



RIVERSCAPE

The Forshaw





THE HIDDEN LIFE OF TREES
By Peter Wohlleben

ALEX KATZ PRINTS
AT HOME
MICHAEL HARRISON
LUCIAN FREUD

Bar area with bottles and glasses on shelves.



THE FORSHAW

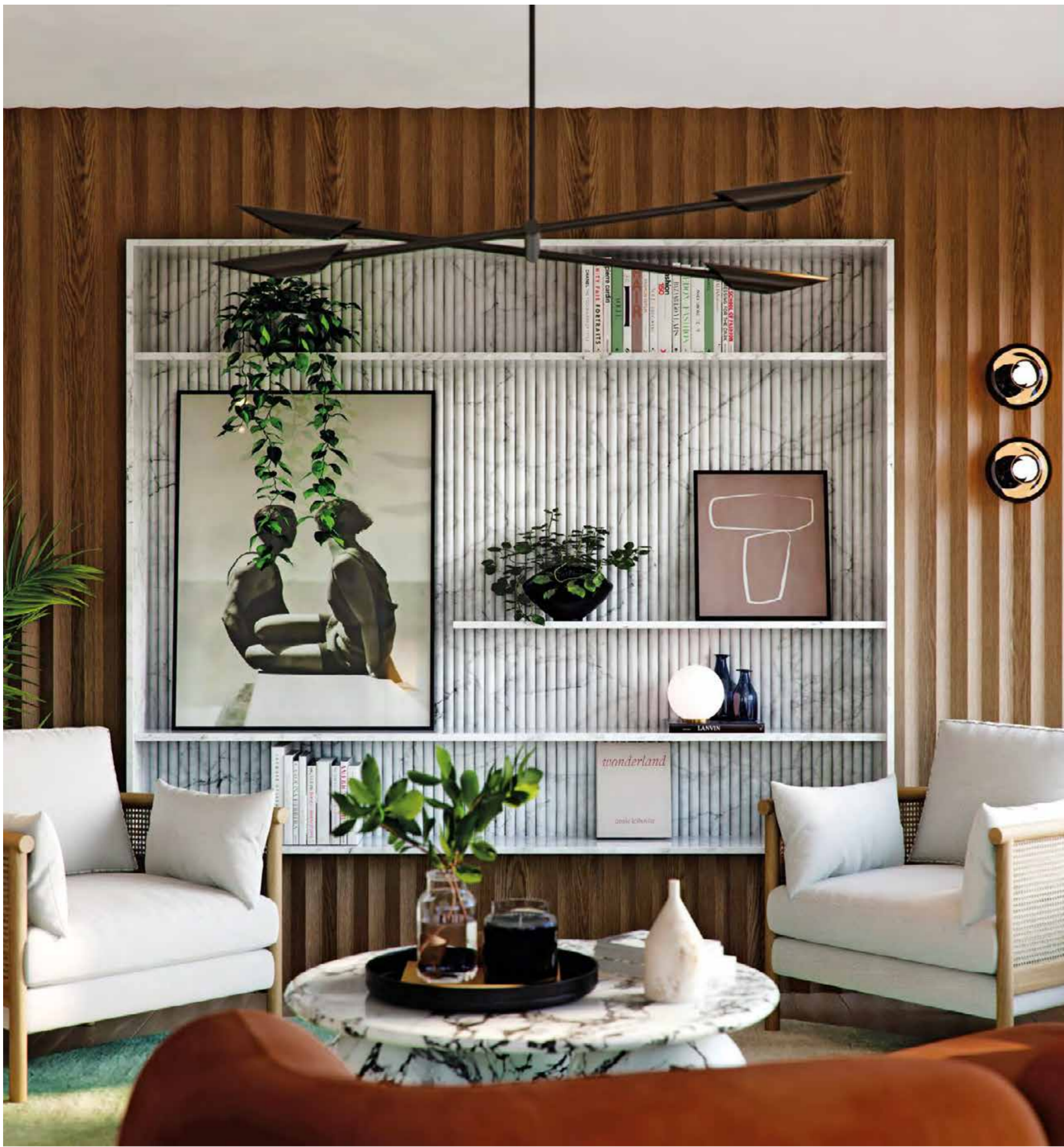
Riverscape is one of the capital's greenest and best-connected riverside developments. The close proximity to transport links, including Custom House for The Elizabeth Line and Royal Wharf's own Thames Clipper pier, makes travel and exploration across London and the local area effortless. Riverscape 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.

Situated at the heart of this riverside district lies The Forshaw. Perfectly positioned to connect Riverscape's private courtyards with verdant landscaping and seasonal bulbs to the green spaces of Lyle Park.

