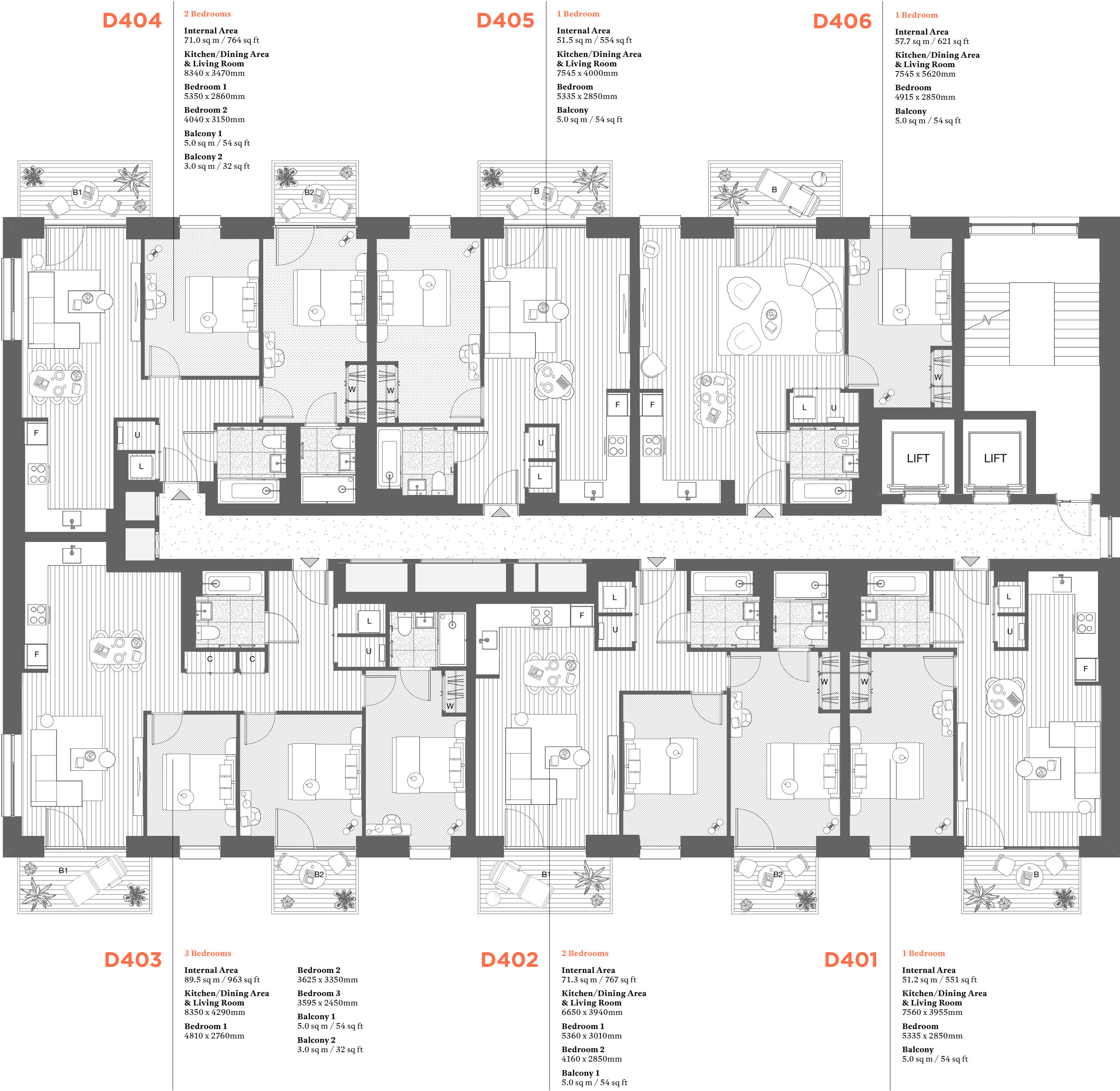


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LOCATION



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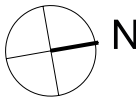
THE LESLIE

