

EAST RIVER WHARF

SHARED OWNERSHIP

1, 2 & 3 BEDROOM APARTMENTS
WITH CONCIERGE, SKY LOUNGE,
GYM & SWIMMING POOL



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FIND US

WELCOME HOME

East River Wharf

A collection of 1, 2 and 3 bedroom Shared Ownership apartments in Newham's Royal Wharf.

Fit right into the community; these homes come with concierge service, membership to The Clubhouse with its gym and swimming pool, and access to the 16th floor Sky Lounge with views overlooking the river.

Situated adjacent to Lyle Park in a prime position and just a stone's throw from the Thames, East River Wharf makes the ideal base to get you on the property ladder with Shared Ownership.



THE *SPIRIT* OF LIVING

East River Wharf is a spirited new community that offers the best of London living, and is at the heart of one of the city's most exciting regenerations.

TIMES HAVE *CHANGED...*

Founded in industrial heritage, Silvertown was built on trade and thrived because of the community of workers. Work was hard, times were tough and Silvertown experienced its share of hardships, from an explosion at a munitions factory to the onslaught of the Blitz and the eventual decline of the Royal Docks. However, these hardships bred a camaraderie that was impossible to match; nothing could break the spirit that existed amongst those proud to call Silvertown home.

1917

Silvertown is rocked by London's biggest ever explosion at Brunner Mond munitions factory



BUT COMMUNITY *ENDURES*

2005

West Silvertown DLR station opens

2019

Riverboat services begin from Royal Wharf Pier



The spirit of living.

The architecture in the present day Silvertown is inspired by its industrial heritage. As a newly-vibrant area, Silvertown is home to tech hubs and modern housing that have propelled this dynamic neighbourhood into the future for the next generation of Londoners.

SILVERTOWN



1855

Stephen William Silver establishes the rubber works factories that gave the area its name

Victoria Dock opens

1880

Albert Dock opens



1940

Black Saturday marks the beginning of The Blitz



1984

Thames barrier opening



2000

ExCeL London opens



2021

Work begins on the East River Wharf development



2023

The first homes at East River Wharf are ready for occupancy

2027

Anticipated completion of the Silvertown regeneration project



WEST SILVERTOWN

PONTON DOCK





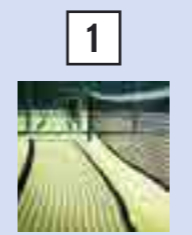
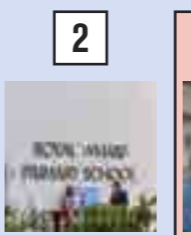
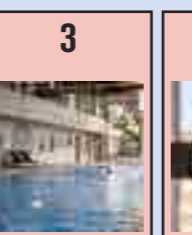


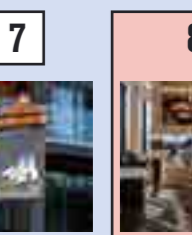
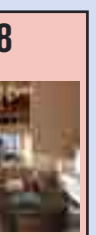
EXPLORE YOUR NEW NEIGHBOURHOOD

RIVER THAMES

Surrounded by thoughtfully landscaped gardens, established parkland and the River Thames, yet just a short walk from the DLR with connections to the city.

KEY

-  ACCESS INCLUDED IN SERVICE CHARGE
-  NEARBY POINTS OF INTEREST

							
1	2	3	4	5	6	7	8
LYLE PARK TENNIS COURTS	ROYAL WHARF PRIMARY SCHOOL	THE CLUBHOUSE AT ROYAL WHARF	ROYAL WHARF CONCIERGE	SAINSBURY'S LOCAL	STARBUCKS ROYAL WHARF	THE WINDJAMMER PUB	SKY LOUNGE ON FLOOR 16

Siteplan is indicative only. Map not to scale. Please speak to a Sales Consultant for more details.

BE BALANCED

Discover a world of exceptional living and indulge in our amenities as a resident of East River Wharf.

THE CLUBHOUSE

This membership, included within your service charge, grants you access to: a residents' gym, swimming pool, fitness studio and spa. Here you can choose from over 40 classes per week, including: CrossFit, cycle studio, elite cardio, resistance training, yoga and mindfulness, and more. The 25 metre indoor pool, hydrotherapy spa, sauna and treatment rooms offer the ideal place to relax and unwind.

THE SKY LOUNGE

Come together to meet, collaborate or socialise at this 16th floor residents' space where the city skyline view beautifully reflects in the River Thames.



CGI is representative of another L&G development and is indicative only. Final product may vary.

COMMUNITY DOCK

This community centre hosts a long list of clubs, events and activities. It is also possible to hire spaces, creating the perfect neighbourhood hub.



CONCIERGE

Dedicated concierge services are available for unparalleled convenience. With an attentive team, our residents receive a seamless and extraordinary living experience.



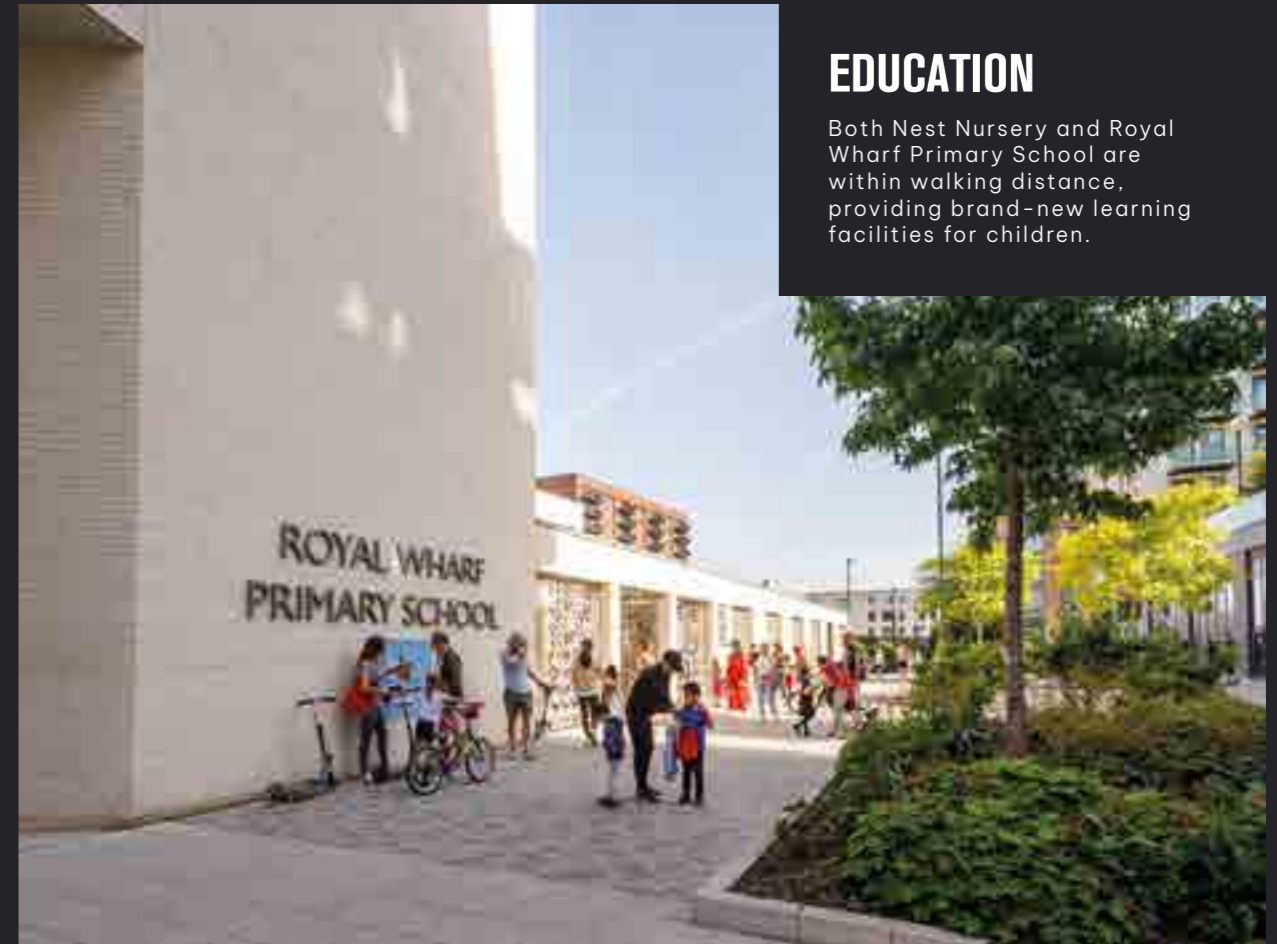
HIGH STREET

A bustling high street and market square surround Royal Wharf. Here you will find a choice of grocery stores, a dentist, pharmacy, high-end nail bar, riverside restaurants, bars, cafés and a local pub.



EDUCATION

Both Nest Nursery and Royal Wharf Primary School are within walking distance, providing brand-new learning facilities for children.



