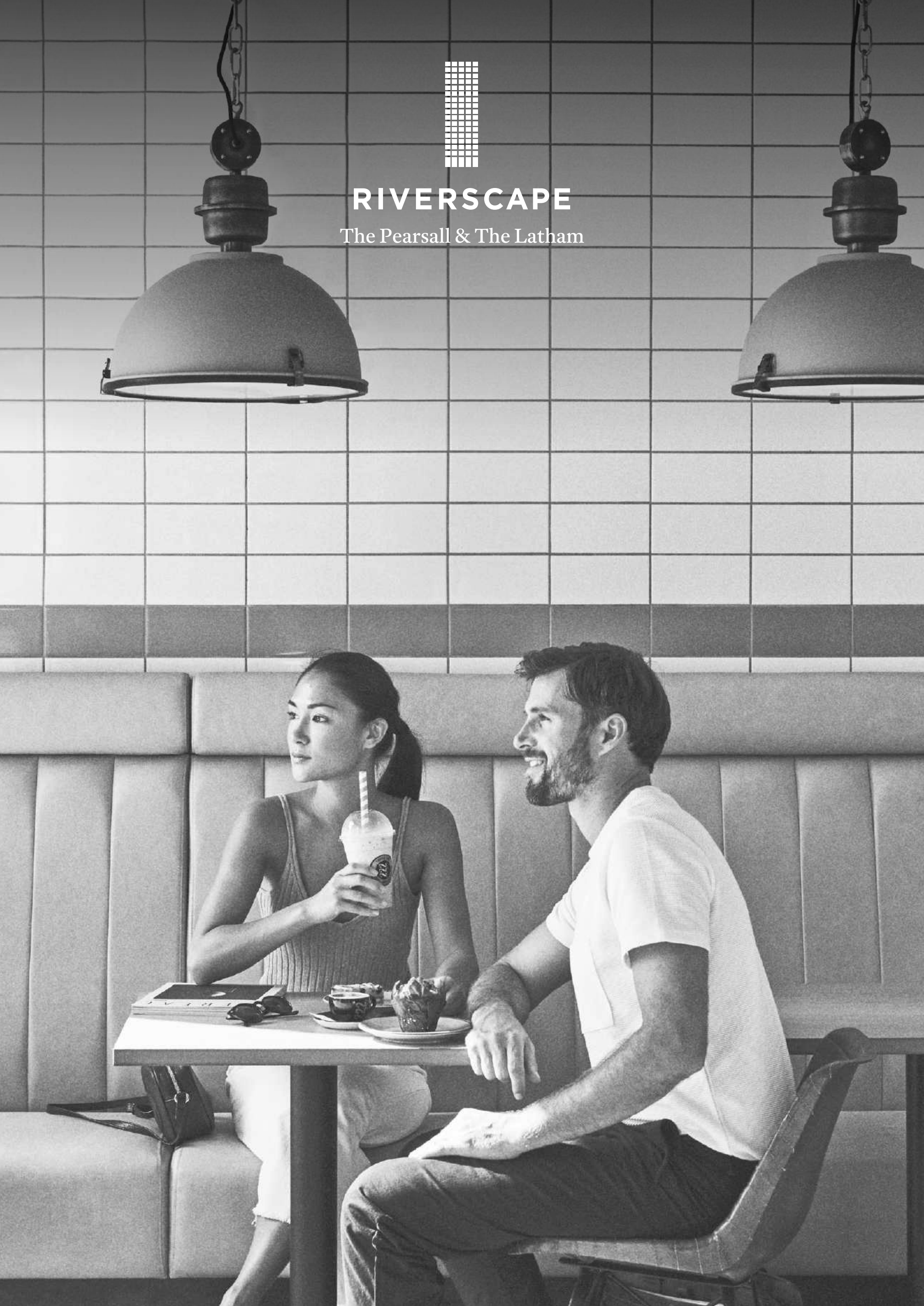




RIVERSCAPE

The Pearsall & The Latham







THE PEARSALL & THE LATHAM

Situated at the heart of this riverside district lies the final two buildings in the Riverscape collection – The Pearsall & The Latham. Perfectly positioned to overlook Riverscape’s verdant private courtyards and the green spaces of Lyle Park.

Here, apartments open out onto a park-side setting. Natural riverside light is drawn through expansive picture windows and spacious balconies, creating the perfect place to relax and unwind.

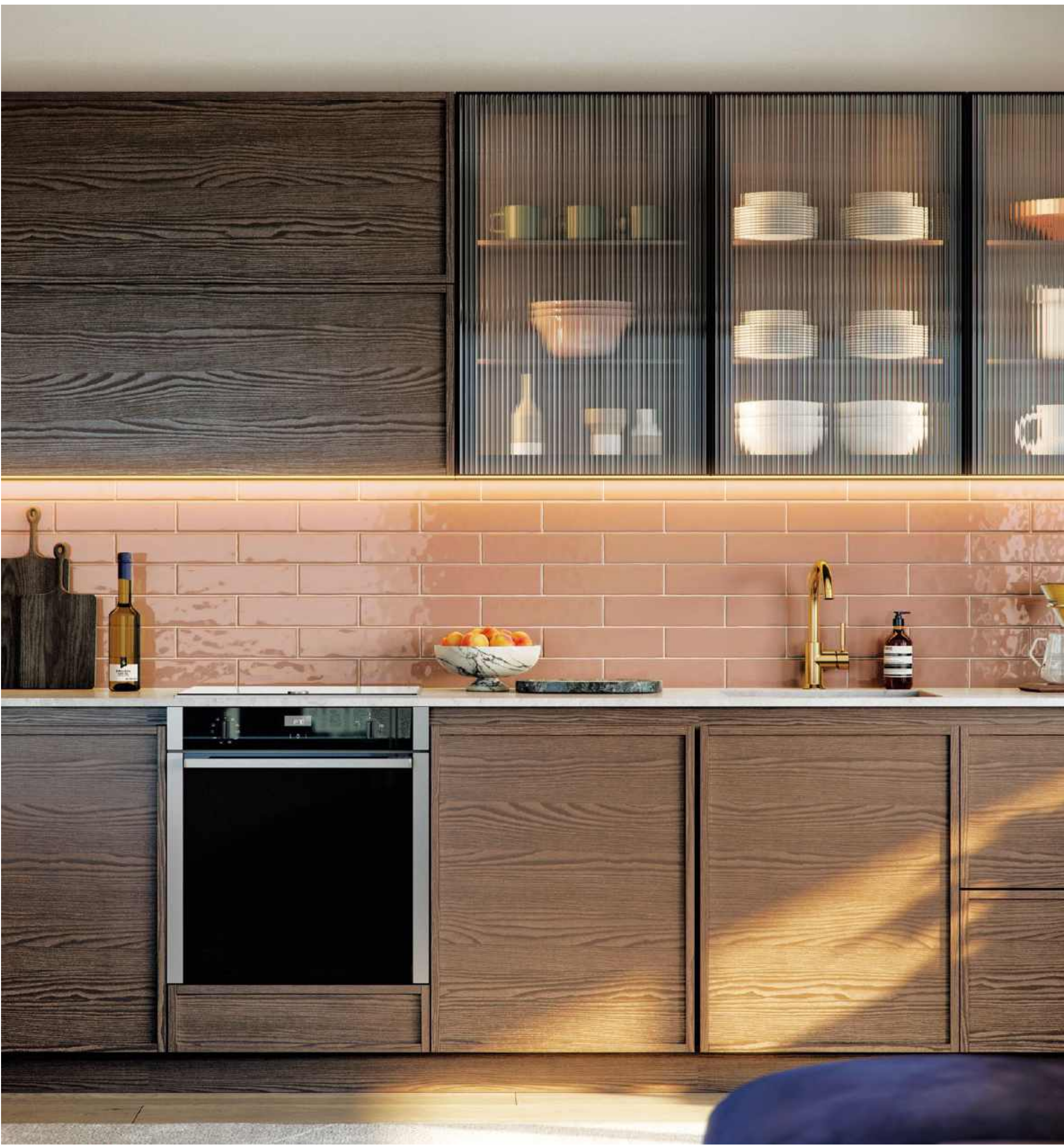
Riverscape is part of the thriving Royal Wharf neighbourhood – with its own high street, regular farmers’ market, primary school, gym and Sky Lounge – residents here benefit from being on the edge of the Thames, yet immersed in nature.