LEVEL

5

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony

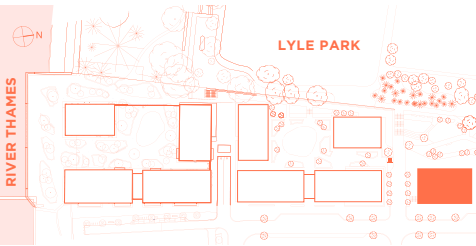


POSITION



WEST ELEVATION

LOCATION



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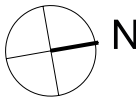
THE LESLIE

LEVEL

6

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony

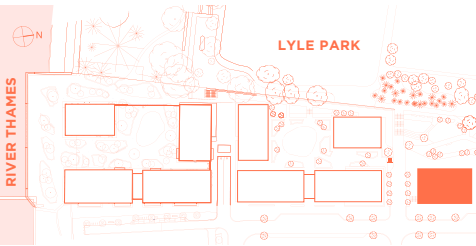


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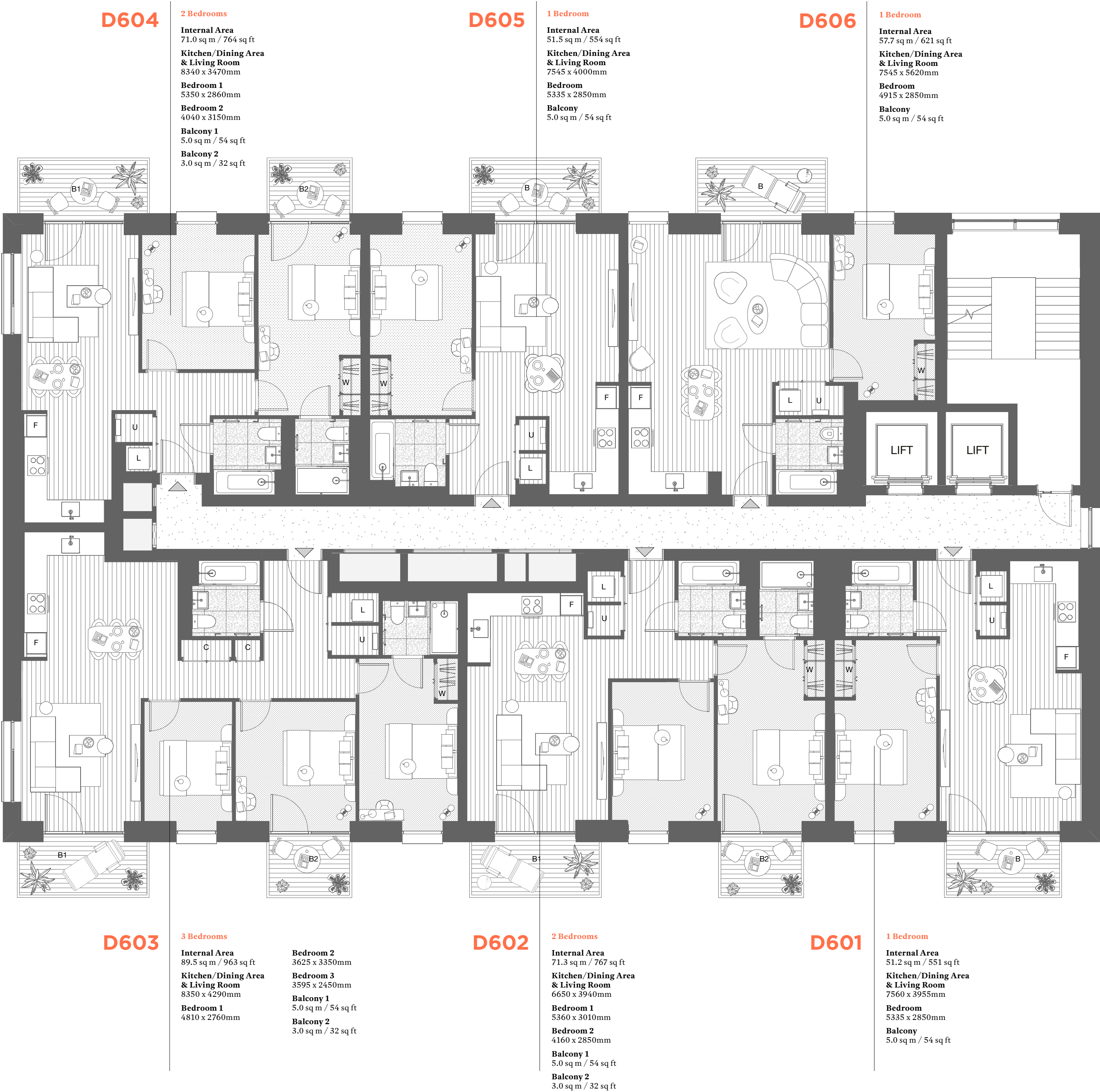