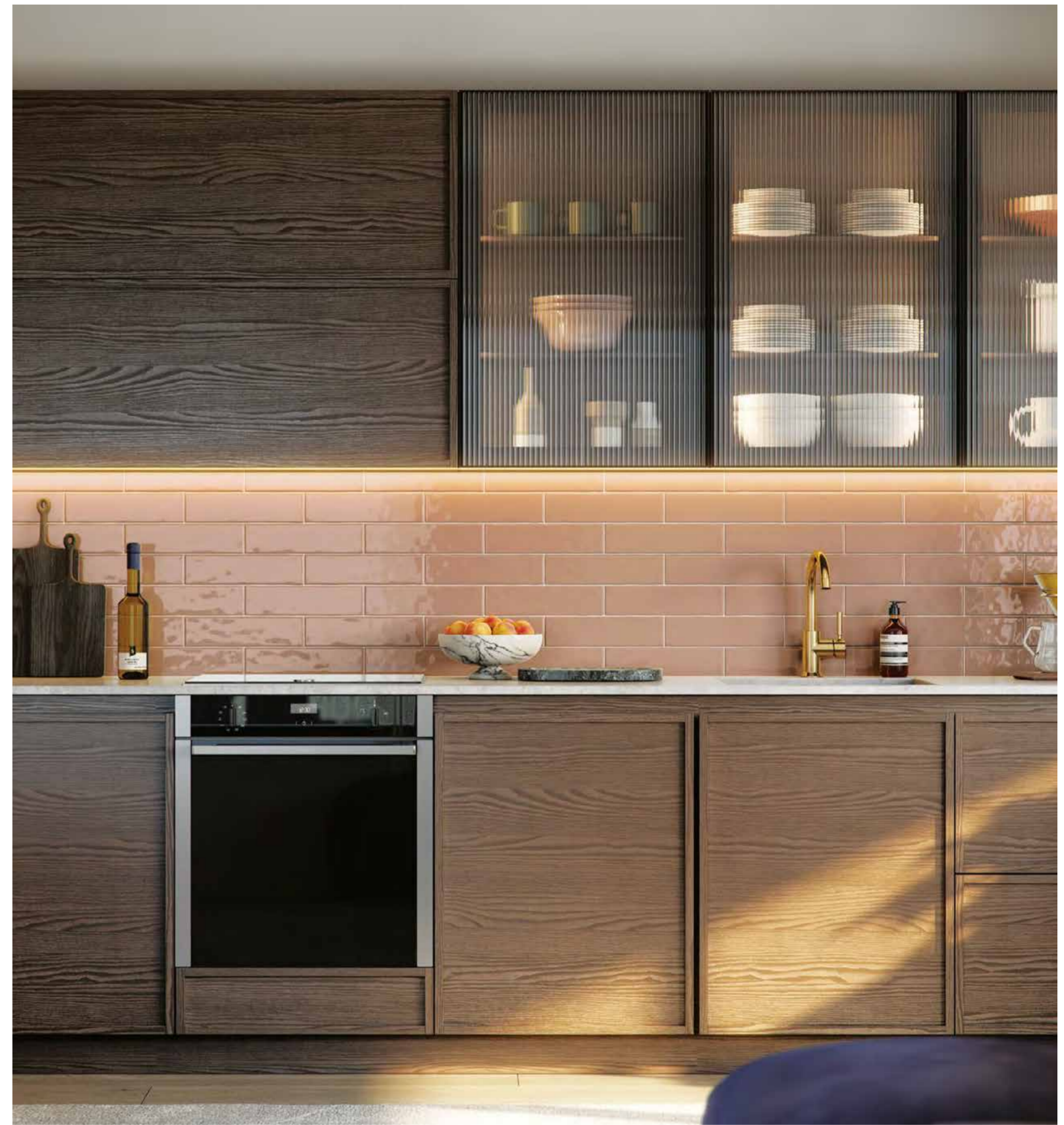
Here, apartments open out onto a park-side setting. Natural riverside light is drawn through expansive picture windows and spacious balconies, creating the perfect place to relax and unwind.



Apartments defined by spacious open plan living and expansive picture windows.



Crafted details with their own distinct character echo the local heritage.



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



Spacious balconies for outdoor dining, relaxation or a drink taking in the sunsets over the City.





Flexible layouts for modern living.