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.



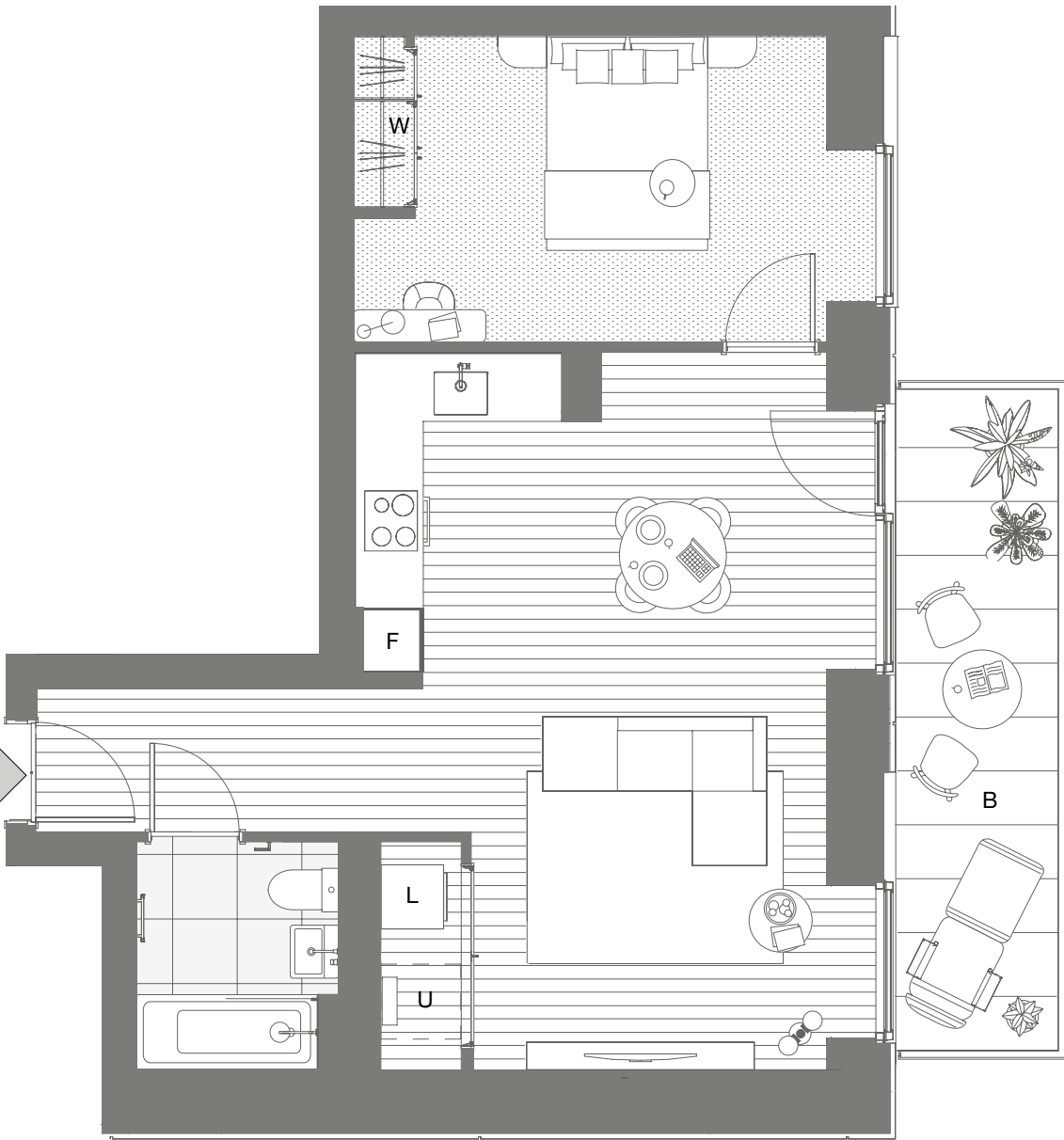
Gently rippled artisanal tiles and fluted glass kitchen cabinetry refracts soft daylight. Natural wood finishes reference the open spaces of Lyle Park.