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LOCATION



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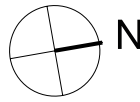
THE LESLIE

LEVEL

7

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony

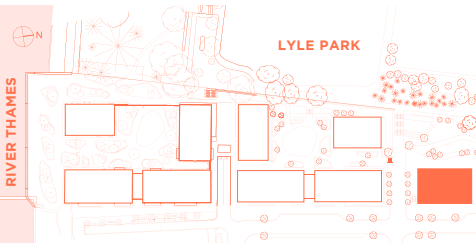


POSITION

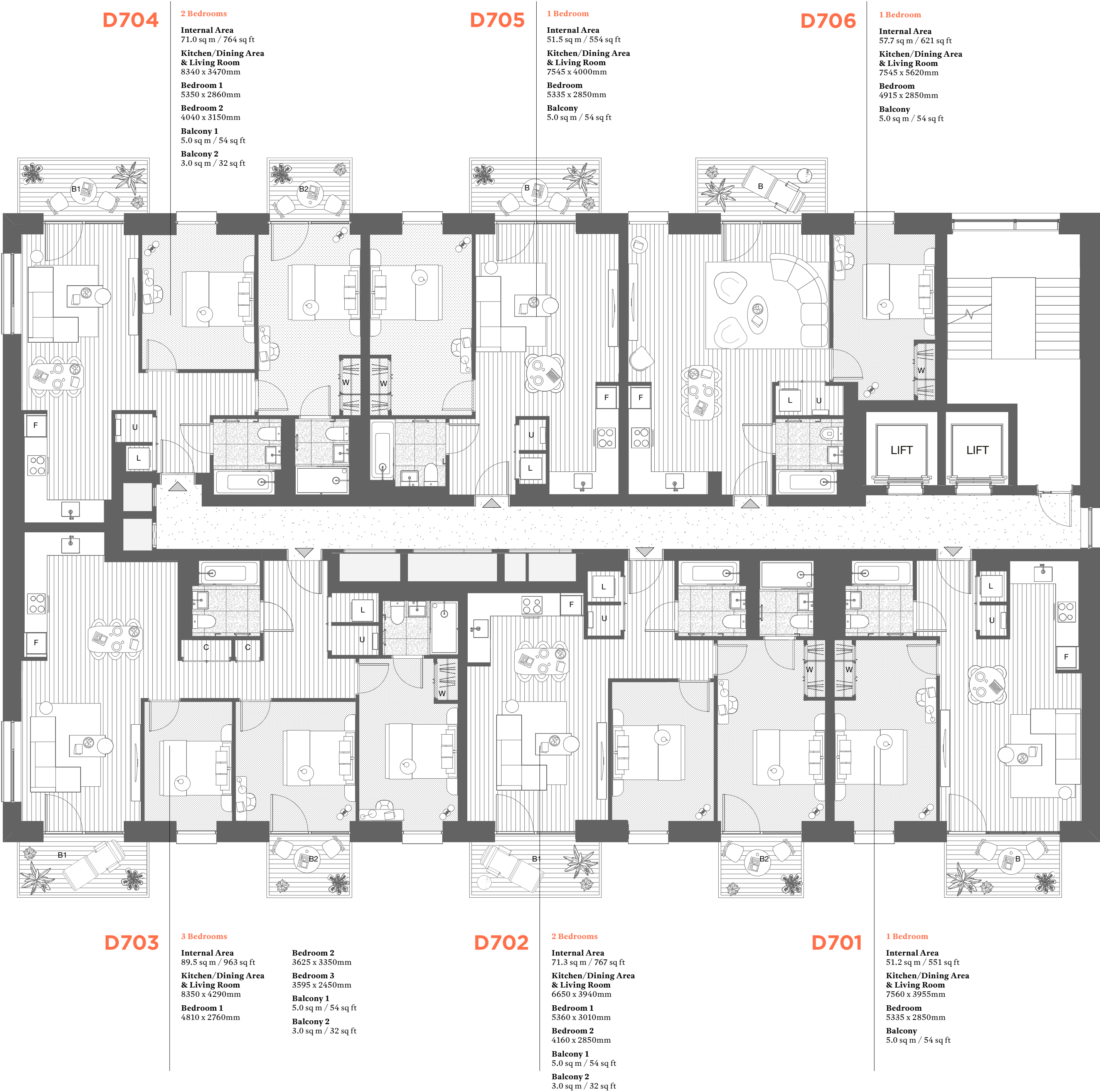