TYPICAL ONE BED

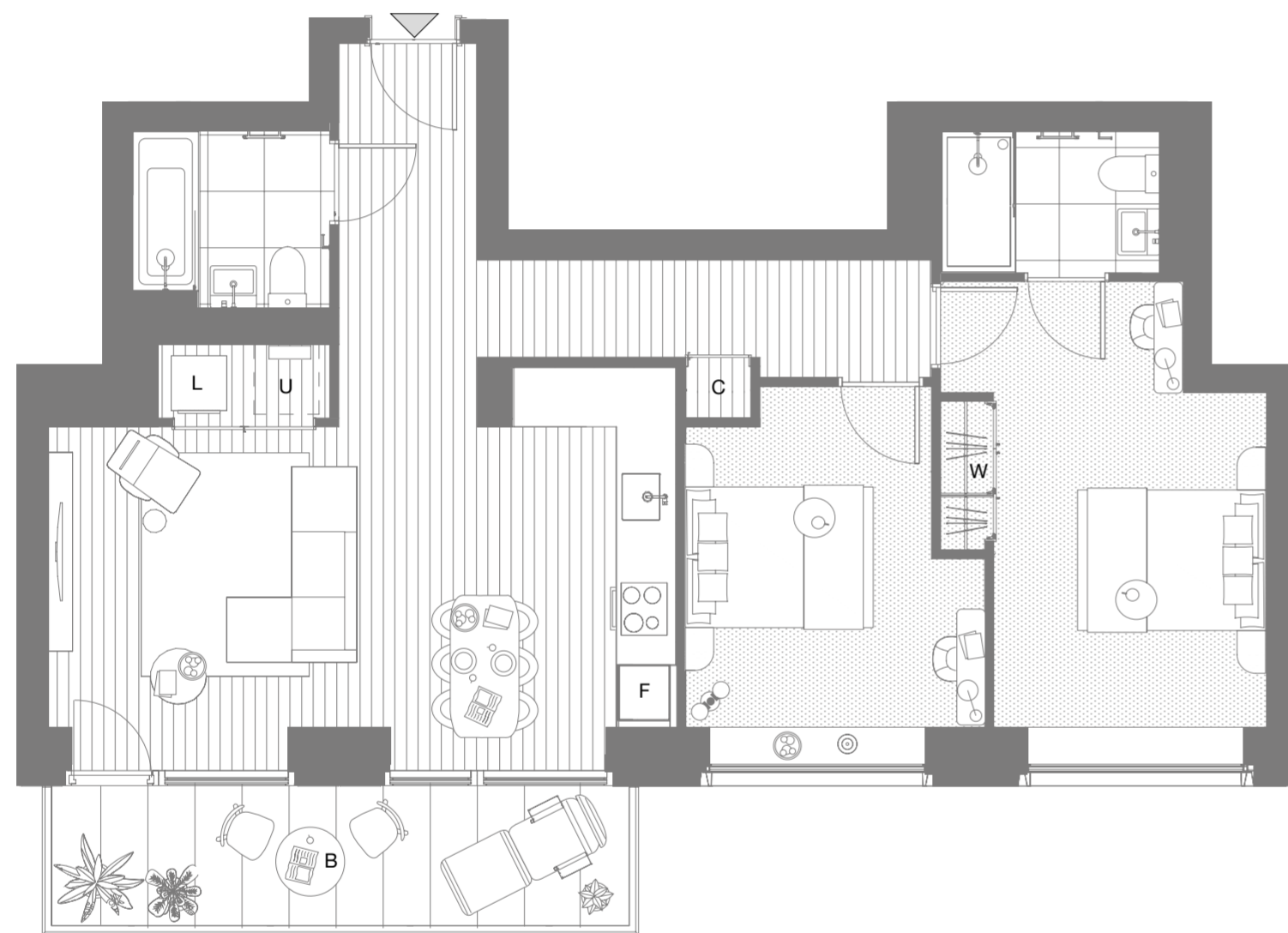


INTERNAL AREA
51.9 sq m / 559 sq ft

**KITCHEN/DINING AREA
& LIVING ROOM**
6800 x 3950 mm
BEDROOM
3800 x 3050 mm

BALCONY
9.5sq m / 102 sq ft

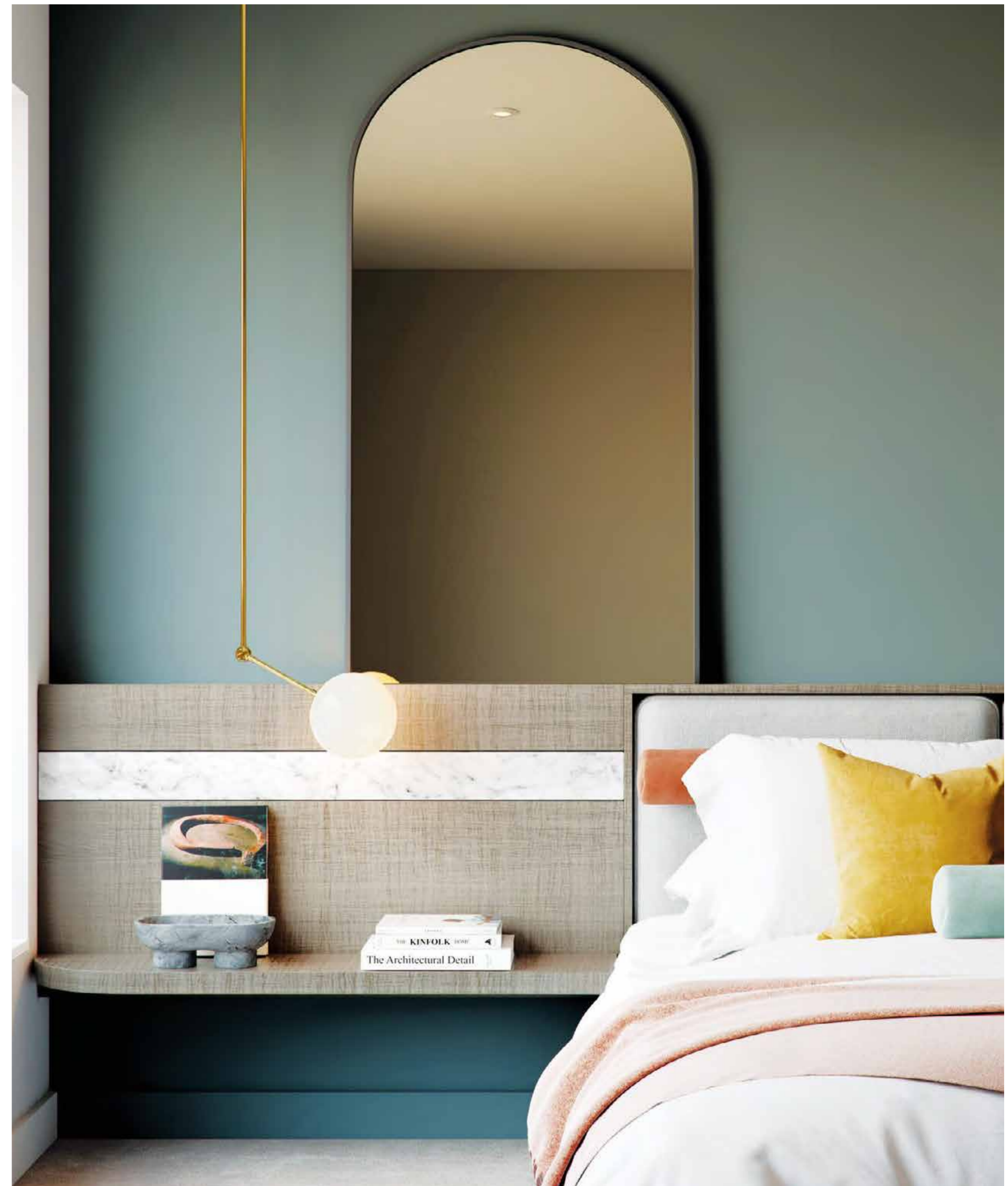
TYPICAL TWO BED



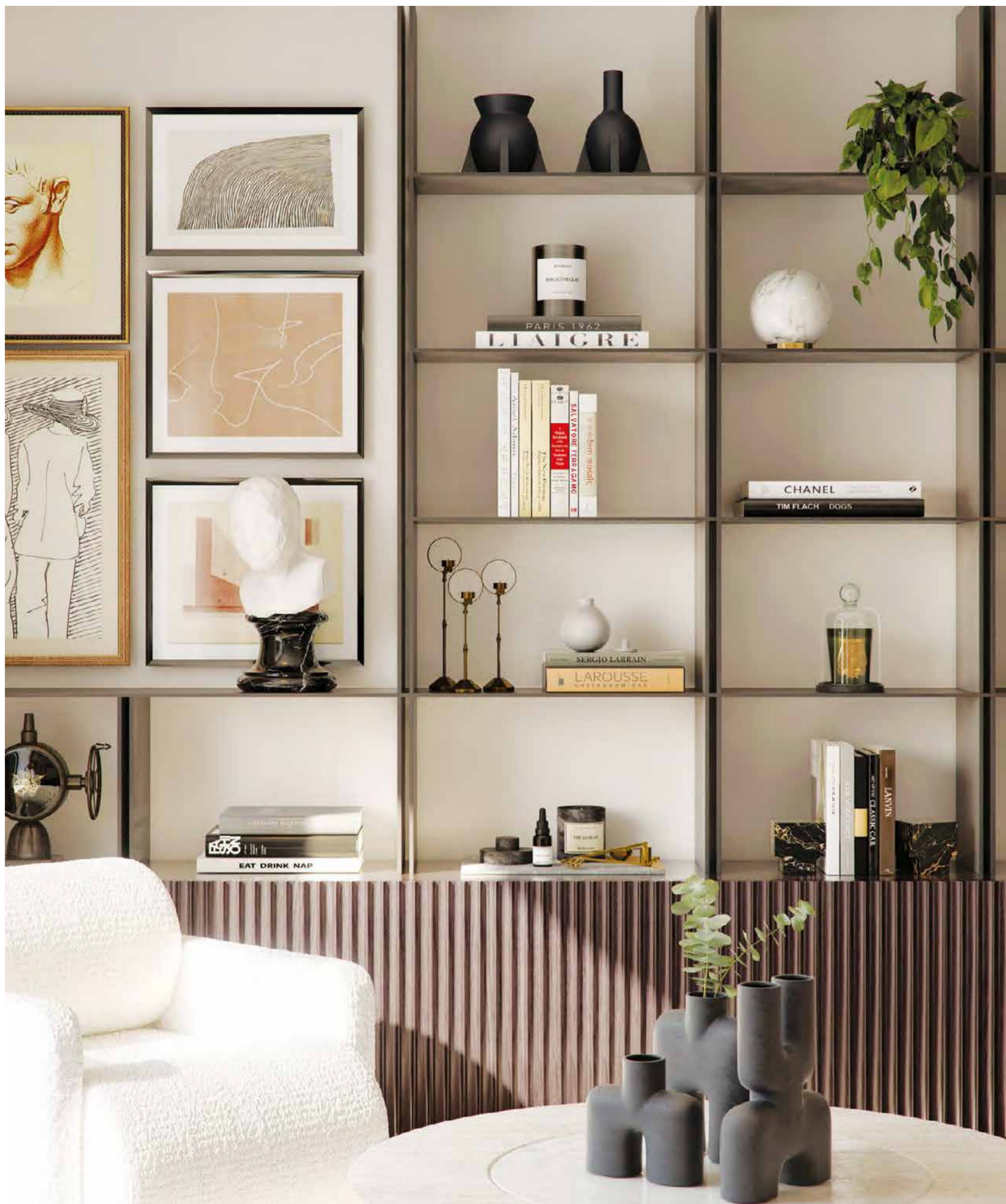
INTERNAL AREA