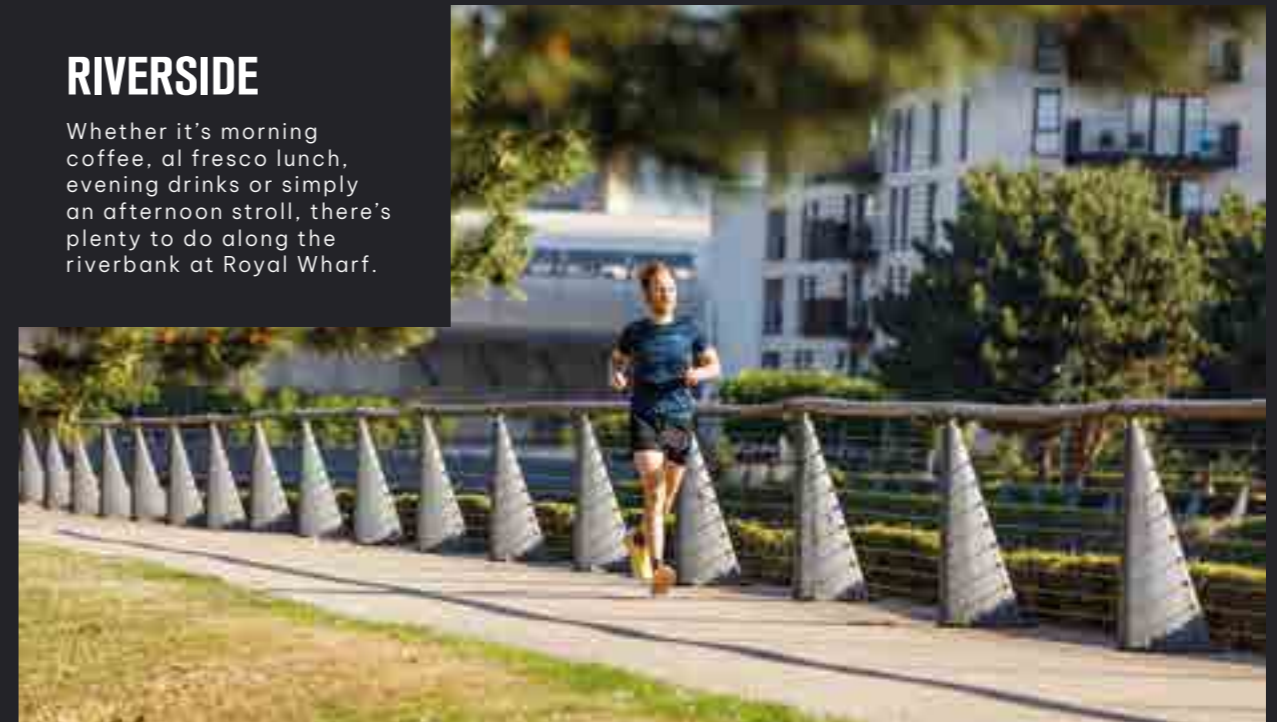
PARKLAND

Wellbeing is high on the list at East River Wharf, and this can be seen in the abundance of outdoor spaces. It is set between Lyle Park, offering tennis and basketball courts, a football pitch, a children's play area, and the Thames Barrier Park with 7 hectares of green open space.



RIVERSIDE

Whether it's morning coffee, al fresco lunch, evening drinks or simply an afternoon stroll, there's plenty to do along the riverbank at Royal Wharf.



BE CONNECTED

There are great transportation connections around the city, out to the country or even aboard. So whether you're travelling for business or pleasure, you'll never have to worry about travel hassles.



WALK

BOXLEY STREET BUS STOP	3 MINS
WEST SILVERTOWN STATION	4 MINS
THE BRITANNIA VILLAGE HALL	5 MINS
ROYAL WHARF PIER	6 MINS
IFS CLOUD ROYAL DOCKS	16 MINS
CUSTOM HOUSE STATION	17 MINS



CYCLE

THAMES BARRIER PARK	5 MINS
WOOLWICH FERRY*	13 MINS
EAST LONDON GYMNASIUM CENTRE	16 MINS
NEWHAM UNIVERSITY HOSPITAL	17 MINS
UNIVERSITY OF EAST LONDON	18 MINS
GALLIONS REACH SHOPPING PARK	22 MINS

*Northern Terminal



BUS

BRUNEL STREET	7 MINS
CANNING TOWN	10 MINS
RATHBONE MARKET	12 MINS
UPTON PARK STATION	31 MINS



FROM WEST SILVERTOWN

CANNING TOWN	3 MINS
LONDON CITY AIRPORT	4 MINS
CANARY WHARF	16 MINS
STRATFORD	17 MINS
BANK	19 MINS
TOWER GATE	23 MINS

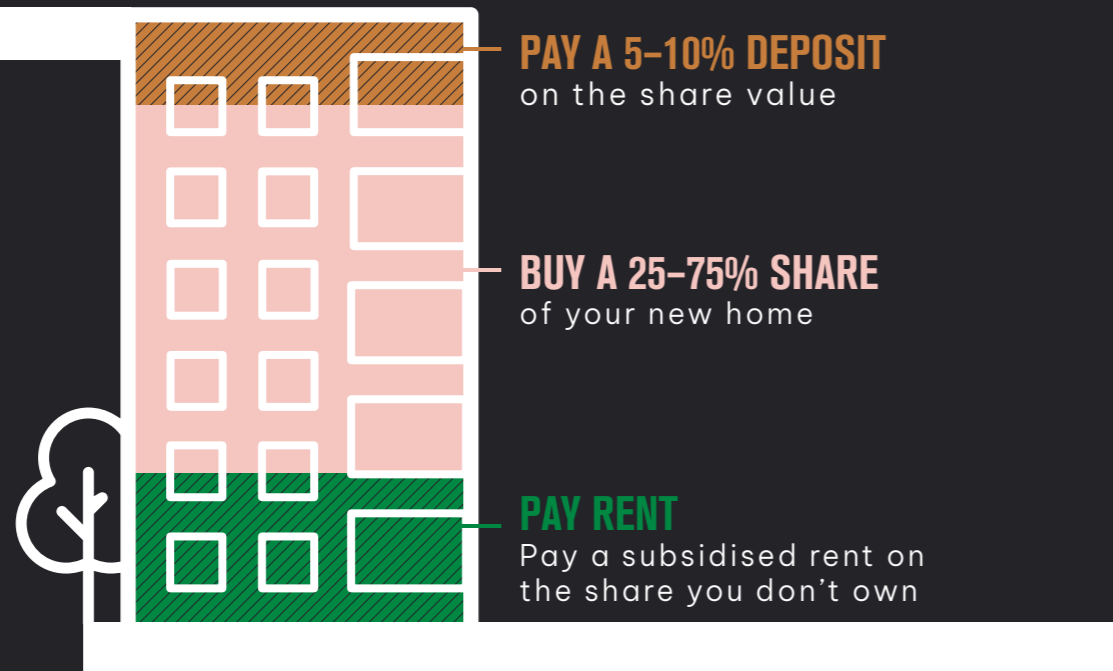
Trains run both westbound and eastbound at least every 10 minutes



HOW SHARED OWNERSHIP WORKS

With Shared Ownership, you can purchase a home of your own with a lower deposit than is required to buy outright or with other buying schemes.

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.



SHARED OWNERSHIP FAQs

Q. HOW DOES SHARED OWNERSHIP WORK?

With Shared Ownership at East River Wharf, you can buy an initial share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change, should you choose to. Your annual rent will be charged at between 2% and 2.75% of the residual value of your home, depending on the size of the property that you are buying. This rent is reviewed annually each April and is capped at RPI (Retail Price Index) from September from the previous year, +0.5%.

Q. WILL I NEED A DEPOSIT?

Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits can often be from as little as 5-10% of the share value.

Q. IS IT CHEAPER THAN RENTING?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q. CAN I BUY ADDITIONAL SHARES IN THE PROPERTY?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares.

Q. WHAT OTHER COSTS ARE INVOLVED?

Alongside paying a mortgage on the share you've bought, you'll also pay rent on the share you don't own. Plus, there is a service charge to cover maintenance of the building and an estate management charge to maintain the landscaped areas. This charge includes your access to the Sky Lounge, The Clubhouse and concierge services.

Q. WHAT IF I ALREADY HAVE A HOME?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q. WILL I HAVE TO PAY STAMP DUTY?

When you buy a share in one of our homes you will have to pay a Stamp Duty, Land Tax (SDLT). We advise you consult your Solicitor as to the amount payable at the point of your legal completion.

Q. CAN I BUY A PROPERTY ON MY OWN?

If you earn or have a household income up to a maximum of £90,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q. WHAT IF I WANT TO SELL MY PROPERTY?

When you want to sell your Shared Ownership home, Legal & General Affordable Homes has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can sell the property on the open market.

Q. CAN I DECORATE AND MAKE IMPROVEMENTS TO MY HOME?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building, your warranties or the overall health & safety requirements of the building.

SCAN ME FOR MORE
FAQS OR VISIT
[LANDGAH.COM/FAQ](https://landgah.com/faq)



*This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%. Shared Ownership - Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a Sales Consultant for more details. Price illustrations are based on the share value, not the full market value.



SPECIFICATION

KITCHEN

- Contemporary shaker style handleless kitchen in light grey with soft close and under unit LED lighting
- Concrete effect Caesarstone worktop
- White brick effect tiled splashback
- Franke stainless steel undermounted sink with Vado chrome mixer tap
- Siemens electric single oven, induction hob and integrated hood
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher

BATHROOM & EN SUITE

- Contemporary Vitra white bathroom suite comprising bath, close coupled WC with soft close seat, and wall hung basin with chrome bottle trap
- Chrome Vado wall mounted mixer tap
- Glass shower screen to bath
- Vado concealed thermostatic bath/shower mixer with rainshower head and handheld shower attachment
- White wall tiling to bath and splashback tiling to basin area
- Brushed stainless steel heated towel rail
- Mirror cabinet with shaver socket inside

WET ROOM

- Contemporary Vitra white suite comprising walk in shower, close coupled WC with soft close seat, and wall hung basin with chrome bottle trap
- Chrome Vado wall mounted mixer tap
- Glass shower screen
- Vado concealed thermostatic shower with rainshower head and handheld shower attachment
- White wall tiling to bath and splashback tiling to basin area
- Brushed stainless steel heated towel rail
- Mirror cabinet with shaver socket inside

GENERAL

- Beko freestanding washer dryer/dryer to utility cupboard
- Wardrobe to bedroom one with shaker style doors
- Walls painted in white
- Ceilings painted in white
- Architraves and skirtings painted in white to match walls
- Dark green entrance door with chrome ironmongery and door viewer
- White painted internal doors with chrome ironmongery
- NHBC 12-year build warranty
- Decking to balcony
- Aluminium double glazed windows with beige grey finish internally
- Sprinkler system within each apartment

HEATING & ELECTRICAL

- Communal boiler system via HIU (heat interface unit) with white contemporary radiators
- LED downlights throughout
- White sockets and switches
- Telephone point to bedroom one
- TV point to living room and bedroom one
- Virgin Media box to utility cupboard and BT and Hyperoptic broadband connections*
- SkyQ provision*
- Smoke and heat detectors
- Extractor to bathrooms
- Video entry system

FLOORING

- Wood laminate tongue and groove flooring throughout except bedrooms, bathroom and wet rooms
- Pale grey luxury twist carpet to bedrooms
- Grey terrazzo style floor tiles to bathroom and en suite.