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

TYPICAL ONE BED

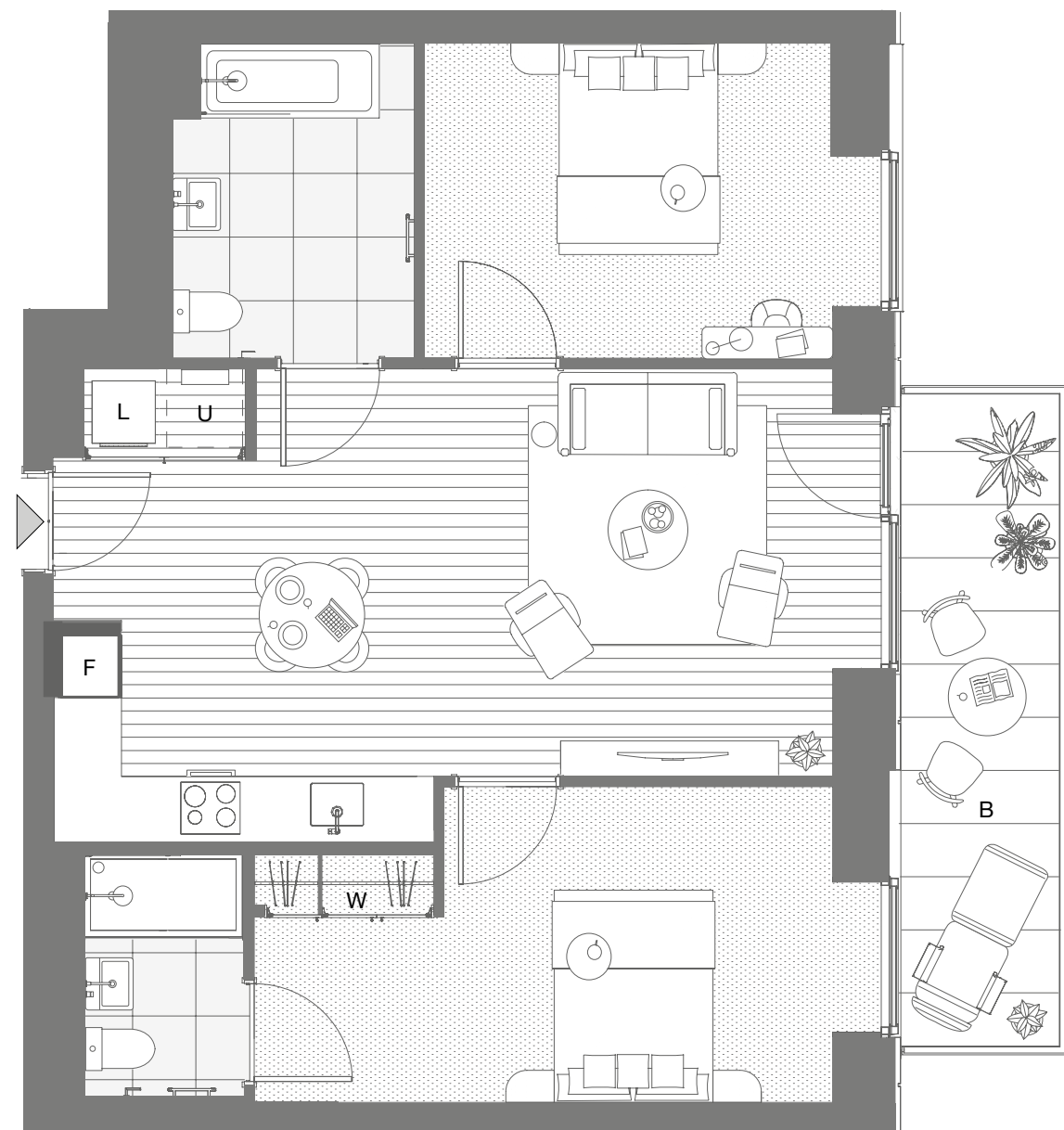


INTERNAL AREA
53.9 sq m / 580 sq ft
**KITCHEN/DINING AREA
& LIVING ROOM**
6700 x 4850mm