75.9 sq m / 817 sq ft
**KITCHEN/DINING AREA
& LIVING ROOM**
6750 x 3700 mm

BEDROOM 1
4800 x 3500 mm
BEDROOM 2
3650 x 3200 mm

BALCONY 1
9.5 sq m / 102 sq ft

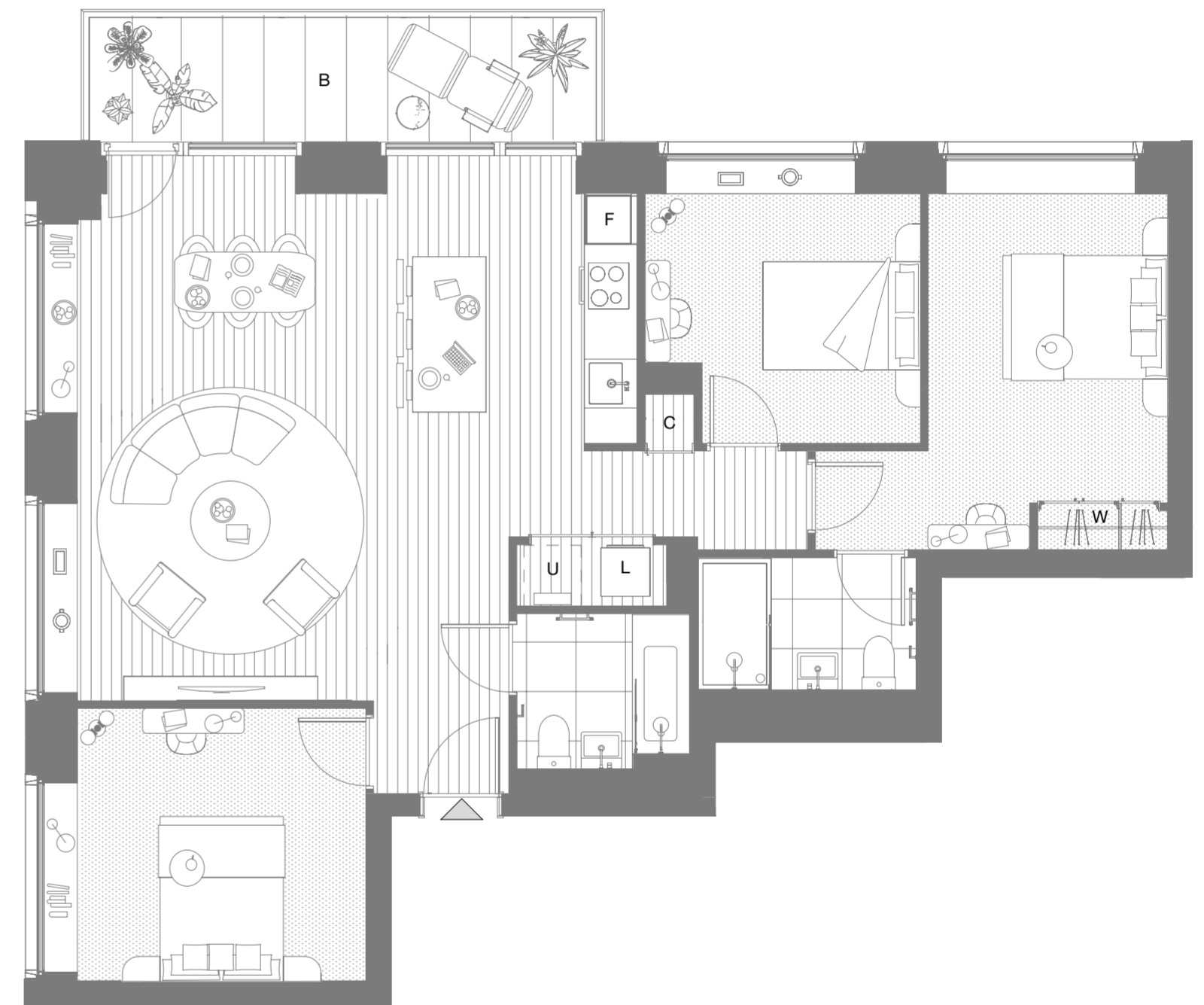


Providing ultimate flexibility –
second bedrooms can also be used
as a nursery, study or guest room.