COMMUNAL AREAS

- Concierge service
- 24-hour estate security
- Gym and health club access at The Clubhouse
- Sky Lounge+ access on 16th floor of Deanston Building
- Carpet to communal corridors
- Lifts to all floors
- Bringme digital parcel management service
- Bin store
- Cycle store
- Car Club*



*Subject to purchaser subscriptions. Infrastructure for SkyQ provided. *Sky Lounge may not be accessible upon move in. Specification correct at time of broadcast, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

JARMAN *BUILDING*



1, 2 & 3 bedroom apartments



GROUND FLOOR

Jarman Building

1 bedroom

21-S0-00-05

KITCHEN	3.00m x 2.35m	9'10" x 7'5"
LIVING/DINING AREA	5.30m x 3.10m	17'5" x 10'2"
BEDROOM	3.45m x 3.40m	11'4" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

21-S0-00-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	5.80m x 5.05m	19'0" x 16'7"
BEDROOM	4.60m x 2.80m	15'1" x 9'2"
TOTAL AREA	58.9 sq. m.	634 sq. ft.

2 bedrooms

21-S0-00-04

KITCHEN	2.70m x 2.20m	8'10" x 7'0"
LIVING/DINING AREA	4.95m x 3.40m	16'3" x 11'2"
BEDROOM 1	5.05m x 2.85m	16'6" x 9'4"
BEDROOM 2	3.83m x 3.15m	12'7" x 10'4"
TOTAL AREA	71.4 sq. m.	769 sq. ft.

3 bedrooms

21-S0-00-02

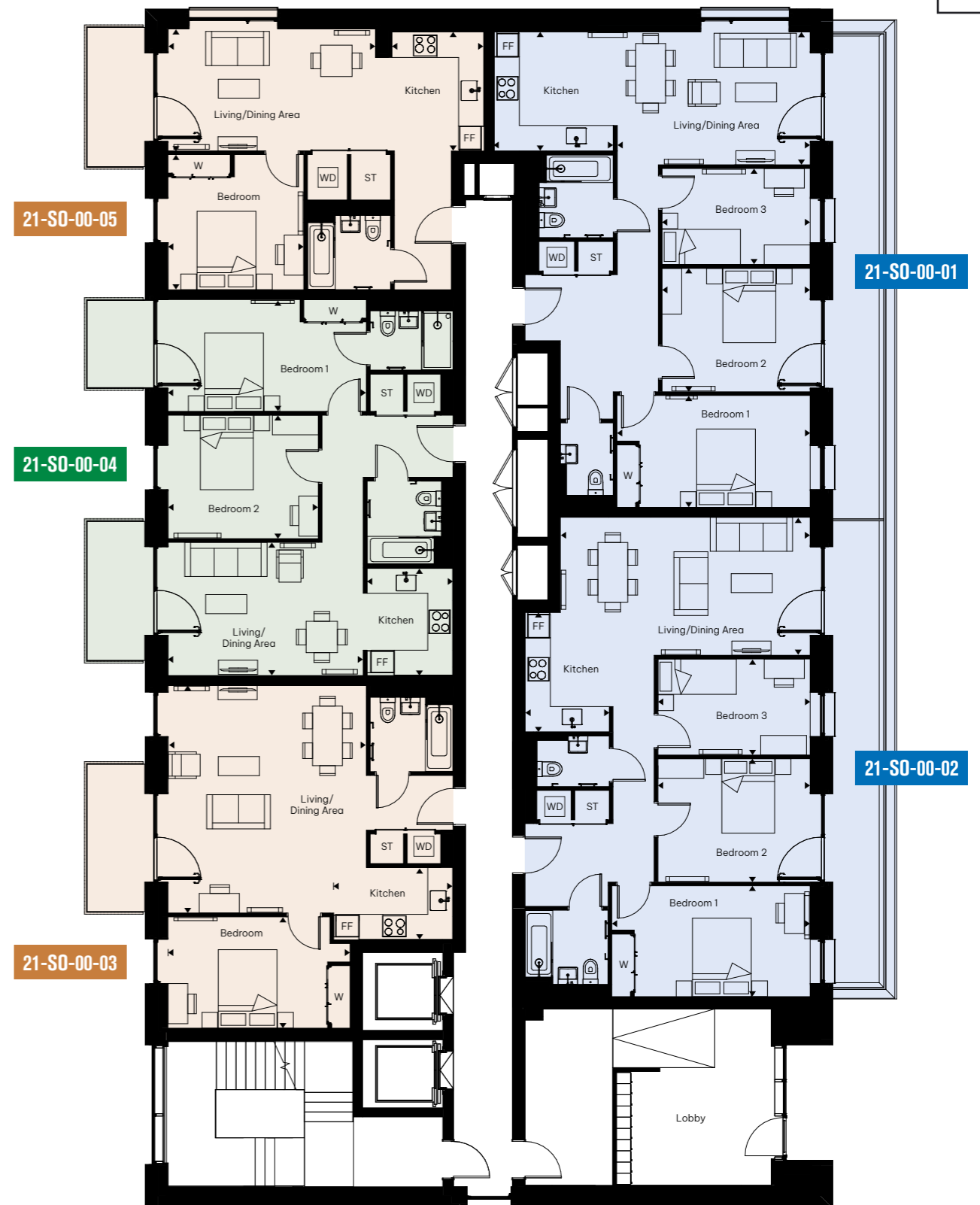
KITCHEN	3.05m x 2.15m	10'0" x 7'1"
LIVING/DINING AREA	6.35m x 3.50m	20'10" x 11'6"
BEDROOM 1	5.05m x 2.80m	16'6" x 9'2"
BEDROOM 2	3.85m x 3.10m	12'7" x 10'2"
BEDROOM 3	3.85m x 2.45m	12'7" x 8'0"
TOTAL AREA	88.7 sq. m.	955 sq. ft.

21-S0-00-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.80m x 3.00m	15'9" x 9'10"
BEDROOM 1	4.90m x 2.85m	16'1" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
TOTAL AREA	89.4 sq. m.	962 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER

FIRST FLOOR

Jarman Building

1 bedroom

21-S0-01-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-S0-01-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-S0-01-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
TOTAL AREA	65 sq. m.	699 sq. ft.

21-S0-01-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
LIVING/DINING AREA	5.20m x 3.25m	17'0" x 10'7"
BEDROOM 1	4.90m x 2.85m	16'9" x 9'4"
BEDROOM 2	3.80m x 2.45m	16'9" x 8'4"
TOTAL AREA	65.3 sq. m.	702 sq. ft.

21-S0-01-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
TOTAL AREA	71.9 sq. m.	773 sq. ft.

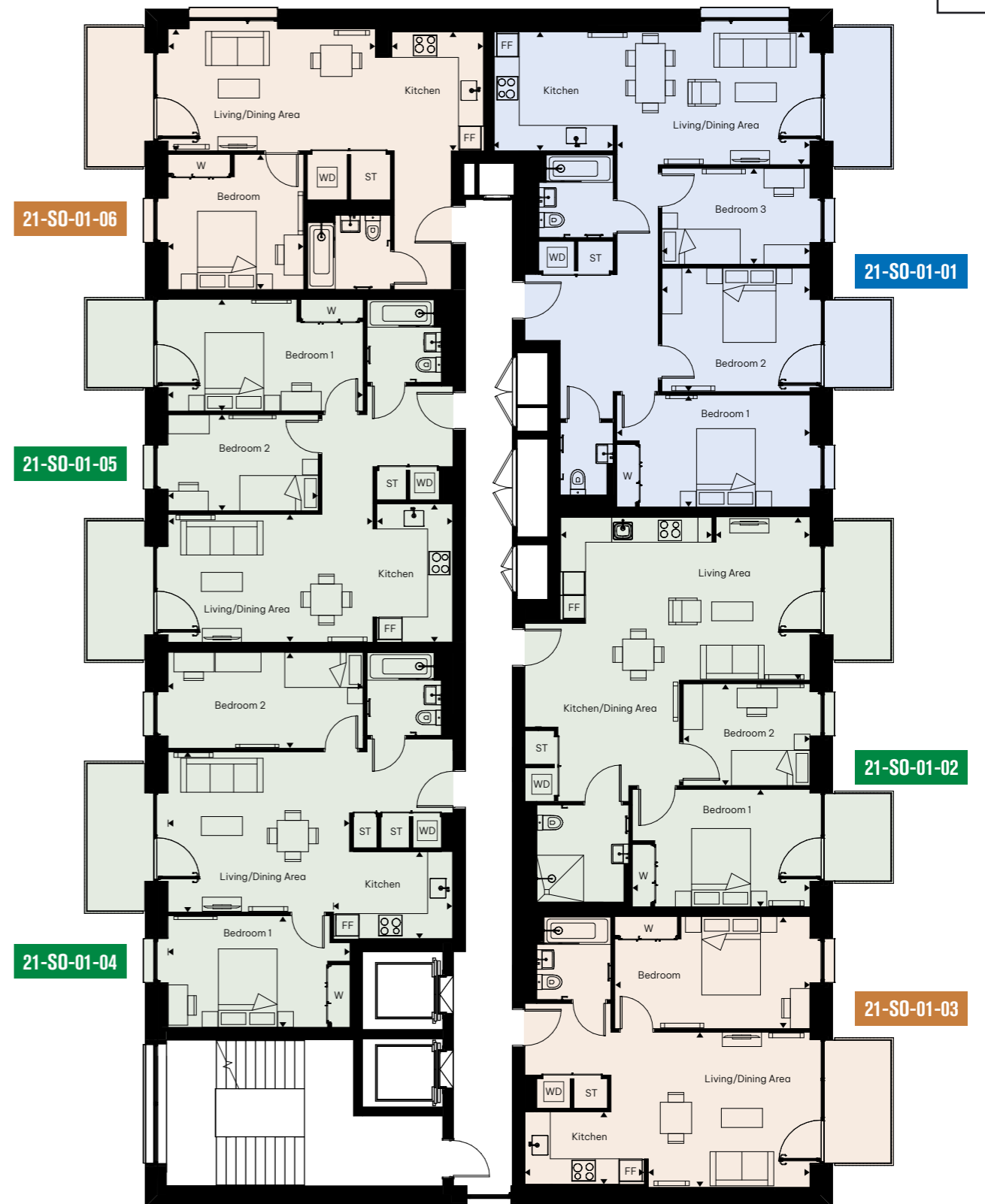
3 bedrooms

21-S0-01-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
TOTAL AREA	89.3 sq. m.	961 sq. ft.