BALCONY
9.5 sq m /102 sq ft

BEDROOM
4850 x 2850mm

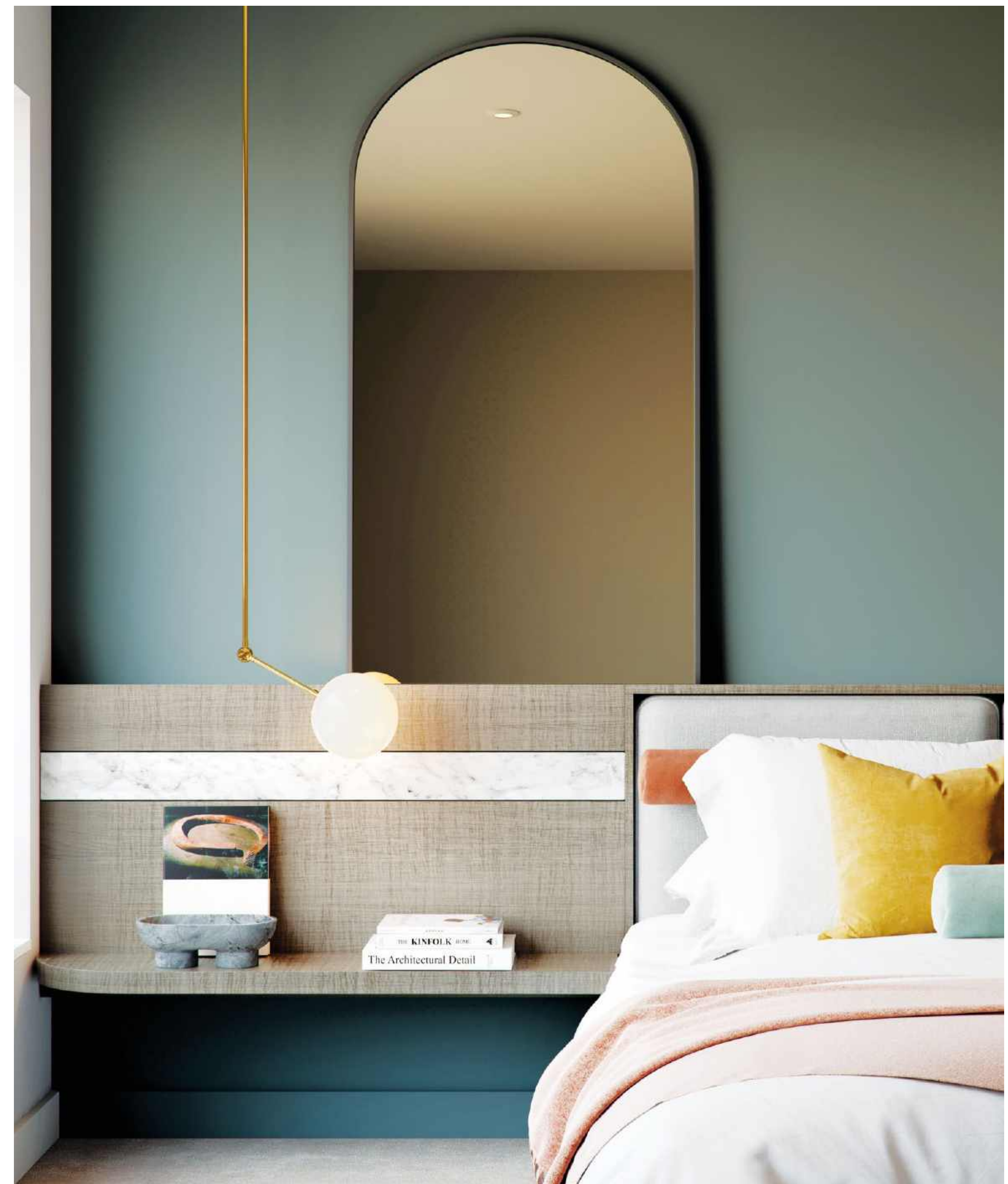
TYPICAL TWO BED



INTERNAL AREA
74.4 sq m / 801 sq ft
**KITCHEN/DINING AREA
& LIVING ROOM**
7850 x 4500mm

BALCONY
9.5 sq m / 102 sq ft

BEDROOM 1
5950 x 3000mm
BEDROOM 2
4300 x 3000mm

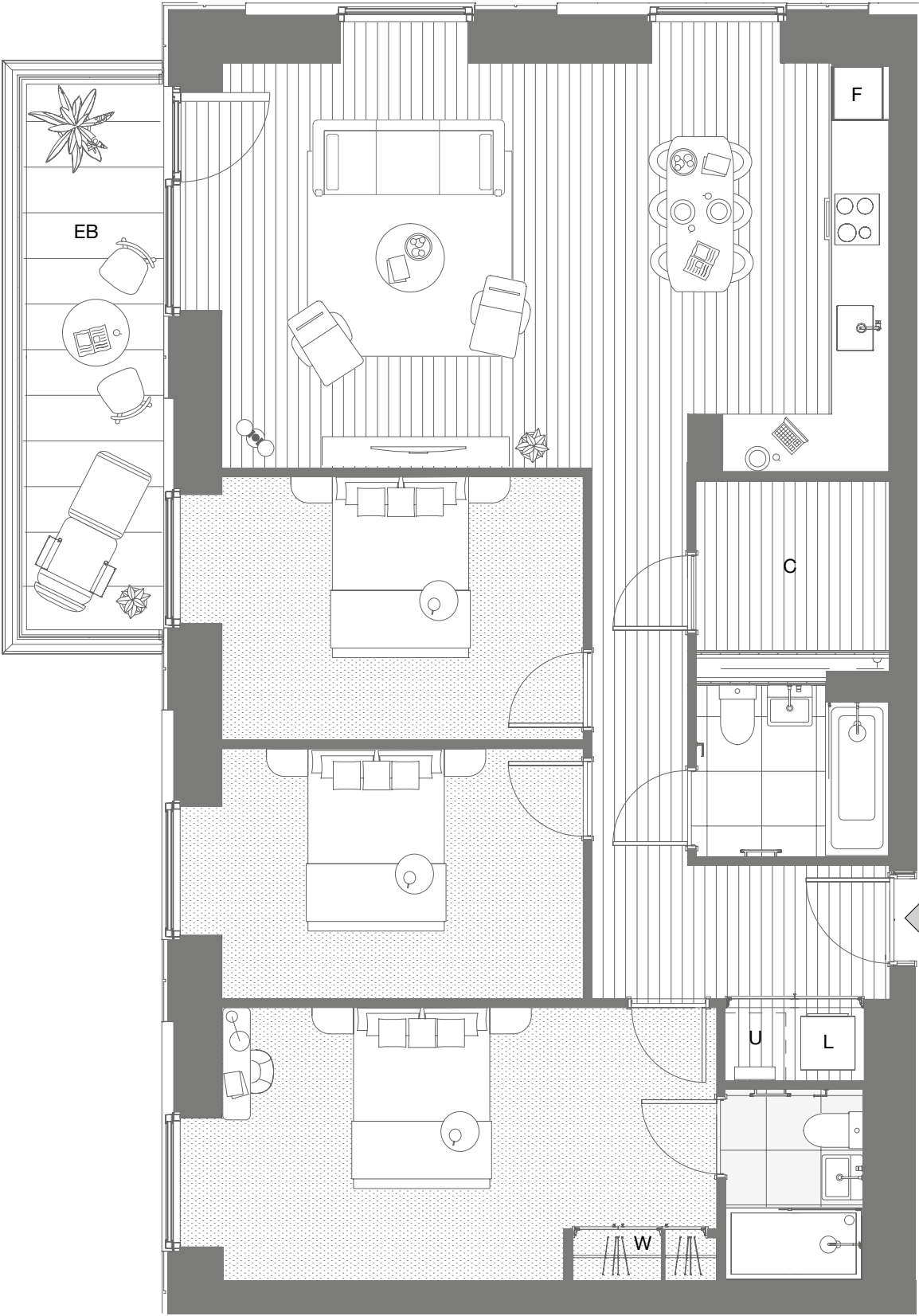


Providing ultimate flexibility – second bedrooms can also be used as a nursery, study or guest room.



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

TYPICAL THREE BED



INTERNAL AREA
104.1 sq m / 1,121 sq ft
**KITCHEN/DINING AREA
& LIVING ROOM**
7850 x 4900mm

BALCONY 1
9.2 sq m / 99 sq ft

BEDROOM 1
5900 x 3000mm
BEDROOM 2
4450 x 2900mm
BEDROOM 3
4450 x 2750mm



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.

