MAN CANNOT DISCOVER NEW OCEANS UNLESS HE HAS THE COURAGE TO LOSE SIGHT OF THE SHORE.

ANDRÉ GIDE
LIVE YOUR BEST
LONDON LIFE
Every side of life and London

Just minutes from Canary Wharf, and less than half an hour from Oxford Street, Royal Wharf is so much more than just a collection of homes. This carefully considered neighbourhood has all the texture and warmth of a small village within London, focused around its own lively high street, a bustling market square and an attractive, spacious riverside park.

This will be a place where parents can drop their children at school, then stroll home – stopping off at their local bakery and greengrocer for a few essentials. Picnics in the park at weekends, coffees with neighbours at a favourite local café, and strolls along the beautifully planted Riverside Walk. Royal Wharf is a lifestyle as well as a place to call home.
Acres of greenery

Royal Wharf sits between two parks and will add acres of beautifully landscaped greenery to this stretch of the Thames. Think emerald green lawns, colourful, scented floral borders and areas for play and sports.

A brand new riverfront

The perfect setting for enjoying your riverfront location, the Riverside Walk is the perfect place for a stroll, a quick run or a bike ride while you soak up the spectacular river views.

Wining and dining

Wine and dine on your doorstep, whether it’s unwinding with a cocktail before heading home for dinner, grabbing a coffee on your way to work or popping into your (very) local supermarket for a pint of milk.

Fitness made easy

A luxurious on-site fitness hub will be a focal point for residents; whether it’s a gentle yoga class, training for a marathon or an early-morning dip, fitness is never a chore when it’s on your doorstep.
A waterfront haven within London’s newest neighbourhood

Mariner’s Quarter is the triumphant finale to the 40-acre Royal Wharf development and comprises four iconic new buildings overlooking a stretch of the Thames reaching almost a mile across.

The very name of Mariner’s Quarter sums up what this exclusive section of the neighbourhood is all about. Embracing the energy of the Thames and the spirit of adventure, mere seconds from the hub that is the development’s sports and leisure centre, to own a property on Mariner’s Quarter is to own a slice of the best that London has to offer.

Sitting within East London’s most exciting new residence, Royal Wharf, Mariner’s Quarter’s new residents will benefit from moving into a community that’s already thriving, putting its residents in the heart of our great city, while offering ample breathing space to retreat, relax and revitalise.
The Marco Polo Building

The crowning glory of the Mariner’s Quarter, riverfront Marco Polo boasts a bold design, consisting of three vertically stacked building boxes, made striking by a subtle twist of each box. Inspired by the unpredictable London weather, the building’s façade and character was designed to modify with each season, with the louvered balcony screens adjustable to provide shade from the sun or wind while enjoying outside space.
The James Cook Building

Part of the same design as the Marco Polo building, the James Cook features a similar design without the quirky twists. Adjustable balcony screens lend the building a living, breathing feel, creating a sense of changing with the seasons. The colour palette of this building is the reverse of the neighbouring Marco Polo, to create a subtle differentiation between the plots.
A lively combination of one, two and three bed apartments.

Each of Mariner’s Quarter’s homes are infused with the aesthetics and values of new Georgian interiors.

The residences are characterised by a sequence of spaces designed to create a clear sense of movement and change. Expansive windows look out onto breathtaking vistas of the Thames Barrier or Canary Wharf.
EACH SPACE CAN BE UNIQUELY PERSONALISED, WITH A SPECIAL PIECE OF ARTWORK, PERHAPS, OR A BELOVED ARMCHAIR
Every kitchen is designed to house a generously sized kitchen table, making it a focal point for family, friends and entertaining.
Main structure
Reinforced concrete frame on reinforced concrete piled foundations.

Building envelope
External wall with quality brick finish and pre-cast cladding.

Floors
Reinforced concrete slab with appropriate floor finishes (see flooring).

Roof
High performance membrane with bio roofs (subject to plot).

Windows
Double glazed windows and doors including opening lights (subject to plot and apartment) with a durable 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 or modern timber panels with plasterboard on each side and acoustic insulation where detailed.

Balconies
Where applicable painted steel projecting balconies with painted steel vertical rails and handrails or Glass protection panels (subject to plot). Juliette balconies will be formed from either painted vertical steel bars or glass (subject to apartment). All projecting balconies have deck finish.

Ceilings
Suspended flat plasterboard ceilings throughout.

Flooring
Engineered oak floor boarding to hall, living area and kitchen. Matt grey ceramic floor tiles to bathrooms, en-suites and shower rooms. Fitted carpets to bedrooms.

Decoration
All internal walls painted with warm white washable emulsion, skirting and door frames painted with warm white eggshell paint finishes.

Kitchens
Composite stone worktops fitted with under-mounted stainless steel sink with contemporary deck mounted stainless steel taps. Feature tiled splash-backs. Integrated appliances, comprising combination stainless steel multifunction electric oven, touch control ceramic hob and integrated extractor hood, fridge freezer and dishwasher. Combined washing machine / tumble dryer located in separate utility cupboard where appropriate. Fitted modular design kitchen units in high gloss finish.

Wardrobes
Integrated wardrobes fitted in bedrooms with custom designed painted feature doors (where shown on plans).

Bathrooms
Fitted with white enamal bath with chrome finish mixer. Contemporary wall mounted shower and glass bath screen. White ceramic close coupled floor mounted WC. White ceramic wash basin, with chrome lever tap. Bespoke wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rad. Ceramic tiles to bathroom with feature tiles to shower / bath area. Matt finish floor tiles.

Shower Rooms
Specification as bathroom but fitted with white shower tray, thermostatic wall mounted shower with glass shower screen.