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ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER  - WHEELCHAIR ADAPTABLE

SECOND FLOOR

Jarman Building

1 bedroom

21-S0-02-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-S0-02-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-S0-02-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
TOTAL AREA	65 sq. m.	699 sq. ft.

21-S0-02-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
LIVING/DINING AREA	5.20m x 3.25m	17'0" x 10'7"
BEDROOM 1	4.90m x 2.85m	16'9" x 9'4"
BEDROOM 2	3.80m x 2.45m	16'9" x 8'4"
TOTAL AREA	65.3 sq. m.	702 sq. ft.

21-S0-02-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
TOTAL AREA	71.9 sq. m.	773 sq. ft.

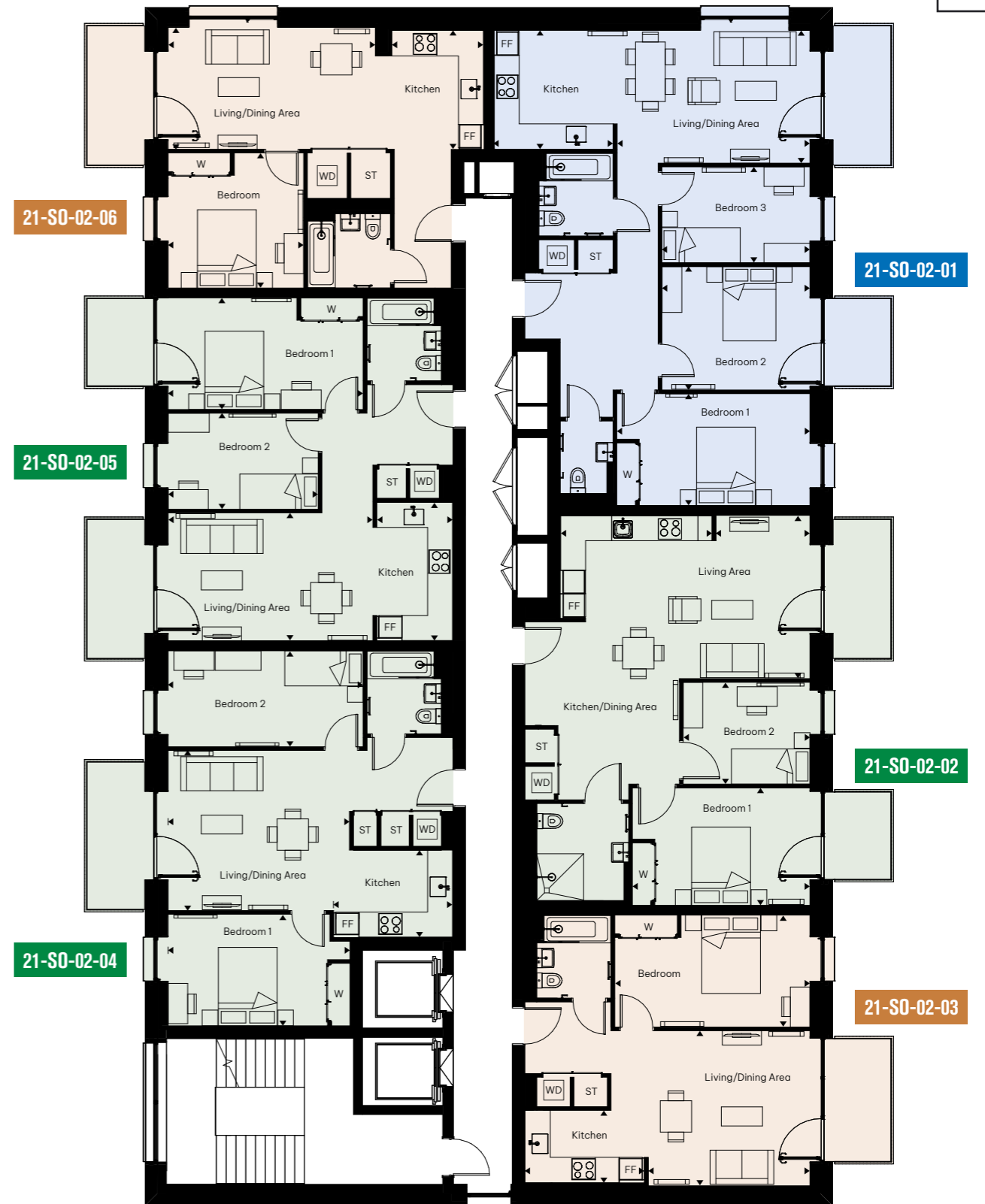
3 bedrooms

21-S0-02-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
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THIRD FLOOR

Jarman Building

1 bedroom

21-SO-03-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-SO-03-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-SO-03-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
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21-SO-03-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
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21-SO-03-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
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3 bedrooms

21-SO-03-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
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FOURTH FLOOR

Jarman Building

1 bedroom

21-SO-04-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-SO-04-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-SO-04-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
TOTAL AREA	65 sq. m.	699 sq. ft.

21-SO-04-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
LIVING/DINING AREA	5.20m x 3.25m	17'0" x 10'7"
BEDROOM 1	4.90m x 2.85m	16'9" x 9'4"
BEDROOM 2	3.80m x 2.45m	16'9" x 8'4"
TOTAL AREA	65.3 sq. m.	702 sq. ft.

21-SO-04-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
TOTAL AREA	71.9 sq. m.	773 sq. ft.

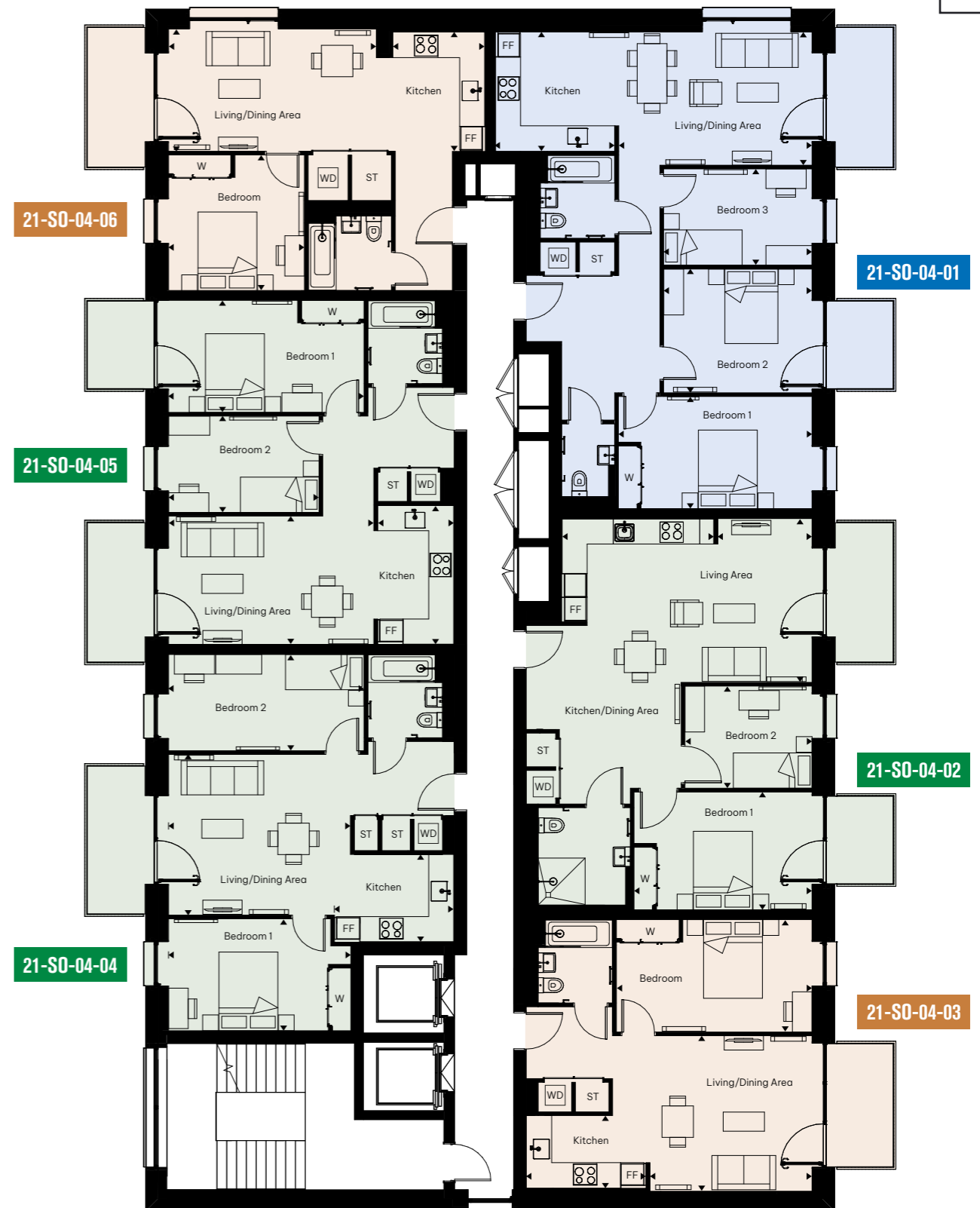
3 bedrooms

21-SO-04-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
TOTAL AREA	89.3 sq. m.	961 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER  - WHEELCHAIR ADAPTABLE

FIFTH FLOOR

Jarman Building

1 bedroom

21-S0-05-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-S0-05-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-S0-05-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
TOTAL AREA	65 sq. m.	699 sq. ft.

21-S0-05-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
LIVING/DINING AREA	5.20m x 3.25m	17'0" x 10'7"
BEDROOM 1	4.90m x 2.85m	16'9" x 9'4"
BEDROOM 2	3.80m x 2.45m	16'9" x 8'4"
TOTAL AREA	65.3 sq. m.	702 sq. ft.

21-S0-05-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
TOTAL AREA	71.9 sq. m.	773 sq. ft.