Perfect for a larger household - three bedrooms for families with space to grow, or those that entertain.

TYPICAL THREE BED



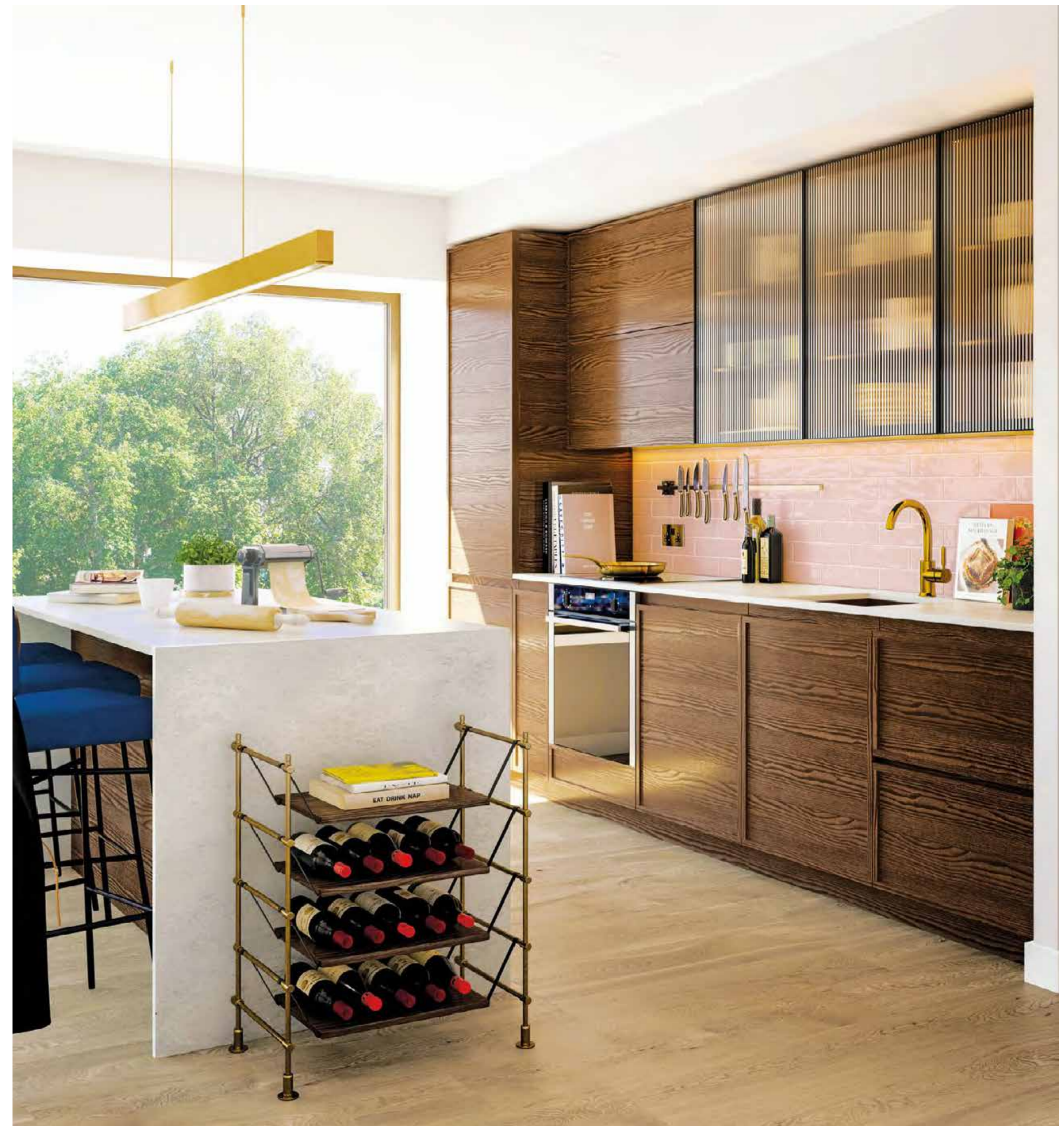
INTERNAL AREA
96.4 sq m / 1038 sq ft
KITCHEN/DINING AREA & LIVING ROOM
6850 x 6650 mm

BEDROOM 1
4350 x 2950 mm
BEDROOM 2
3340 x 3300 mm

BEDROOM 3
3340 x 3050 mm
BALCONY 1
9.5 sq m / 102 sq ft



Expansive picture windows bathe spaces with natural river and parkside light.



A classic contemporary aesthetic designed to maximise living and dining space.