Note
Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to Townhouses may vary due to different form of construction technique employed such as modern timber frame.
THE HIP, UNDERSTATED BATHROOMS MAKE USE OF FEATURE TILES, WITH GLOSSY BLACK JUXTAPOSING CHIC WHITE
Fixtures & Fittings

Kitchen

Oven
Product: Single electric fan-forced oven. Location: All apartment kitchens.

Hob
Product: Electric hob with stainless steel and black finish. Location: All apartment kitchens.

Integrated Dishwasher
Product: Fully integrated dishwasher. Location: All apartment kitchens.

Integrated Fridge Freezer
Product: Fully integrated fridge freezer. Location: All apartment kitchens.

Deck Mounted Kitchen Sink Mixer
Product: Contemporary style deck mounted sink mixer tap. Finish: Chrome finish. Location: Deck mounted to all apartment kitchen work tops.

Kitchen Extractor

Kitchen Sink

Washing Machine
Product: Washer Dryer. Location: All apartment utility cupboards. Where applicable.

Bathroom

Deck Mounted Basin Mixer

Bath Mixer
Product: Contemporary style bath mixers. Finish: Polished chrome. Location: 1, 2 and 3 bedroom apartment bathrooms.

Wall Mounted Shower Set

Heated Towel Rail

WC
Product: Close coupled floor mounted WC. Finish: Glazed sanitary glaze porcelain. Location: All apartment bathrooms.

Washbasin
Product: Wall hung white ceramic washbasin. Finish: Glazed white. Location: All apartment bathrooms.

Integrated Bath
Product name: Built in bath. Location: 1, 2 and 3 bedroom apartment bathrooms.

Shower Tray
Product name: High Quality solid cast or acrylic shower tray. Location: All en-suite and suite shower rooms.

Wall Mounted Cabinet

Services

Heating and Hot Water
Metered system provides heating and hot water from the development’s central plant. Centralised wet heating system throughout.

Electric
Energy efficient lighting in kitchen, hall, bathroom, shower room and en-suites where applicable. Switch plates and sockets in accordance with IEE regulations. TV / FM and telephone points for broadband internet access in living room and master bedroom. Communal satellite dish with connection points in living room and master bedroom. (Purchasers are responsible for their own connections and related charges for cost of services). Smoke / heat detectors fitted as standard.

Management and Security
Management and security services located in the central estate management office. Video entry phone system connected to main entrance door. External CCTV system provided.

Parking
Limited car parking at extra cost and subject to availability.

Elevators
Elevators serve all floors.

External
Ground-level areas laid out and finished with a combination of architect-designed hard and soft landscaping with feature lighting.
A Global Team

The regeneration of Royal Wharf is by two vastly experienced leaders in the global real estate market. Oxley Group and Ballymore share a commitment to quality, a knack for successful innovation and a passion for projects that show true ambition, of which there are few better examples than Royal Wharf.

Oxley is a lifestyle property developer specialising in the development of quality residential, commercial and industrial projects at competitive prices. Headquartered in Singapore, Oxley’s developments cater to the growing needs of discerning home buyers who value quality living and a finer lifestyle, as well as small and medium enterprise owners looking to purchase their own premises.

As a strong and dynamic company, Oxley has made its mark as a developer with a strong value proposition. The Group’s business model is centred on creating lifestyle-focused developments, in choice well-connected precincts, and developing quality apartment, office and retail units that allow for infinite experiences within finite spaces.

Since its debut on the Singapore Exchange in October 2010, Oxley has launched a portfolio of 27 distinctive developments to strong market reception. Oxley is listed on the Mainboard of the Singapore Exchange and has a market capitalization of about $2 billion.

Ballymore Group is an international property investment and development company, focused on large scale award winning developments across Europe. Ballymore’s developments have distinguished it as a leader in urban regeneration with an eye for design and innovation, with areas of business encompassing land and planning, architecture, design, sales, marketing and estate management.

With permanent offices in London, Dublin and Eastern Europe, the Group continues to pioneer ever more ambitious mixed-use projects combining residential space, office, retail, hotel and leisure facilities. Ballymore distinguishes itself from many other developers with the breadth of its involvement, remaining fully committed to its buildings long after the last unit has been sold.

Ballymore Group has become a leading presence in London’s development landscape, and has pioneered and executed many of the most high-profile riverside developments the city has seen in recent times.

1. Kap Residences
   Oxley
   Singapore
   Situated right beside the King Albert Park station, the KAP Residences has been designed to create a prominent new landmark on Singapore’s Bukit Timah Road, offering a splendid array of restaurants, shops and residential units. Everything is at your disposal: the development is ideally located in District 21, with easy access to other locales in Singapore through major expressways and the Downtown MRT Line.

2. Embassy Gardens
   Ballymore
   Nine Elms, London
   Few development opportunities in London can offer the sheer scope of the Nine Elms project in Battersea. Next to the site of the new US embassy building, we are creating an entirely new district for London, drawing inspiration from the residential and commercial estates which evolved over time in New York and Boston.

3. The Midtown & Midtown Residences
   Oxley
   Singapore
   The Midtown & Midtown Residences is an exclusive city-fringe development with a focus on living well. Encircled by entertainment, recreation, retail and dining amenities, with Hougang MRT Station just 250m away, it’s a location that grants a lifestyle that many desire. The development features strata-titled retail shops, a supermarket and duplex restaurants offering dining at your doorstep in the heart of Hougang.

4. New Providence Wharf
   Ballymore
   London
   New Providence Wharf, including Ontario Tower and Providence Tower, stretches back some 400m from the river, with a depth and a substance few other riverside developments have achieved. It has received worldwide acclaim as a fine example of residential, hotel, retail and leisure development.
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