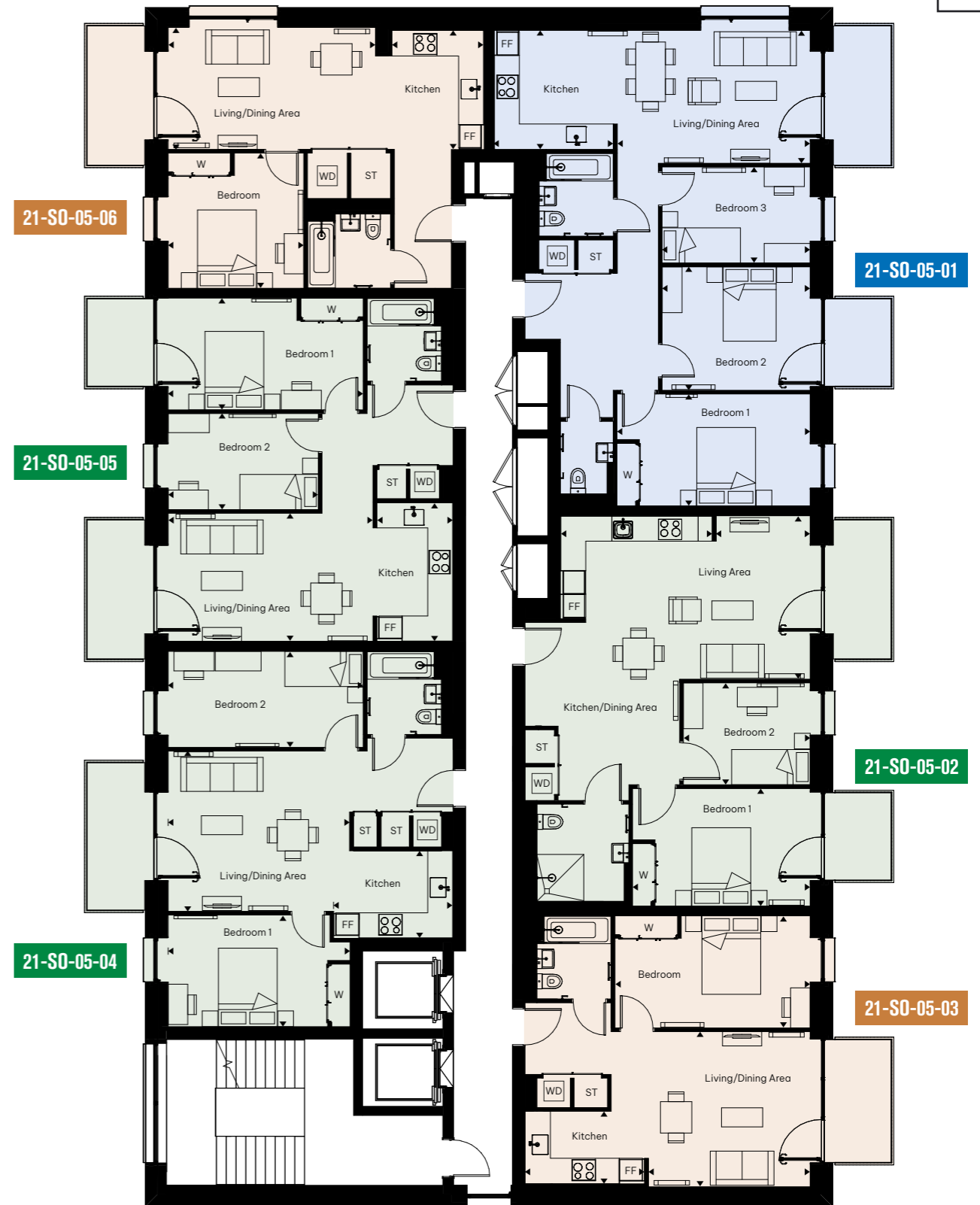
3 bedrooms

21-S0-05-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
TOTAL AREA	89.3 sq. m.	961 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER  - WHEELCHAIR ADAPTABLE

SIXTH FLOOR

Jarman Building

1 bedroom

21-SO-06-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-SO-06-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-SO-06-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
TOTAL AREA	65 sq. m.	699 sq. ft.

21-SO-06-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
LIVING/DINING AREA	5.20m x 3.25m	17'0" x 10'7"
BEDROOM 1	4.90m x 2.85m	16'9" x 9'4"
BEDROOM 2	3.80m x 2.45m	16'9" x 8'4"
TOTAL AREA	65.3 sq. m.	702 sq. ft.

21-SO-06-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
TOTAL AREA	71.9 sq. m.	773 sq. ft.

3 bedrooms

21-SO-06-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
TOTAL AREA	89.3 sq. m.	961 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER  - WHEELCHAIR ADAPTABLE

SEVENTH FLOOR

Jarman Building

1 bedroom

21-S0-07-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-S0-07-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-S0-07-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
TOTAL AREA	65 sq. m.	699 sq. ft.

21-S0-07-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
LIVING/DINING AREA	5.20m x 3.25m	17'0" x 10'7"
BEDROOM 1	4.90m x 2.85m	16'9" x 9'4"
BEDROOM 2	3.80m x 2.45m	16'9" x 8'4"
TOTAL AREA	65.3 sq. m.	702 sq. ft.

21-S0-07-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
TOTAL AREA	71.9 sq. m.	773 sq. ft.

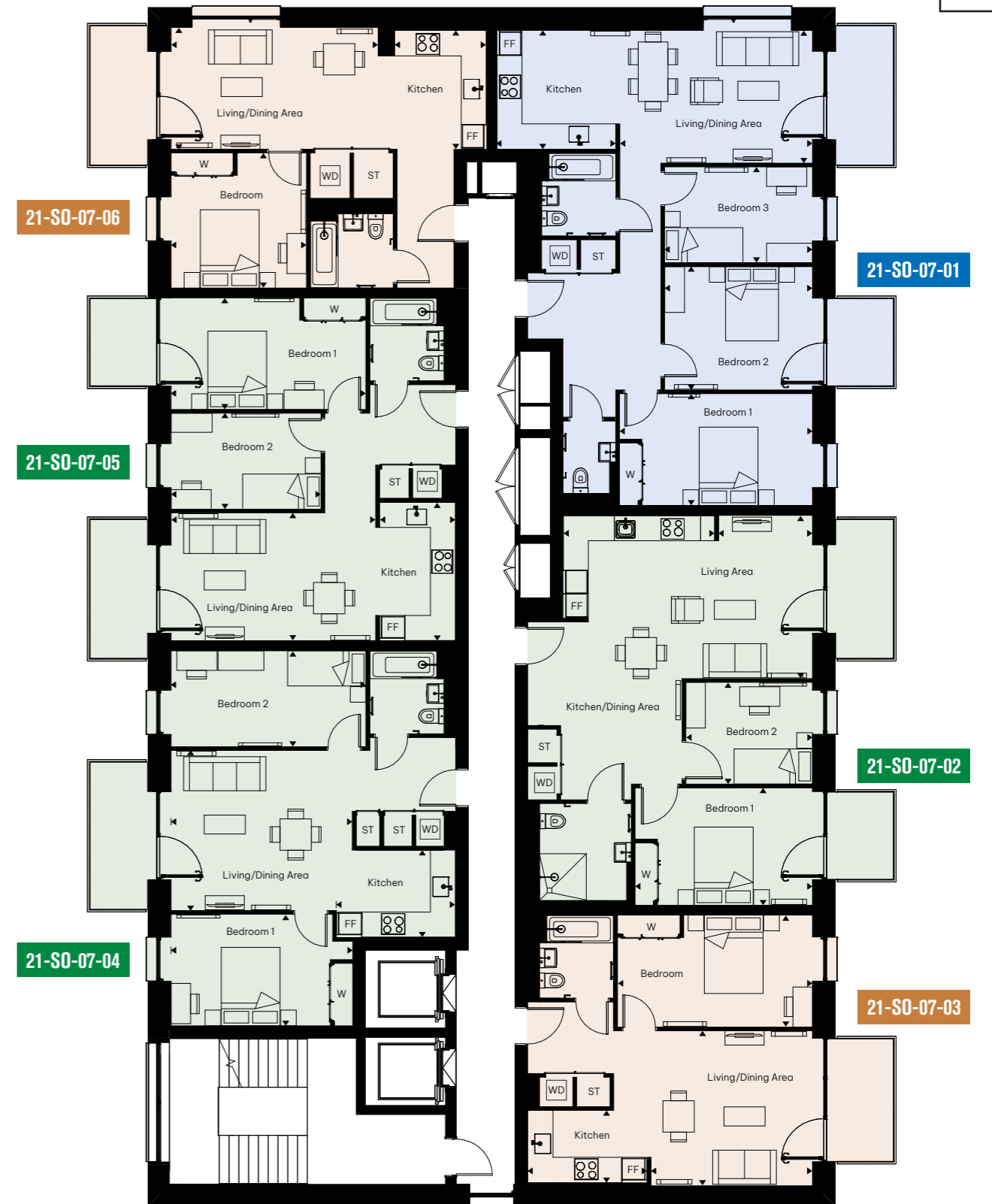
3 bedrooms

21-S0-07-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
TOTAL AREA	89.3 sq. m.	961 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER  - WHEELCHAIR ADAPTABLE

EIGHTH FLOOR

Jarman Building

1 bedroom

21-SO-08-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-SO-08-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-SO-08-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
TOTAL AREA	65 sq. m.	699 sq. ft.

21-SO-08-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
LIVING/DINING AREA	5.20m x 3.25m	17'0" x 10'7"
BEDROOM 1	4.90m x 2.85m	16'9" x 9'4"
BEDROOM 2	3.80m x 2.45m	16'9" x 8'4"
TOTAL AREA	65.3 sq. m.	702 sq. ft.

21-SO-08-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
TOTAL AREA	71.9 sq. m.	773 sq. ft.

