



# MARINER'S QUARTER

ROYAL WHARF LONDON

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

ANDRÉ GIDE

ROYAL WHARF

**Live your Best London Life**

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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.



## 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.



## 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.



## 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.



**ROYAL WHARF**  
LONDON





## 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.

West  
Silvertown DLR

# MARINER'S QUARTER

ROYAL WHARF LONDON

Masterplan

Pontoon  
Dock DLR

Thames  
Barrier Park

Thames  
Street

Flagship

Admiralty

Royal Wharf  
School

RW  
FERDINAND  
MAGELLAN

Sovereign  
Place

Lyle Park

RW  
JOHN  
CABOT

Portland

Park View  
Place

Compass

Maritime

Barrier

RW  
THE  
CLUBHOUSE

RW  
JAMES  
COOK

Latitude

Royal Wharf  
Gardens

RW  
MARCO  
POLO

Thameside

Sienna

Endeavour

Riverside  
Walk

Royal Wharf  
Pier



## The Marco Polo Building

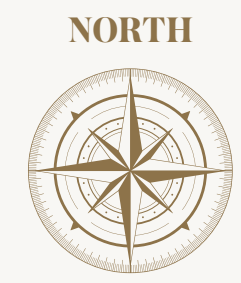
The crowning glory of the Mariner's Quarter, riverfront Marco Polo boasts a bold design, consisting of three vertically stacked building boxes, made striking by a subtle twist of each box. Inspired by the unpredictable London weather, the building's façade and character was designed to modify with each 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.



**KEY**

- Crossrail (coming 2018)
- Docklands Light Rail
- London Underground (selected lines only)

*Journey times calculated from West Silvertown DLR station and sourced from Transport for London*

# APARTMENTS

## **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

# Specification

## MARINER'S QUARTER

### 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 enamel 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 mixer tap. Bespoke wall mounted mirror finished cabinet in all bathrooms. Chrome finish heated towel rail. 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

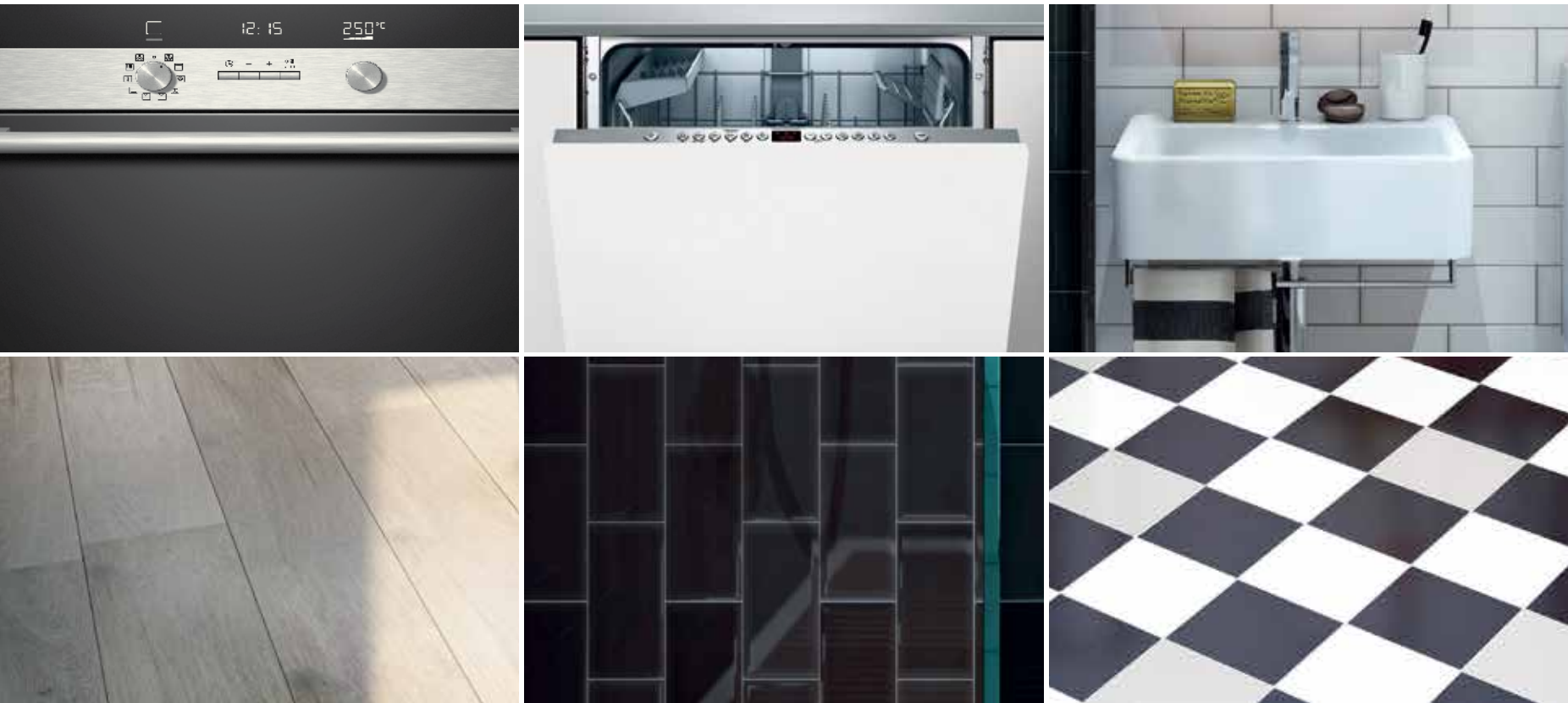
Main structure, building envelope, floors, roof, windows, stairs, walls and balconies to Townhouses may vary due to different form of construction technique employed such as modern timber frame.



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

Product: Concealed extractor fan.  
Finish: Stainless steel.  
Location: All apartment kitchens.

### Kitchen Sink

Product: Stainless steel undermounted sink.  
Finish: Stainless steel.  
Location: All apartment kitchens.

### Washing Machine

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

## Bathroom

### Deck Mounted Basin Mixer

Product: Contemporary style deck mounted taps.  
Finish: Polished chrome.  
Location: All apartment bathrooms.

### Bath Mixer

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

### Wall Mounted Shower Set

Product: Contemporary style shower set.  
Finish: Polished chrome.  
Location: All apartment bathrooms.

### Heated Towel Rail

Product: Contemporary style heated ladder towel rail.  
Finish: Polished chrome.  
Location: All apartment bathrooms.

### 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.  
Finish: White.  
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

Product: Bespoke mirrored wall mounted cabinet.  
Finish: Mirrored.  
Location: All apartment bathrooms.

## Services

### Heating and Hot Water

Metered system provides heating and hot water from the development's central plant. Centralised wet heating system throughout.

### Electrics

Energy efficient lighting in kitchen, hall, bathroom, shower room and en-suite, where appropriate. 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.



ballymore.

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, hotels 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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