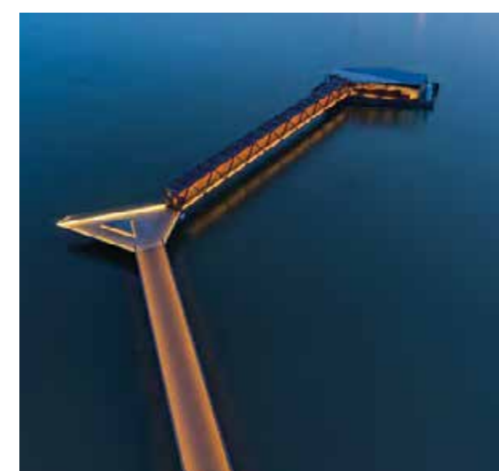
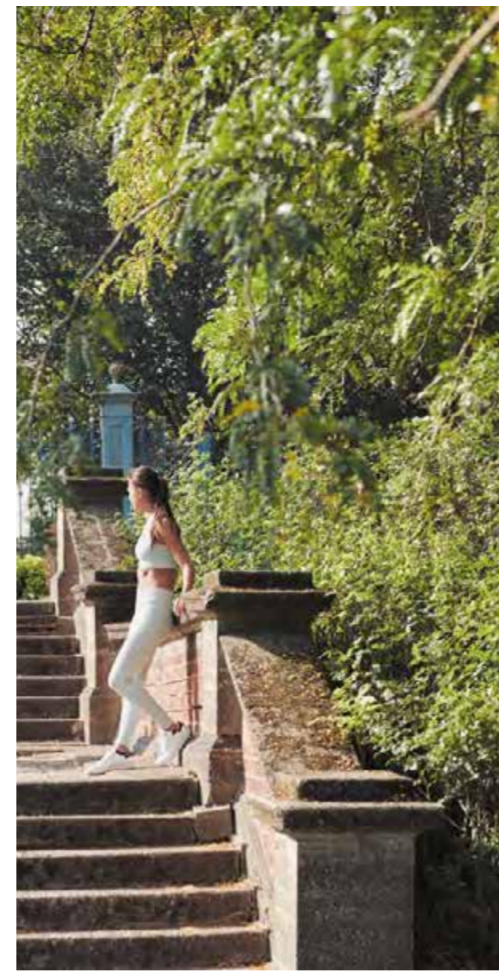


ON YOUR DOORSTEP

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.



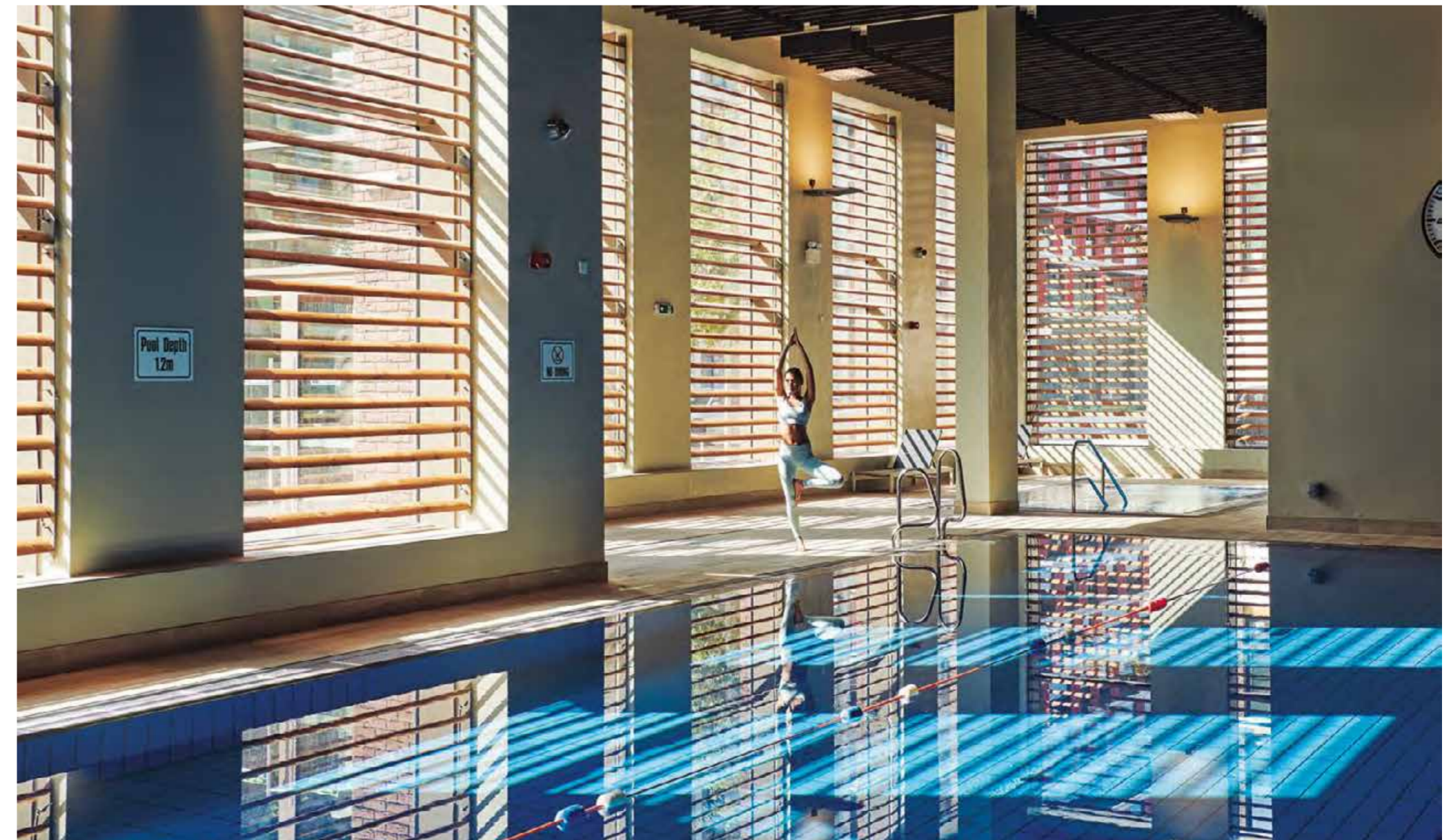
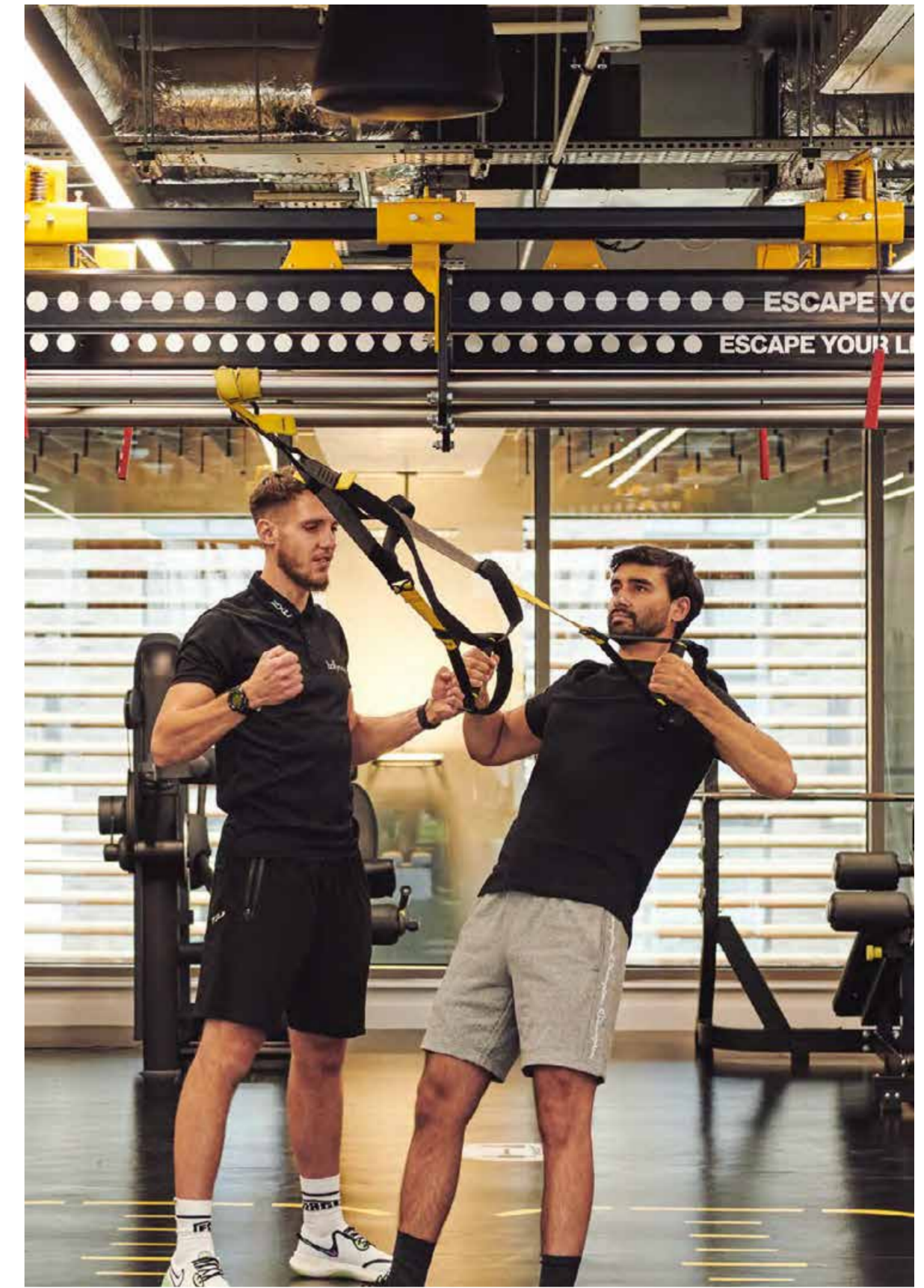
The Sky Lounge