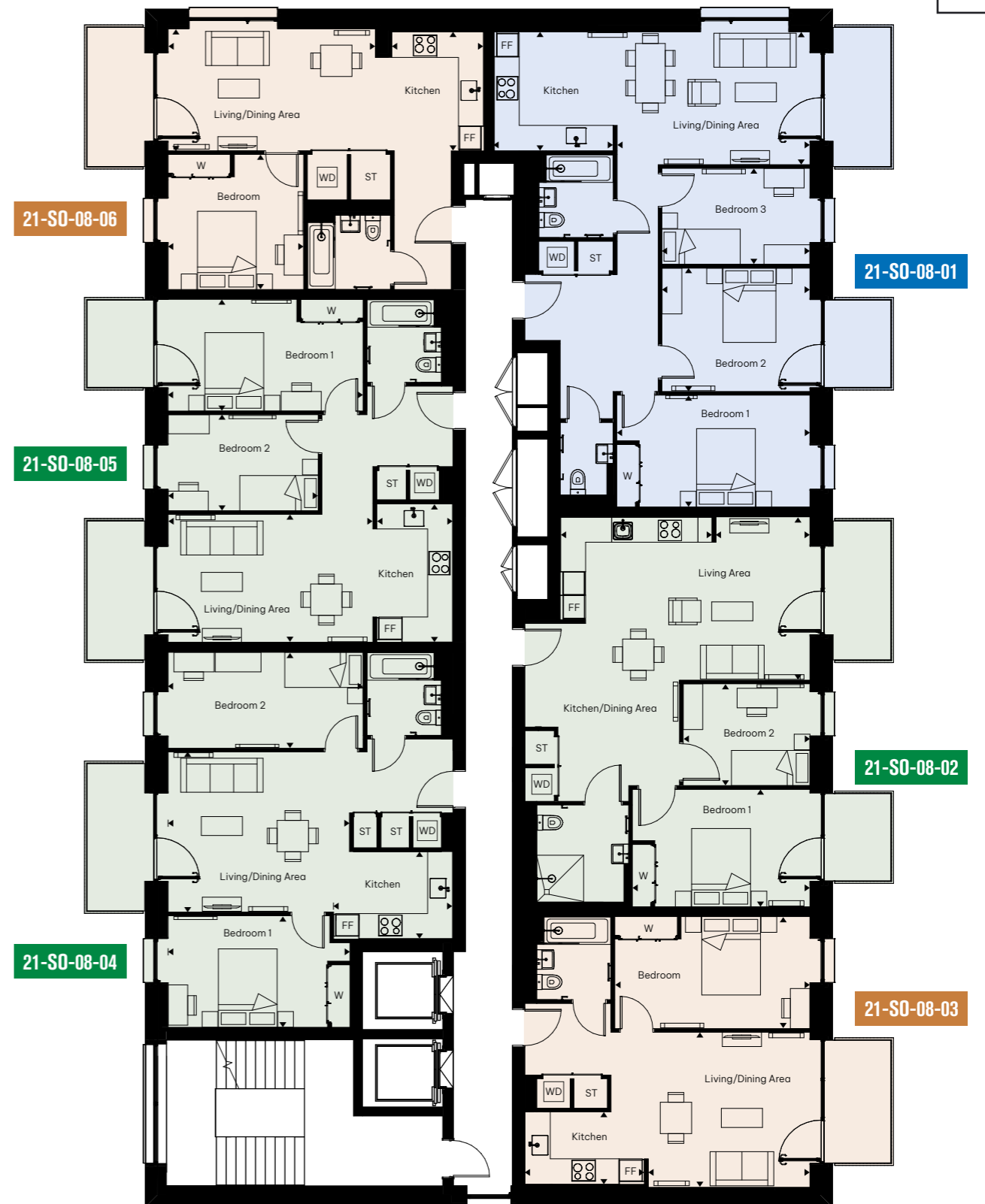
3 bedrooms

21-SO-08-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
TOTAL AREA	89.3 sq. m.	961 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER  - WHEELCHAIR ADAPTABLE

NINTH FLOOR

Jarman Building

1 bedroom

21-S0-09-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-S0-09-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-S0-09-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
TOTAL AREA	65 sq. m.	699 sq. ft.

21-S0-09-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
LIVING/DINING AREA	5.20m x 3.25m	17'0" x 10'7"
BEDROOM 1	4.90m x 2.85m	16'9" x 9'4"
BEDROOM 2	3.80m x 2.45m	16'9" x 8'4"
TOTAL AREA	65.3 sq. m.	702 sq. ft.

21-S0-09-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
TOTAL AREA	71.9 sq. m.	773 sq. ft.

3 bedrooms

21-S0-09-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
TOTAL AREA	89.3 sq. m.	961 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER  - WHEELCHAIR ADAPTABLE

TENTH FLOOR

Jarman Building

1 bedroom

21-S0-10-03

KITCHEN	3.05m x 1.85m	10'0" x 6'1"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 13'0"
BEDROOM	4.95m x 2.85m	16'3" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

21-S0-10-06

KITCHEN	3.00m x 2.35m	9'10" x 7'8"
LIVING/DINING AREA	5.25m x 3.10m	17'3" x 10'2"
BEDROOM	3.45m x 3.40m	11'3" x 11'2"
TOTAL AREA	51.9 sq. m.	559 sq. ft.

2 bedrooms

21-S0-10-04

KITCHEN	3.05m x 2.20m	10'0" x 7'3"
LIVING/DINING AREA	4.60m x 4.05m	15'1" x 13'4"
BEDROOM 1	4.60m x 2.85m	15'1" x 9'4"
BEDROOM 2	4.90m x 2.45m	12'5" x 8'0"
TOTAL AREA	65 sq. m.	699 sq. ft.

21-S0-10-05

KITCHEN	3.54m x 1.95m	11'7" x 6'4"
LIVING/DINING AREA	5.20m x 3.25m	17'0" x 10'7"
BEDROOM 1	4.90m x 2.85m	16'9" x 9'4"
BEDROOM 2	3.80m x 2.45m	16'9" x 8'4"
TOTAL AREA	65.3 sq. m.	702 sq. ft.

21-S0-10-02

KITCHEN/DINING AREA	6.30m x 4.15m	20'8" x 13'7"
LIVING AREA	4.15m x 3.30m	13'7" x 10'10"
BEDROOM 1	4.53m x 3.00m	14'10" x 9'10"
BEDROOM 2	3.20m x 2.60m	10'6" x 8'6"
TOTAL AREA	71.9 sq. m.	773 sq. ft.

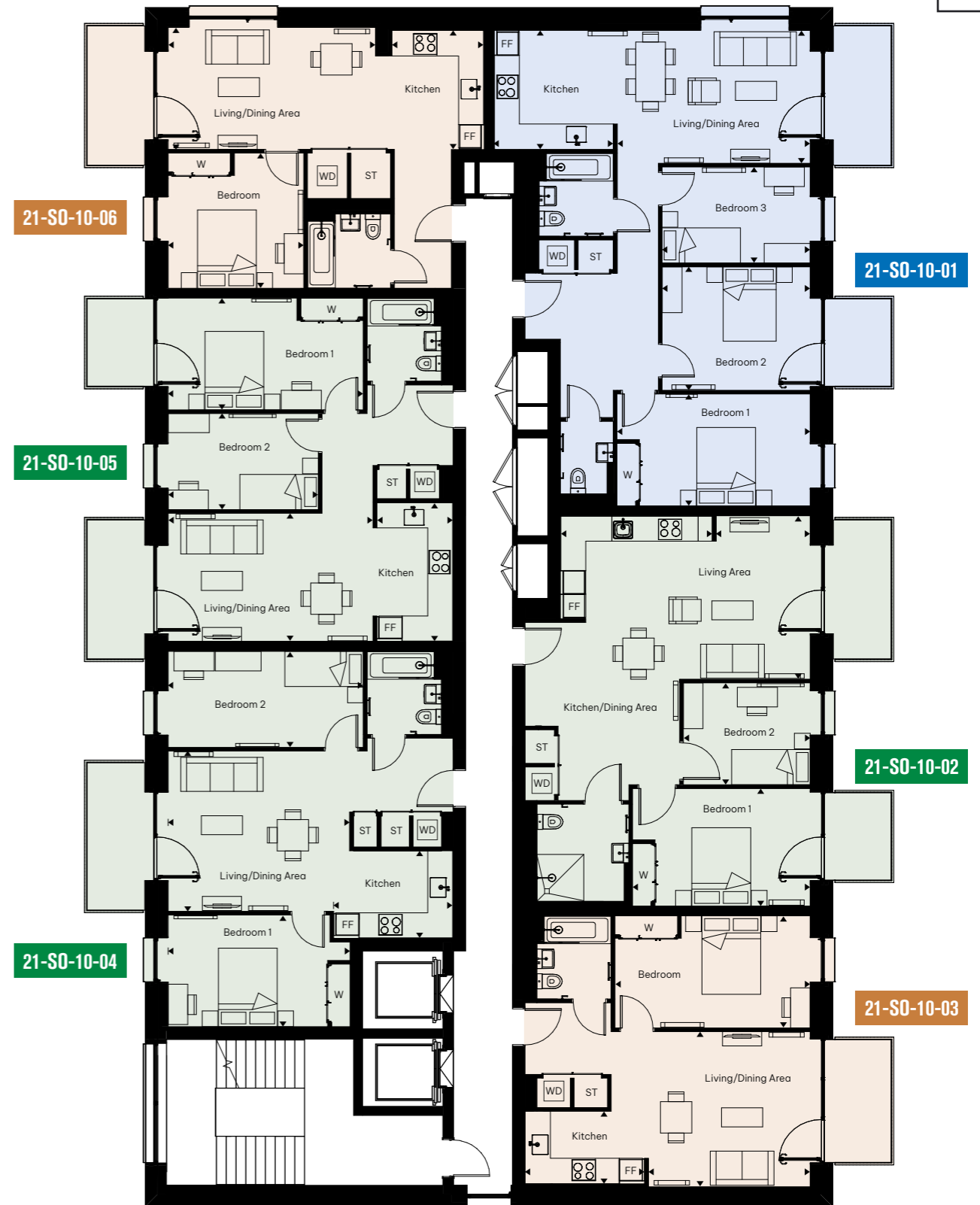
3 bedrooms

21-S0-10-01

KITCHEN	3.05m x 3.00m	10'0" x 9'10"
LIVING/DINING AREA	4.90m x 3.35m	16'1" x 11'10"
BEDROOM 1	4.90m x 2.85m	16'0" x 9'4"
BEDROOM 2	3.75m x 3.15m	12'3" x 10'4"
BEDROOM 3	3.75m x 2.45m	12'3" x 8'0"
TOTAL AREA	89.3 sq. m.	961 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER  - WHEELCHAIR ADAPTABLE

MILL *BUILDING*



1, 2 & 3 bedroom apartments



GROUND FLOOR

Mill Building



1 bedroom

22-S0-00-04

KITCHEN	4.00m × 3.05m	13'1" × 10'0"
LIVING/DINING AREA	5.60m × 4.10m	18'4" × 13'5"
BEDROOM	4.60m × 2.85m	15'1" × 9'4"
TOTAL AREA	57.7 sq. m.	621 sq. ft.