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LOCATION



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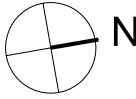
THE LESLIE

LEVEL

8

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony

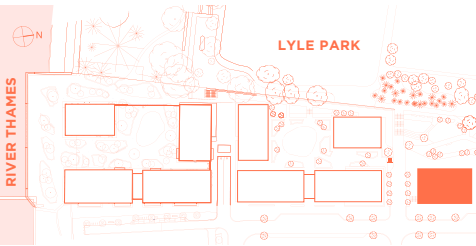


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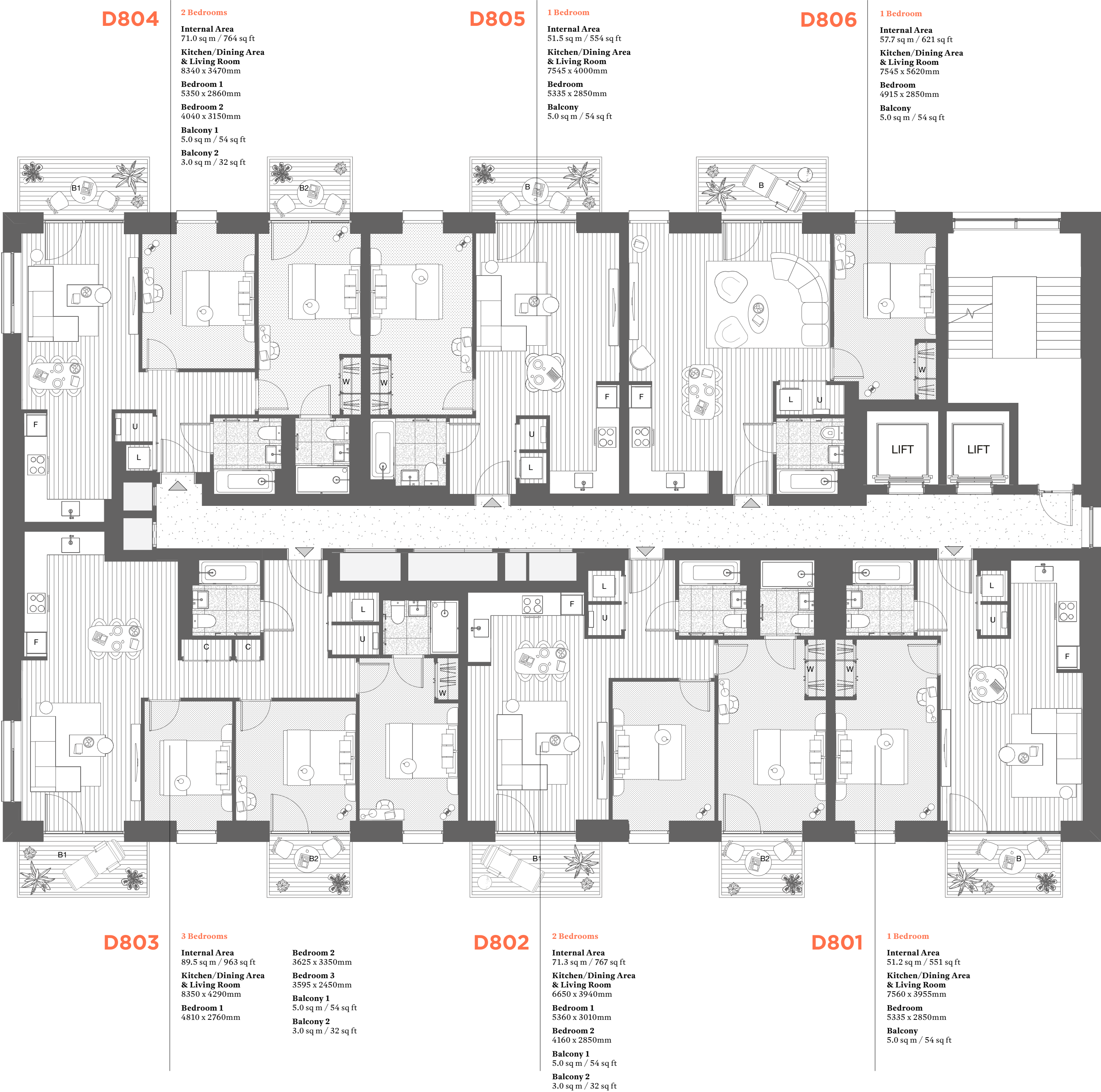