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 | 8 | Reception |
| 2 | Sauna | 9 | Café |
| 3 | Steam Room | 10 | Cardio Area |
| 4 | Experience Shower | 11 | Weights Area |
| 5 | Changing Room Entrance | 12 | Resistance Area |
| 6 | 25 Metre Pool | 13 | Spinning Room |
| 7 | Relaxation Area | 14 | Studio |



High Street

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



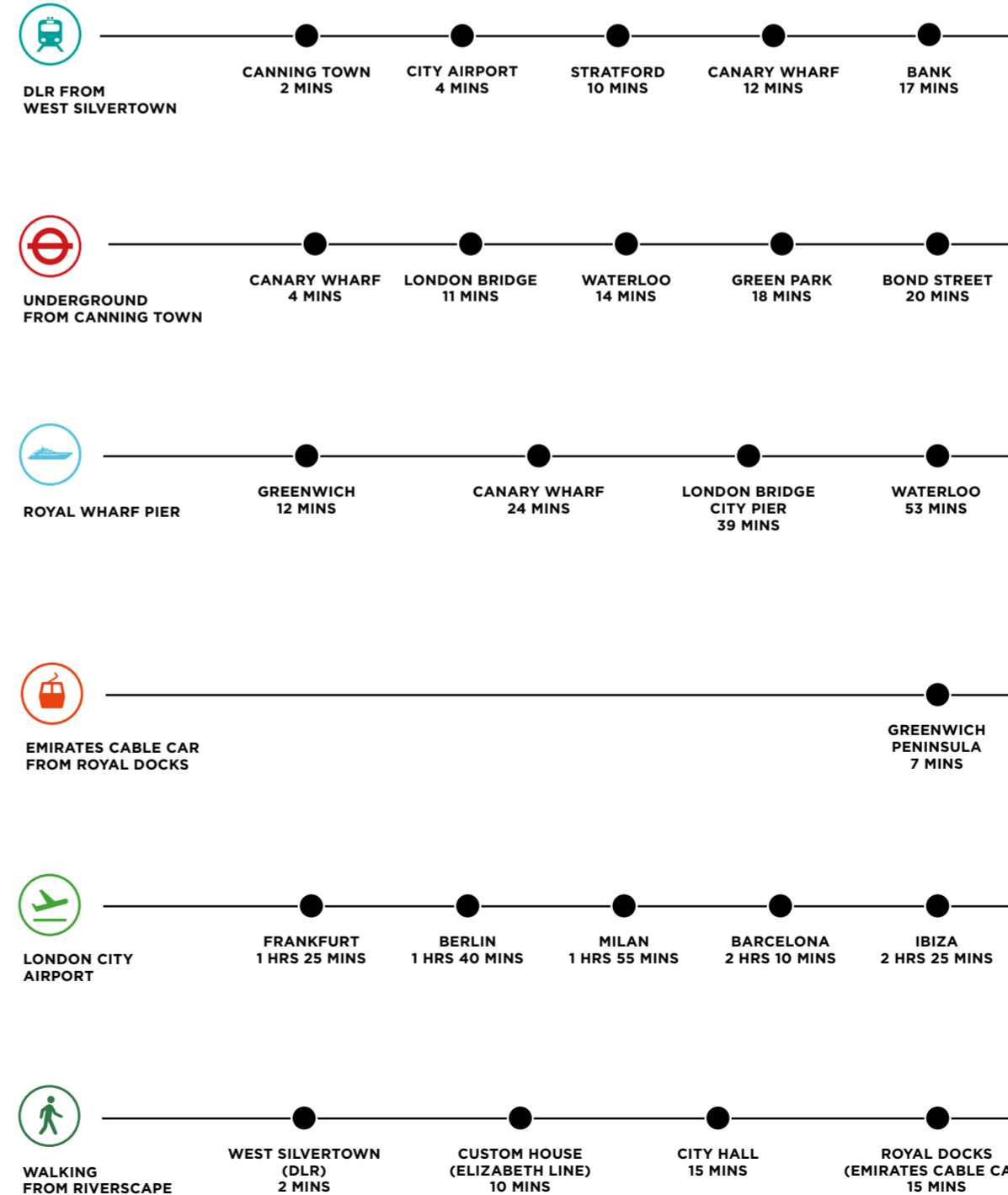
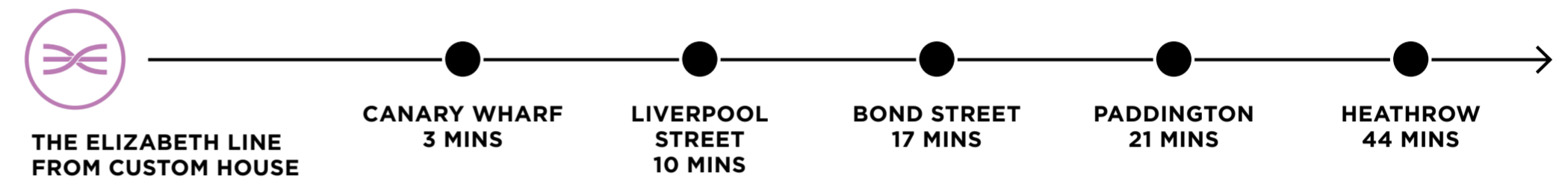
Play & Grow