22-S0-00-02

KITCHEN	3.70m × 1.70m	12'2" × 5'7"
LIVING/DINING AREA	5.50m × 5.25m	18'0" × 17'2"
BEDROOM	4.15m × 3.35m	13'7" × 10'11"
TOTAL AREA	58.6 sq. m.	630 sq. ft.

2 bedrooms

22-S0-00-01

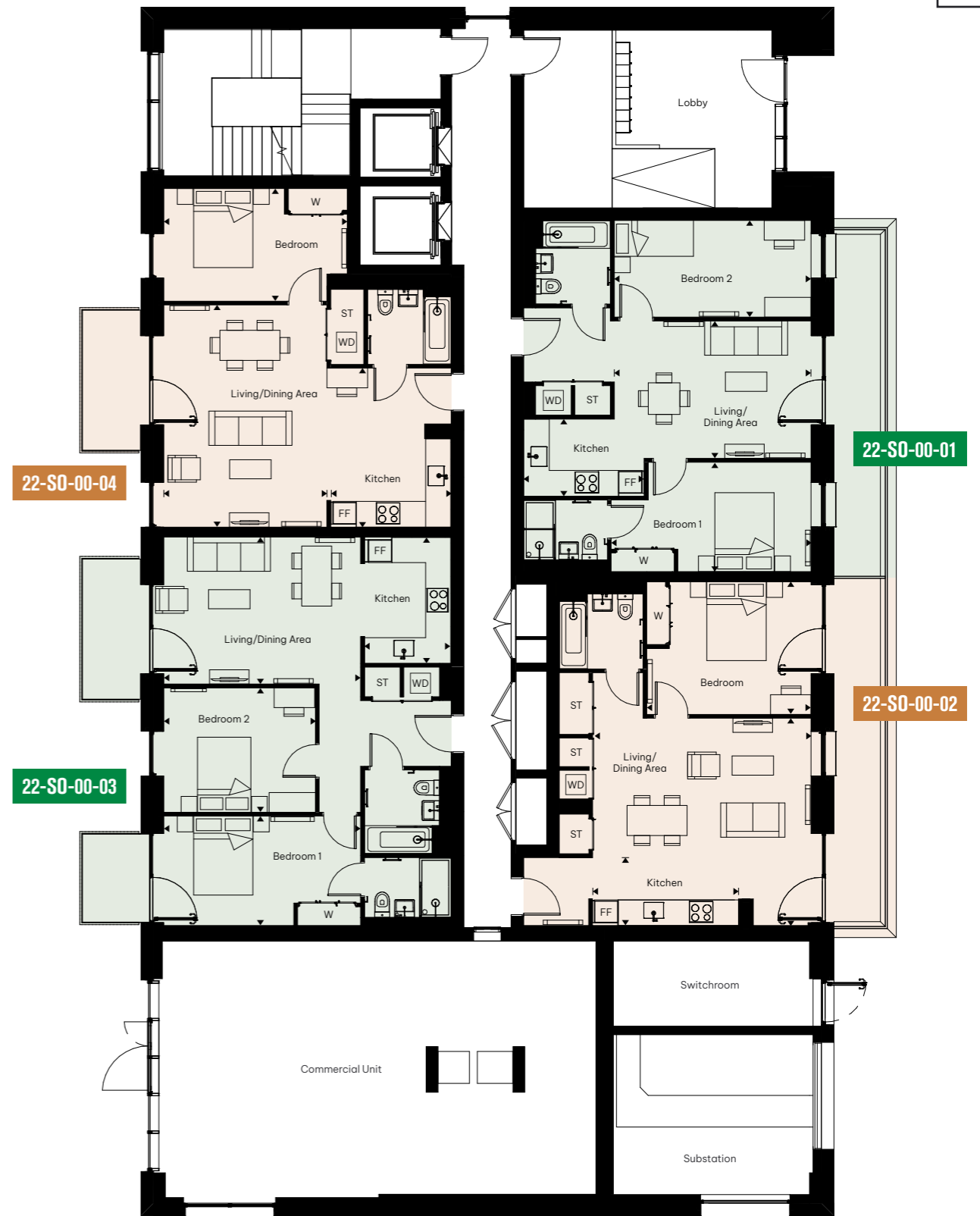
KITCHEN	3.05m × 1.95m	10'0" × 6'4"
LIVING/DINING AREA	4.95m × 3.45m	16'2" × 11'3"
BEDROOM 1	5.05m × 2.75m	16'6" × 9'0"
BEDROOM 2	5.25m × 2.45m	17'2" × 8'0"
TOTAL AREA	66 sq. m.	710 sq. ft.

22-S0-00-03

KITCHEN	3.20m × 2.20m	10'5" × 7'2"
LIVING/DINING AREA	4.90m × 3.70m	16'0" × 12'1"
BEDROOM 1	4.95m × 2.75m	16'2" × 9'0"
BEDROOM 2	3.80m × 3.15m	12'5" × 10'4"
TOTAL AREA	73.4 sq. m.	790 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER

FIRST FLOOR

Mill Building

1 bedroom

22-SO-01-01

KITCHEN	3.05m x 1.90m	10'0" x 6'3"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 12'0"
BEDROOM	5.05m x 2.85m	16'7" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

22-SO-01-06

KITCHEN	4.00m x 3.05m	13'1" x 10'0"
LIVING/DINING AREA	5.60m x 4.10m	18'4" x 13'5"
BEDROOM	4.60m x 2.85m	15'1" x 9'4"
TOTAL AREA	57.7 sq. m.	621 sq. ft.

22-SO-01-05

KITCHEN	3.05m x 1.95m	10'0" x 6'4"
LIVING/DINING AREA	4.10m x 4.00m	13'5" x 13'1"
BEDROOM	4.95m x 2.85m	16'2" x 9'4"
TOTAL AREA	51.5 sq. m.	554 sq. ft.

2 bedrooms

22-SO-01-04

KITCHEN	3.05m x 2.45m	10'5" x 8'0"
LIVING/DINING AREA	4.90m x 3.27m	16'1" x 10'9"
BEDROOM 1	5.05m x 2.85m	16'7" x 9'4"
BEDROOM 2	3.75m x 3.10m	12'4" x 10'2"
TOTAL AREA	71.0 sq. m.	764 sq. ft.

22-SO-01-02

KITCHEN	3.90m x 1.95m	12'9" x 6'5"
LIVING/DINING AREA	4.30m x 3.90m	14'1" x 12'9"
BEDROOM 1	3.85m x 2.85m	12'8" x 9'4"
BEDROOM 2	5.05m x 3.00m	16'6" x 9'10"
TOTAL AREA	71.3 sq. m.	767 sq. ft.

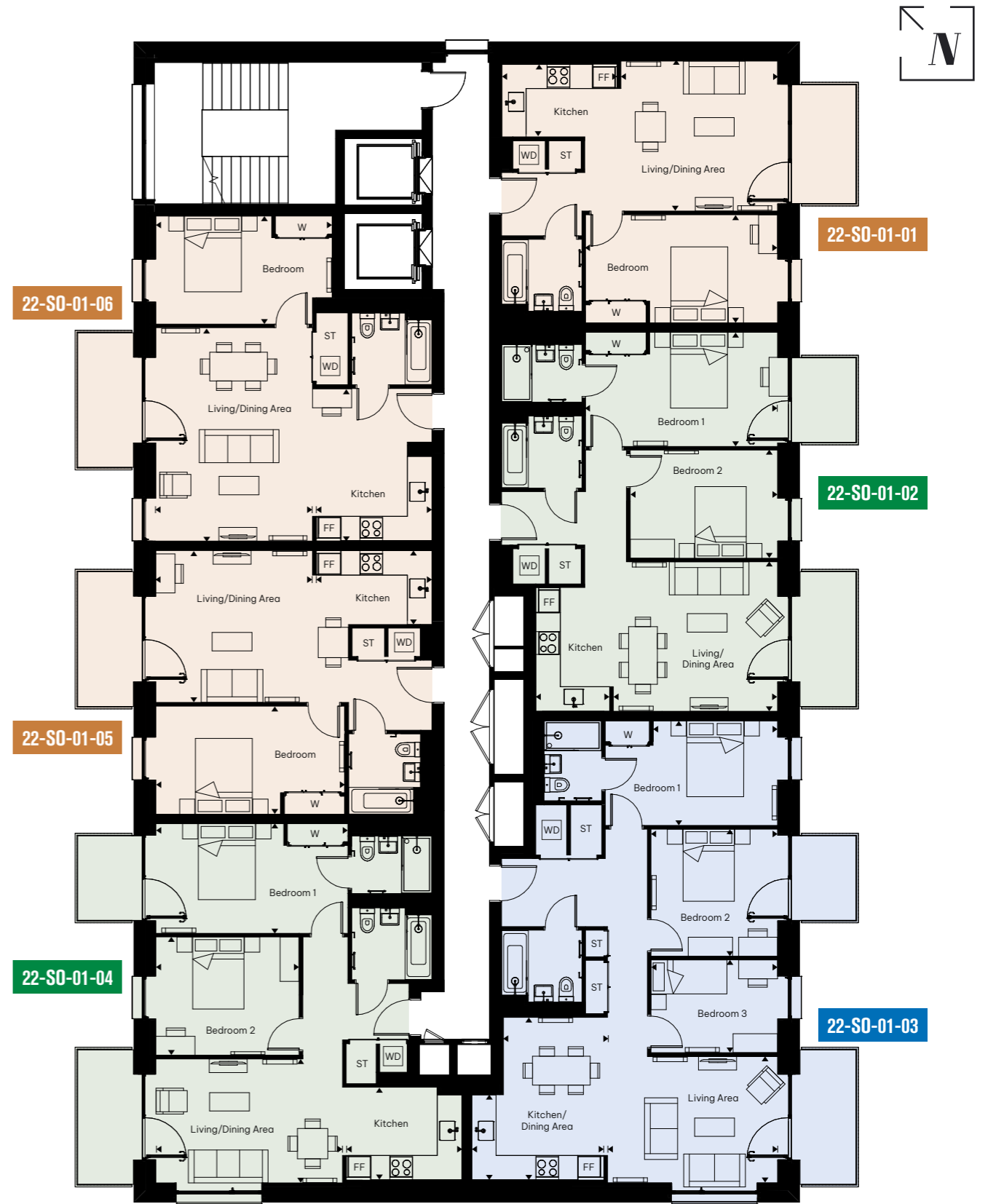
3 bedrooms

22-SO-01-03

KITCHEN	3.45m x 2.25m	11'4" x 7'5"
DINING AREA	4.25m x 2.75m	13'11" x 9'0"
LIVING AREA	4.50m x 3.30m	14'9" x 10'10"
BEDROOM 1	4.50m x 2.75m	14'9" x 9'0"
BEDROOM 2	3.35m x 3.30m	10'11" x 10'10"
BEDROOM 3	3.30m x 2.45m	10'10" x 8'0"
TOTAL AREA	89.5 sq. m.	963 sq. ft.