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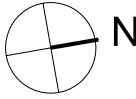
THE LESLIE

LEVEL

9

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony

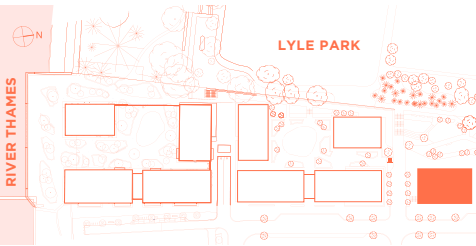


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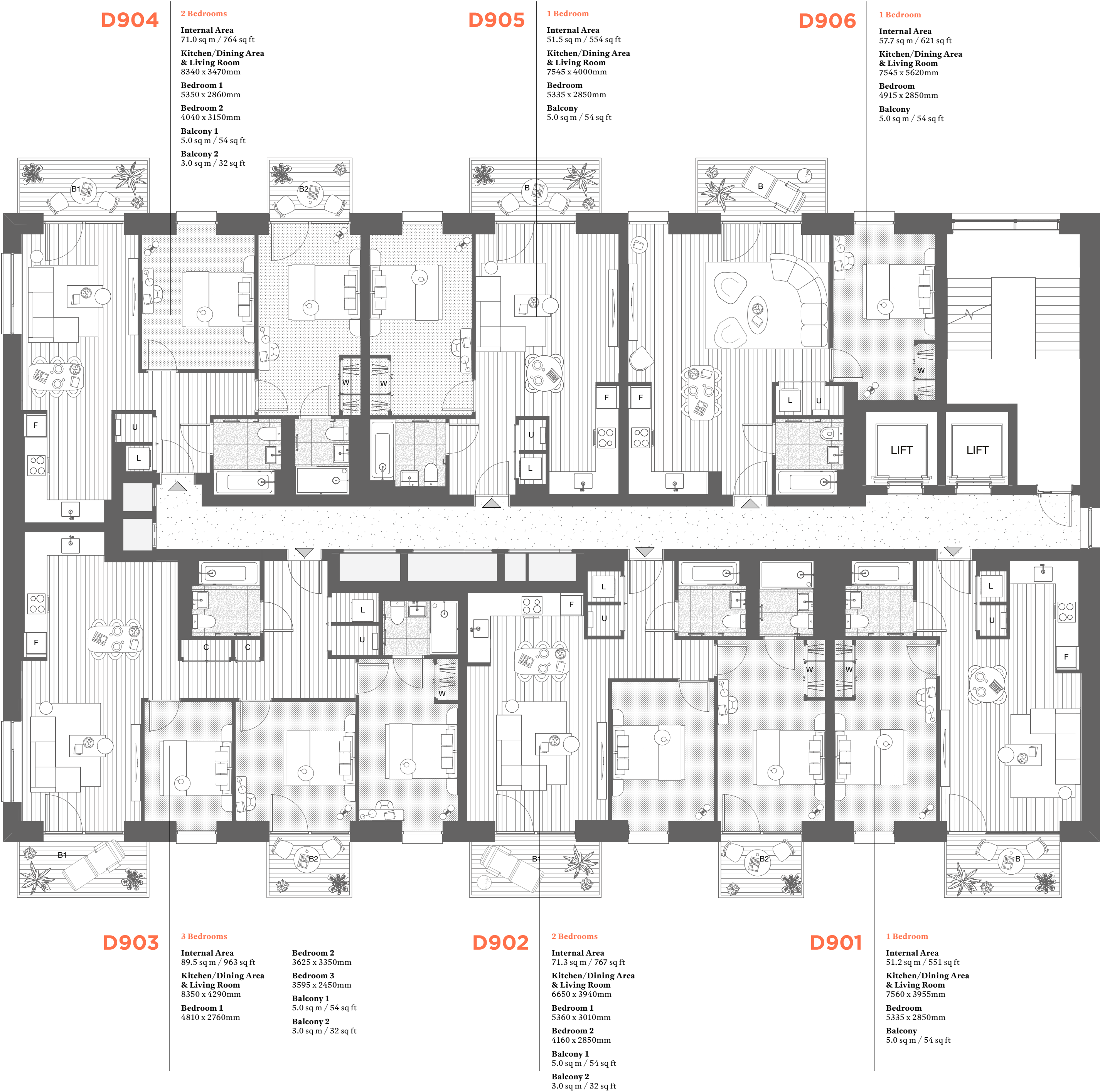


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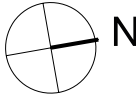
THE LESLIE