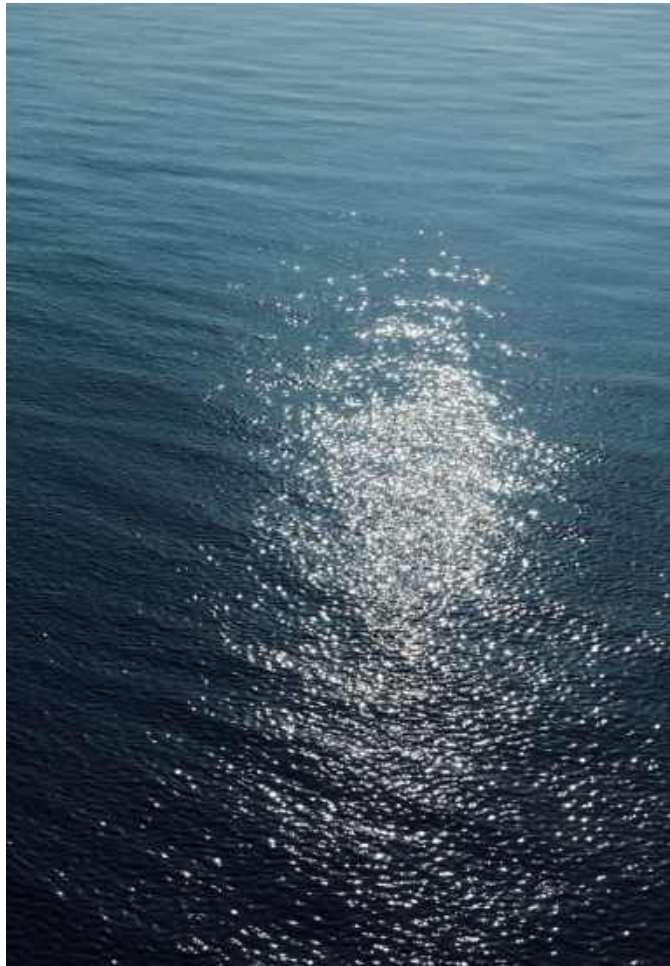
Riverside Lifestyle

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.



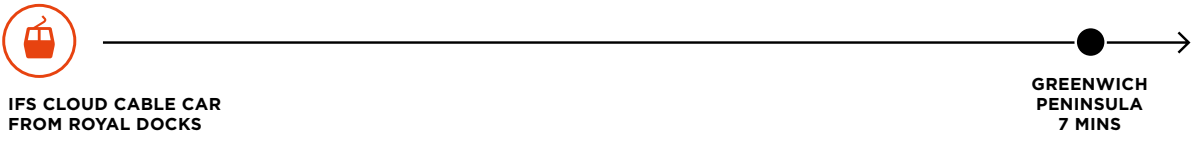
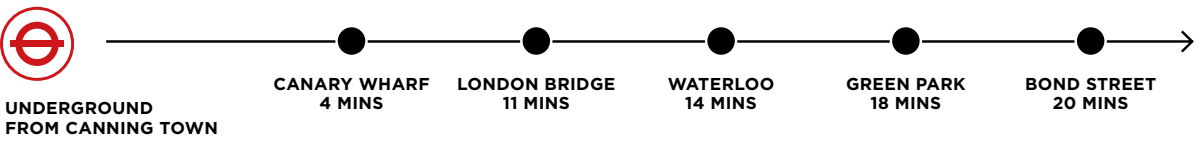
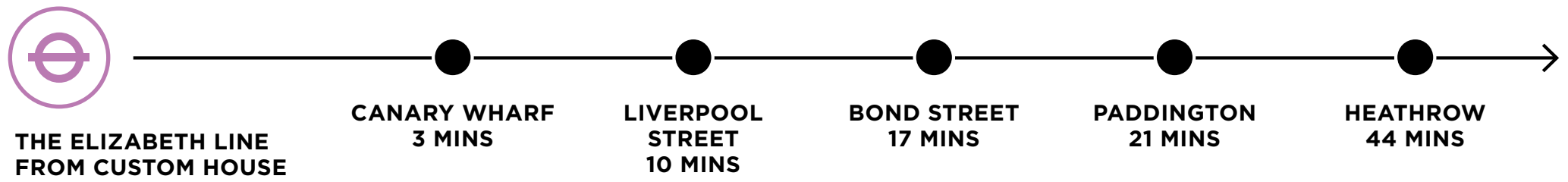
Play & Grow

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 East 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 away on the Elizabeth Line.





SHAPE & FORM

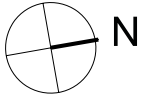
THE PEARSALL

LEVEL

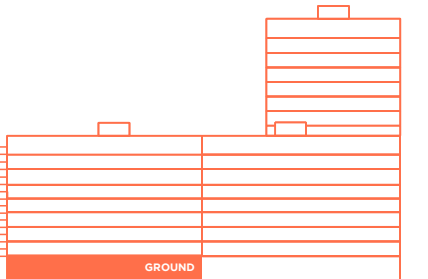
GF

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge/Freezer
- L Laundry
- U Utility
- T Terrace

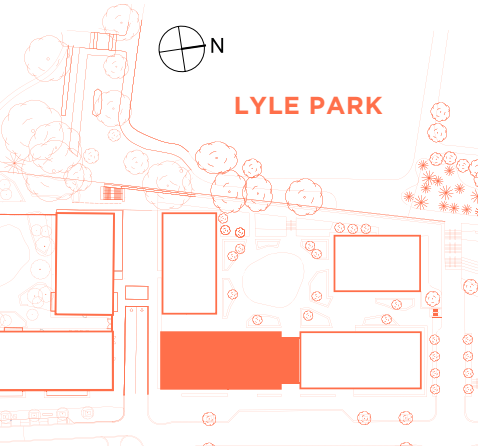


POSITION



EAST ELEVATION

LOCATION



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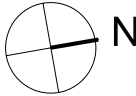
THE PEARSALL

LEVELS

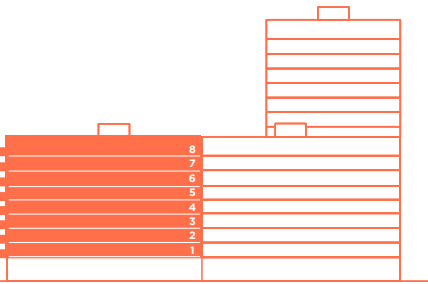
1-8

LEGEND

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

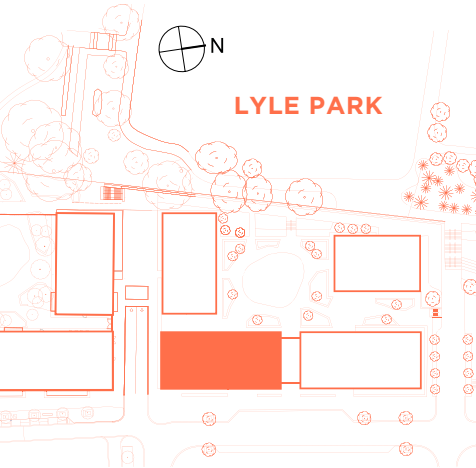


POSITION



EAST ELEVATION

LOCATION



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FB103
FB203
FB303
FB403
FB503
FB603
FB703
FB803