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KEY:

ST - STORE W- WARDROBE WD - WASHER DRYER FF- FRIDGE FREEZER

SECOND FLOOR

Mill Building

1 bedroom

22-S0-02-01

KITCHEN	3.05m x 1.90m	10'0" x 6'3"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 12'0"
BEDROOM	5.05m x 2.85m	16'7" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

22-S0-02-06

KITCHEN	4.00m x 3.05m	13'1" x 10'0"
LIVING/DINING AREA	5.60m x 4.10m	18'4" x 13'5"
BEDROOM	4.60m x 2.85m	15'1" x 9'4"
TOTAL AREA	57.7 sq. m.	621 sq. ft.

22-S0-02-05

KITCHEN	3.05m x 1.95m	10'0" x 6'4"
LIVING/DINING AREA	4.10m x 4.00m	13'5" x 13'1"
BEDROOM	4.95m x 2.85m	16'2" x 9'4"
TOTAL AREA	51.5 sq. m.	554 sq. ft.

2 bedrooms

22-S0-02-04

KITCHEN	3.05m x 2.45m	10'5" x 8'0"
LIVING/DINING AREA	4.90m x 3.27m	16'1" x 10'9"
BEDROOM 1	5.05m x 2.85m	16'7" x 9'4"
BEDROOM 2	3.75m x 3.10m	12'4" x 10'2"
TOTAL AREA	71 sq. m.	764 sq. ft.

22-S0-02-02

KITCHEN	3.90m x 1.95m	12'9" x 6'5"
LIVING/DINING AREA	4.30m x 3.90m	14'1" x 12'9"
BEDROOM 1	3.85m x 2.85m	12'8" x 9'4"
BEDROOM 2	5.05m x 3.00m	16'6" x 9'10"
TOTAL AREA	71.3 sq. m.	767 sq. ft.

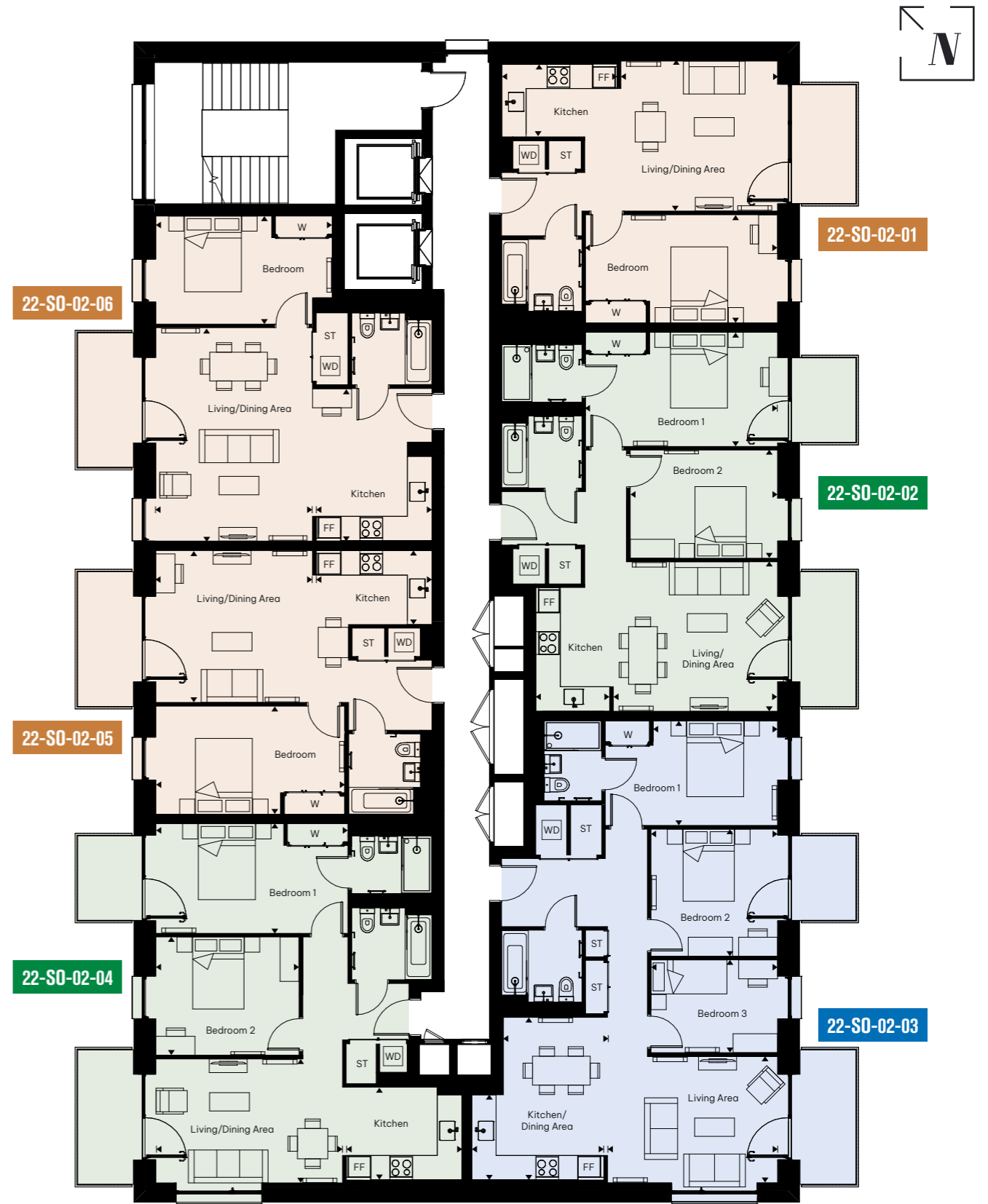
3 bedrooms

22-S0-02-03

KITCHEN	3.45m x 2.25m	11'4" x 7'5"
DINING AREA	4.25m x 2.75m	13'11" x 9'0"
LIVING AREA	4.50m x 3.30m	14'9" x 10'10"
BEDROOM 1	4.50m x 2.75m	14'9" x 9'0"
BEDROOM 2	3.35m x 3.30m	10'11" x 10'10"
BEDROOM 3	3.30m x 2.45m	10'10" x 8'0"
TOTAL AREA	89.5 sq. m.	963 sq. ft.



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KEY:

ST - STORE W - WARDROBE WD - WASHER DRYER FF - FRIDGE FREEZER

THIRD FLOOR

Mill Building

1 bedroom

22-S0-03-01

KITCHEN	3.05m x 1.90m	10'0" x 6'3"
LIVING/DINING AREA	4.10m x 3.95m	13'5" x 12'0"
BEDROOM	5.05m x 2.85m	16'7" x 9'4"
TOTAL AREA	51.2 sq. m.	551 sq. ft.

22-S0-03-06

KITCHEN	4.00m x 3.05m	13'1" x 10'0"
LIVING/DINING AREA	5.60m x 4.10m	18'4" x 13'5"
BEDROOM	4.60m x 2.85m	15'1" x 9'4"
TOTAL AREA	57.7 sq. m.	621 sq. ft.

22-S0-03-05

KITCHEN	3.05m x 1.95m	10'0" x 6'4"
LIVING/DINING AREA	4.10m x 4.00m	13'5" x 13'1"
BEDROOM	4.95m x 2.85m	16'2" x 9'4"
TOTAL AREA	51.5 sq. m.	554 sq. ft.

2 bedrooms

22-S0-03-04

KITCHEN	3.05m x 2.45m	10'5" x 8'0"
LIVING/DINING AREA	4.90m x 3.27m	16'1" x 10'9"
BEDROOM 1	5.05m x 2.85m	16'7" x 9'4"
BEDROOM 2	3.75m x 3.10m	12'4" x 10'2"
TOTAL AREA	71 sq. m.	764 sq. ft.

22-S0-03-02

KITCHEN	3.90m x 1.95m	12'9" x 6'5"
LIVING/DINING AREA	4.30m x 3.90m	14'1" x 12'9"
BEDROOM 1	3.85m x 2.85m	12'8" x 9'4"
BEDROOM 2	5.05m x 3.00m	16'6" x 9'10"
TOTAL AREA	71.3 sq. m.	767 sq. ft.

3 bedrooms

22-S0-03-03

KITCHEN	3.45m x 2.25m	11'4" x 7'5"
DINING AREA	4.25m x 2.75m	13'11" x 9'0"
LIVING AREA	4.50m x 3.30m	14'9" x 10'10"
BEDROOM 1	4.50m x 2.75m	14'9" x 9'0"
BEDROOM 2	3.35m x 3.30m	10'11" x 10'10"
BEDROOM 3	3.30m x 2.45m	10'10" x 8'0"
TOTAL AREA	89.5 sq. m.	963 sq. ft.



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KEY:

ST - STORE W - WARDROBE WD - WASHER DRYER FF - FRIDGE FREEZER



About us

With us, people come first. That's been the Legal & General way for almost 200 years.

Legal & General was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

Why we do what we do.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people.

Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own. To achieve that goal, we work with local authorities, housing associations and developers across the country. For us it's not just about houses. It's about creating sustainable new communities and making a real difference to the quality of affordable homes for people in the UK.

FIND US

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From West Silvertown DLR Station:

Head east along North Woolwich Road and continue straight ahead, before turning right onto Royal Crest Avenue. If you're walking down Royal Crest Ave, East River Wharf is on your right.

Please note that parking is not available at East River Wharf.



EAST RIVER WHARF

ROYAL CREST AVENUE
NEWHAM
EAST LONDON
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