LEVEL

10

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- B Balcony

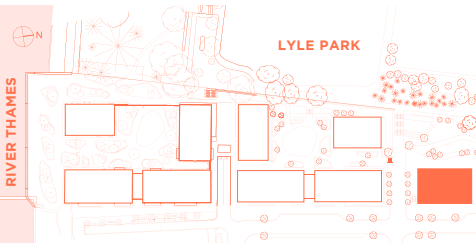


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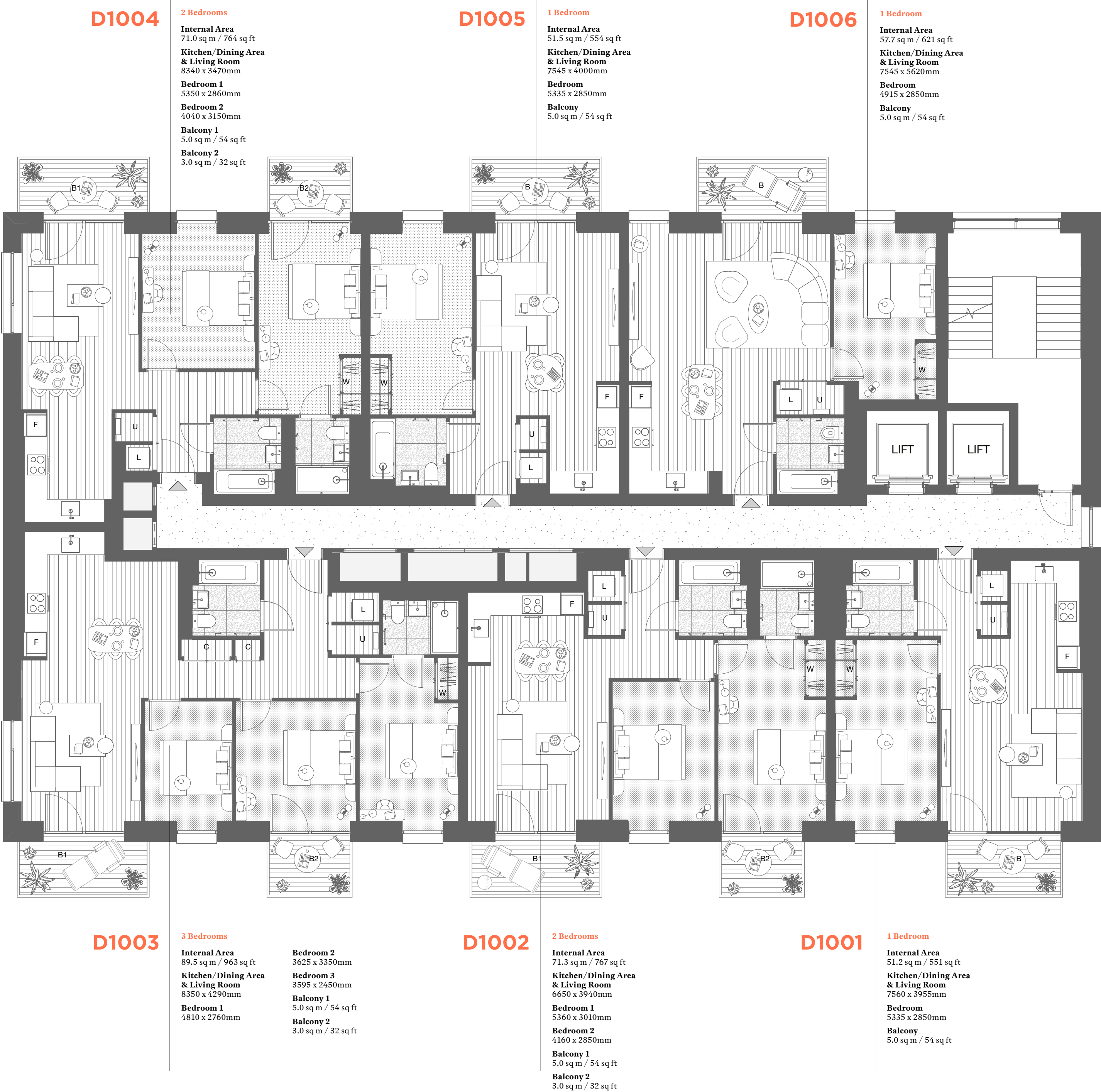


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SPECIFICATION

MAIN STRUCTURE
In-situ concrete frame on reinforced concrete piled foundations.

BUILDING ENVELOPE
Brick façade with aluminium windows and panels.

FLOORS
Concrete slab with screed and 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 aluminium windows with durable powder-coated external paint finish.

STAIRS
In-situ 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
Metal projecting balconies with metal balustrades and aluminium decking boards.

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. Handleless “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 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
White high quality acrylic shower tray, thermostatic wall mounted shower mixer with glass shower screen. 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. Shower room 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.

HEATING AND HOT WATER
Radiators 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. 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 lower 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 lower ground floor.

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.

DISCLAIMER
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BALLYMORE & OXLEY

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.

BALLYMORE

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



Wardian, London



London City Island, London



Oxley Tower, Singapore



Oxley Towers, Kuala Lumpur City Centre, Malaysia

OXLEY

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

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



Bishopgate, London



Guinness Quarter, Dublin



Riverfront Residences, Singapore



Kent Ridge Hill Residences, Singapore



Goodluck Hope, London



The Brentford Project, London



The Peak, Cambodia



Novotel on Stevens, Mercure on Stevens, Singapore



Embassy Gardens, London



Dublin Landings, Dublin



Mayfair Gardens, Singapore



Affinity at Serangoon, Singapore



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