3 Bedrooms
Internal Area
103.3 sq m / 1,112 sq ft
Kitchen/Dining Area & Living Room
7850 x 7000mm
Bedroom 1
4700 x 3850mm
Bedroom 2
3500 x 3300mm
Bedroom 3
3500 x 3200mm
Balcony
9.5 sq m / 102 sq ft

FB104
FB204
FB304
FB404
FB504
FB604
FB704
FB804

1 Bedroom
Internal Area
57.8 sq m / 622 sq ft
Kitchen/Dining Area & Living Room
5900 x 4850mm
Bedroom
4850 x 3000mm
Balcony
9.5 sq m / 102 sq ft

FB105
FB205
FB305
FB405
FB505
FB605
FB705
FB805

2 Bedrooms
Internal Area
73.1 sq m / 787 sq ft
Kitchen/Dining Area & Living Room
7850 x 4650mm
Bedroom 1
5550 x 2750mm
Bedroom 2
4850 x 2800mm
Balcony
9.5 sq m / 102 sq ft

FB106
FB206
FB306
FB406
FB506
FB606
FB706
FB806

1 Bedroom
Internal Area
56.6 sq m / 609 sq ft
Kitchen/Dining Area & Living Room
6600 x 4650mm
Bedroom
4100 x 3250mm
Day Room
5.6 sq m / 60 sq ft



FB102
FB202
FB302
FB402
FB502
FB602
FB702
FB802

3 Bedrooms
Internal Area
104.2 sq m / 1,122 sq ft
Kitchen/Dining Area & Living Room
6750 x 6450mm
Bedroom 1
6900 x 3350mm
Bedroom 2
5450 x 3000mm
Bedroom 3
4650 x 2750mm
Balcony
9.5 sq m / 102 sq ft

FB101
FB201
FB301
FB401
FB501
FB601
FB701
FB801

2 Bedrooms
Internal Area
74.2 sq m / 802 sq ft
Kitchen/Dining Area & Living Room
7850 x 4200mm
Bedroom 1
5500 x 3350mm
Bedroom 2
5500 x 2850mm
Balcony
9.5 sq m / 102 sq ft

FB108
FB208
FB308
FB408
FB508
FB608
FB708
FB808

2 Bedrooms
Internal Area
74.2 sq m / 799 sq ft
Kitchen/Dining Area & Living Room
7850 x 4750mm
Bedroom 1
5650 x 2750mm
Bedroom 2
5500 x 2650mm
Balcony
9.5 sq m / 102 sq ft

FB107
FB207
FB307
FB407
FB507
FB607
FB707
FB807

1 Bedroom
Internal Area
56.6 sq m / 609 sq ft
Kitchen/Dining Area & Living Room
6600 x 4650mm
Bedroom
4100 x 3250mm
Day Room
5.6 sq m / 60 sq ft

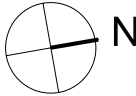
THE PEARSALL

LEVEL

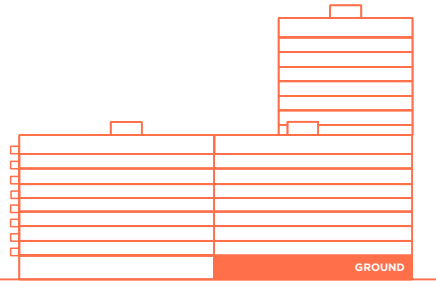
GF

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- T Terrace

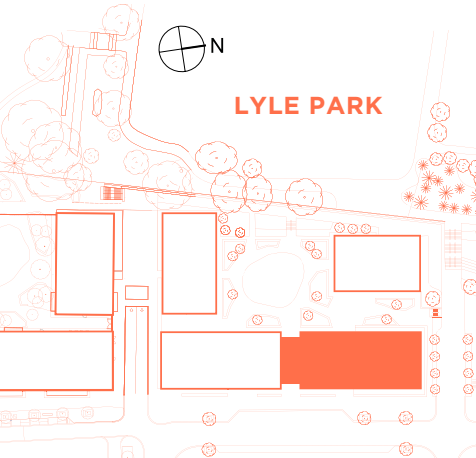


POSITION

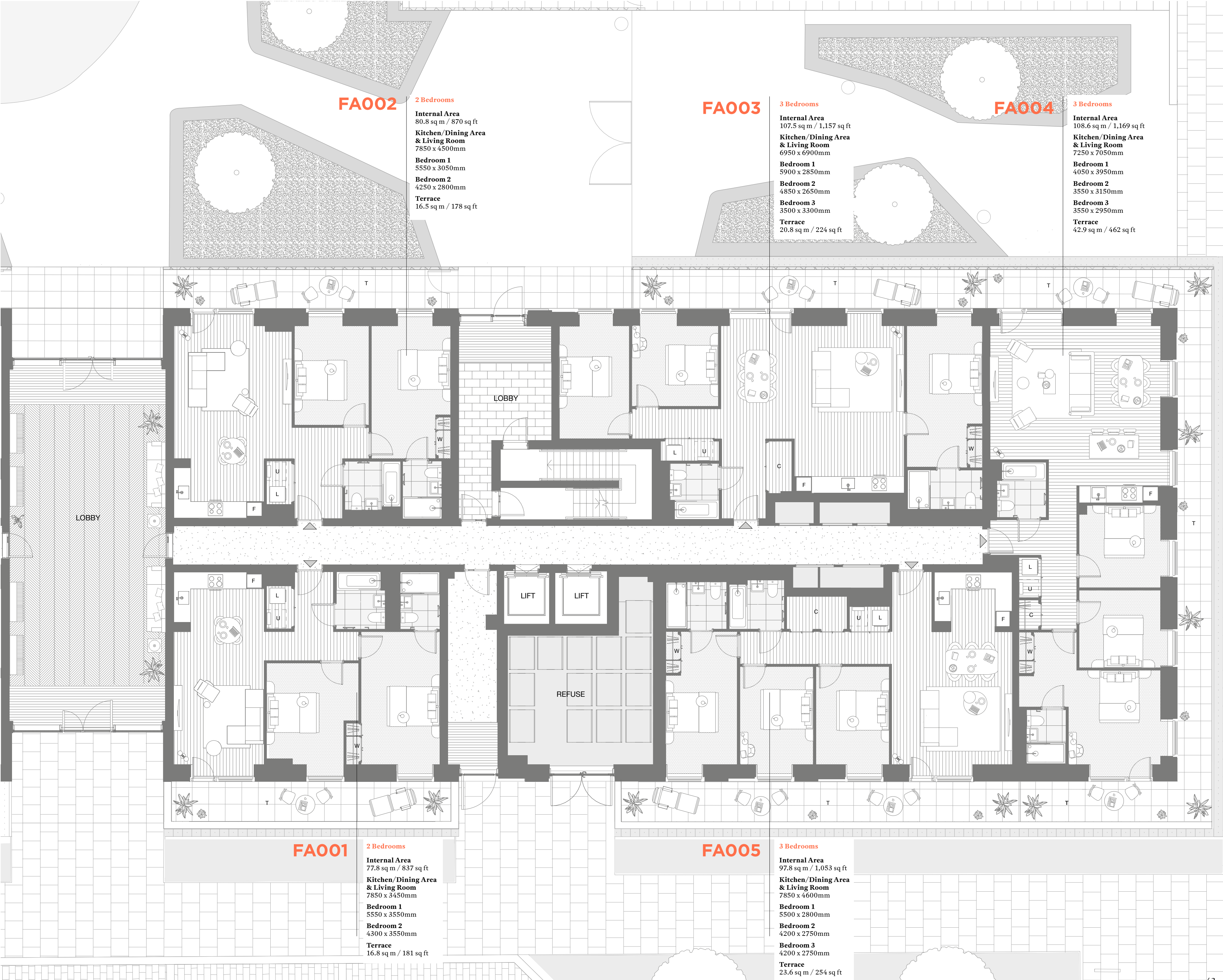


EAST ELEVATION

LOCATION



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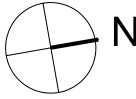


LEVELS

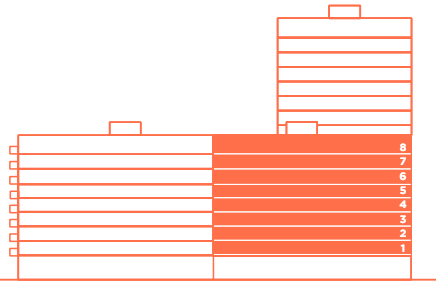
1-8

LEGEND

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

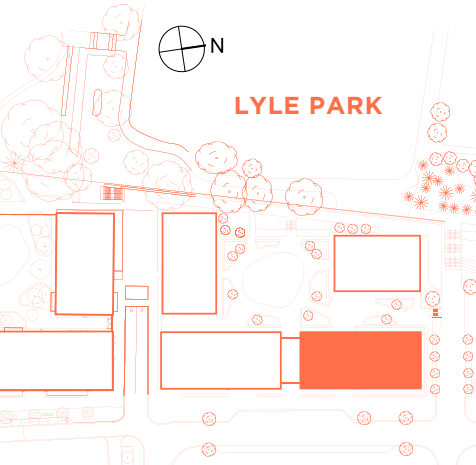


POSITION



EAST ELEVATION

LOCATION



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FA103
FA203
FA303
FA403
FA503
FA603
FA703
FA803

1 Bedroom
Internal Area
56.7 sq m / 610 sq ft
Kitchen/Dining Area & Living Room
6600 x 4650mm
Bedroom
4100 x 3300mm
Day Room
5.6 sq m / 60 sq ft

FA104
FA204
FA304
FA404
FA504
FA604
FA704
FA804

2 Bedrooms
Internal Area
70.9 sq m / 763 sq ft
Kitchen/Dining Area & Living Room
7400 x 4250mm
Bedroom 1
5600 x 2900mm
Bedroom 2
4850 x 2800mm
Balcony
9.5 sq m / 102 sq ft

FA105
FA205
FA305
FA405
FA505
FA605
FA705
FA805

2 Bedrooms
Internal Area
80.8 sq m / 870 sq ft
Kitchen/Dining Area & Living Room
6600 x 4850mm
Bedroom 1
5000 x 3000mm
Bedroom 2
4850 x 2800mm
Balcony
9.5 sq m / 102 sq ft

FA106
FA206
FA306
FA406
FA506
FA606
FA706
FA806

2 Bedrooms
Internal Area
78.7 sq m / 847 sq ft
Kitchen/Dining Area & Living Room
7850 x 3650mm
Bedroom 1
4200 x 3600mm
Bedroom 2
4200 x 2600mm
Balcony
9.5 sq m / 102 sq ft



FA102
FA202
FA302
FA402
FA502
FA602
FA702
FA802

1 Bedroom
Internal Area
56.7 sq m / 610 sq ft
Kitchen/Dining Area & Living Room
6600 x 4650mm
Bedroom
4150 x 3300mm
Day Room
5.6 sq m / 60 sq ft

FA101
FA201
FA301
FA401
FA501
FA601
FA701
FA801

2 Bedrooms
Internal Area
72.2 sq m / 777 sq ft
Kitchen/Dining Area & Living Room
7850 x 4450mm
Bedroom 1
5600 x 2750mm
Bedroom 2
5500 x 2650mm
Balcony
9.5 sq m / 102 sq ft

FA108
FA208
FA308
FA408
FA508
FA608
FA708
FA808

2 Bedrooms
Internal Area
74.4 sq m / 801 sq ft
Kitchen/Dining Area & Living Room
7850 x 4250mm
Bedroom 1
4700 x 3350mm
Bedroom 2
4250 x 2850mm
Balcony
9.5 sq m / 102 sq ft

FA107
FA207
FA307
FA407
FA507
FA607
FA707
FA807

3 Bedrooms
Internal Area
105.2 sq m / 1,132 sq ft
Kitchen/Dining Area & Living Room
6500 x 5800mm
Bedroom 1
4400 x 3300mm
Bedroom 2
4250 x 3650mm
Bedroom 3
4400 x 2650mm
Balcony
9.5 sq m / 102 sq ft

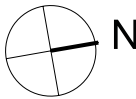
THE LATHAM

LEVEL

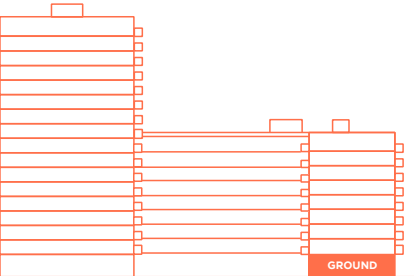
GF

LEGEND

- C Cupboard
- W Wardrobe
- F Fridge / Freezer
- L Laundry
- U Utility
- T Terrace
- ET Enclosed Terrace

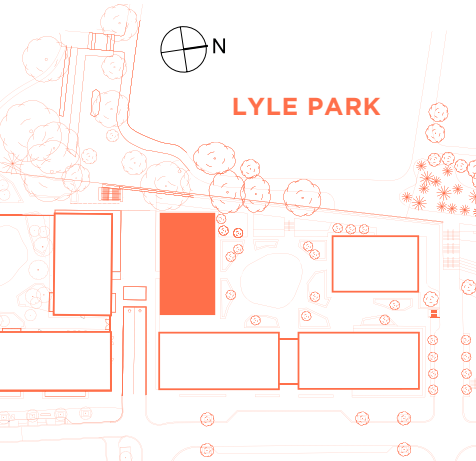


POSITION



WEST ELEVATION

LOCATION



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G001

3 Bedrooms
Internal Area
109.8 sq m / 1,182 sq ft
Kitchen/Dining Area & Living Room
8750 x 6950mm
Bedroom 1
5950 x 3000mm
Bedroom 2
4300 x 2950mm
Bedroom 3
4300 x 2900mm
Enclosed Terrace
25.8 sq m / 278 sq ft

G002

3 Bedrooms
Internal Area
102.9 sq m / 1,108 sq ft
Kitchen/Dining Area & Living Room
8750 x 7200mm
Bedroom 1
5600 x 2750mm
Bedroom 2
3600 x 3300mm
Bedroom 3
3600 x 3200mm
Enclosed Terrace
25.8 sq m / 278 sq ft

G004

1 Bedroom
Internal Area
60.7 sq m / 653 sq ft
Kitchen/Dining Area & Living Room
7250 x 5200mm
Bedroom
5500 x 2750mm
Terrace
9.6 sq m / 103 sq ft

G003

1 Bedroom
Internal Area
53.8 sq m / 579 sq ft
Kitchen/Dining Area & Living Room
6700 x 4850mm
Bedroom
4850 x 2800mm
Terrace
16.9 sq m / 182 sq ft



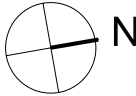
THE LATHAM

LEVELS

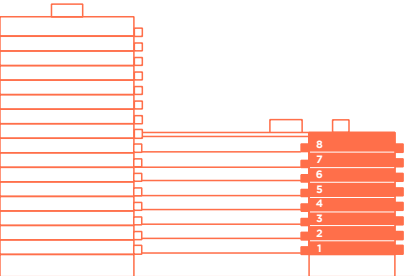
1-8

LEGEND

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

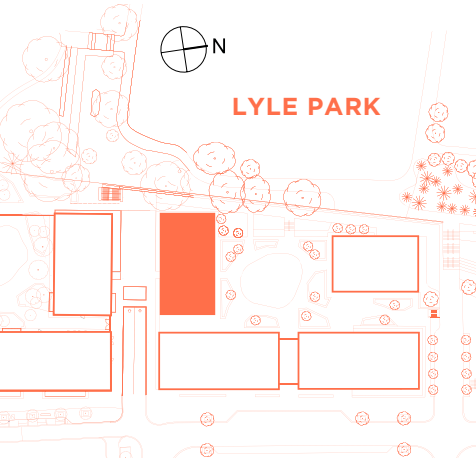


POSITION



WEST ELEVATION

LOCATION



Disclaimer
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- G102
- G202
- G302
- G402
- G502
- G602
- G702
- G802

3 Bedrooms
Internal Area
104.1 sq m / 1,121 sq ft
Kitchen/Dining Area & Living Room
7850 x 4900mm
Bedroom 1
5900 x 3000mm
Bedroom 2
4450 x 2900mm
Bedroom 3
4450 x 2750mm
Enclosed Balcony
9.2 sq m / 99 sq ft

- G101
- G201
- G301
- G401
- G501
- G601
- G701
- G801

1 Bedroom
Internal Area
53.2 sq m / 573 sq ft
Kitchen/Dining Area & Living Room
7850 x 3950mm
Bedroom
5550 x 2850mm
Balcony
9.5 sq m / 102 sq ft

- G106
- G206
- G306
- G406
- G506
- G606
- G706
- G806

1 Bedroom
Internal Area
60.9 sq m / 656 sq ft
Kitchen/Dining Area & Living Room
7250 x 5300mm
Bedroom
5500 x 2750mm
Balcony
9.5 sq m / 102 sq ft

- G103
- G203
- G303
- G403
- G503
- G603
- G703
- G803

3 Bedrooms
Internal Area
91.9 sq m / 989 sq ft
Kitchen/Dining Area & Living Room
6700 x 5050mm
Bedroom 1
4800 x 3400mm
Bedroom 2
4950 x 2800mm
Bedroom 3
3650 x 2650mm
Balcony
9.5 sq m / 102 sq ft

- G104
- G204
- G304
- G404
- G504
- G604
- G704
- G804

2 Bedrooms
Internal Area
74.4 sq m / 801 sq ft
Kitchen/Dining Area & Living Room
7850 x 4500mm
Bedroom 1
5950 x 3000mm
Bedroom 2
4300 x 3000mm
Balcony
9.5 sq m / 102 sq ft

- G105
- G205
- G305
- G405
- G505
- G605
- G705
- G805

1 Bedroom
Internal Area
53.9 sq m / 580 sq ft
Kitchen/Dining Area & Living Room
6700 x 4850mm
Bedroom
4850 x 2850mm
Balcony
9.5 sq m / 102 sq ft

SPECIFICATION

MAIN STRUCTURE

In-situ 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 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 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 and are thermally insulated with internal floor and wall finishes continued from the living space. Extensive glazing and a large Juliet balcony give the feeling of outdoor space, and a sliding glass screen offers an acoustically separated area 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. Ceiling heights of 3.2 metres in main living areas on ground floor.

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 extractor hood. Integrated Siemens appliances; induction hob, electric fan oven, fridge freezer and dishwasher. Combined Siemens 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 and 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

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. 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 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.

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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 six geographical markets.

The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cambodia, Malaysia and Indonesia.



Bishopgate, London



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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