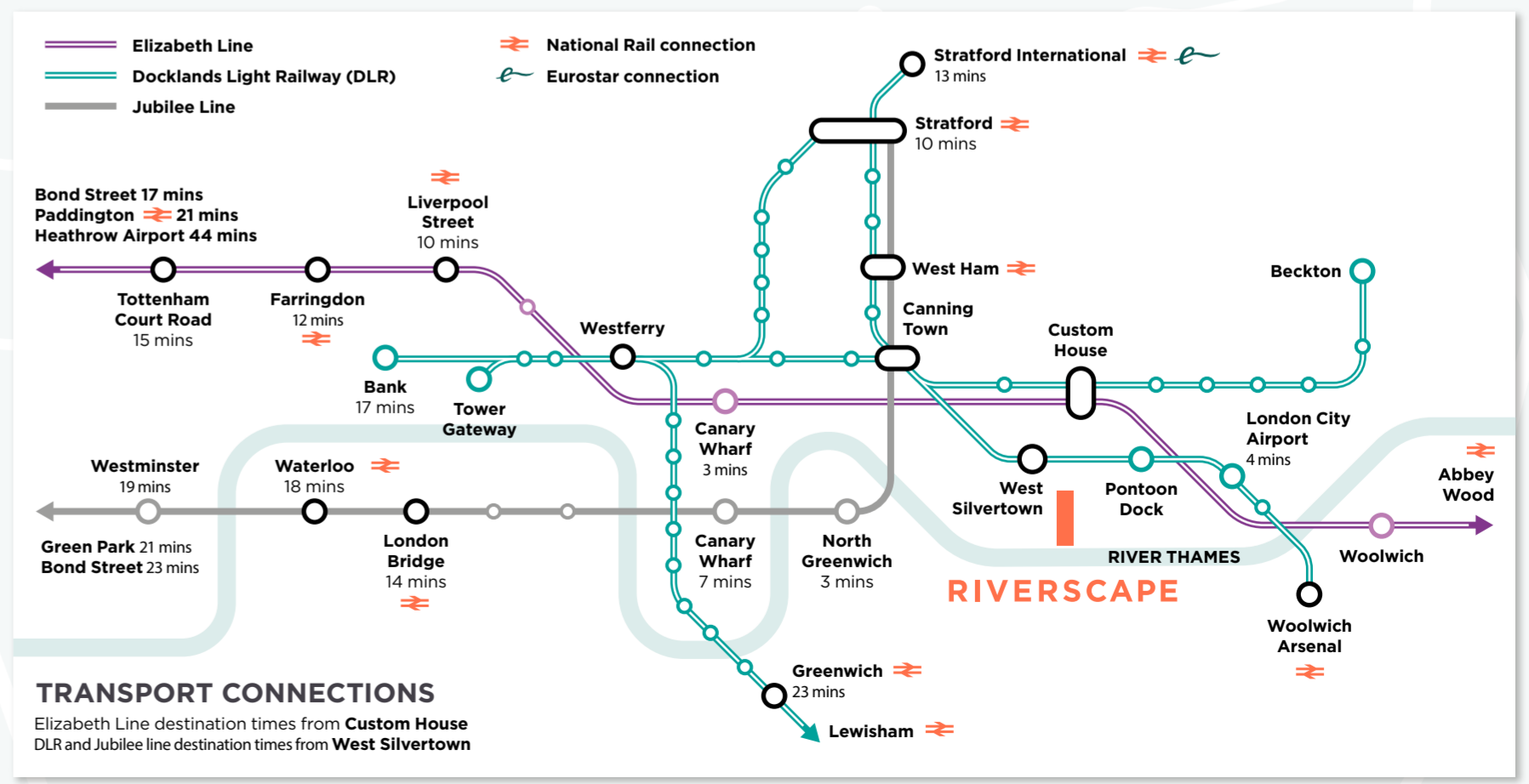
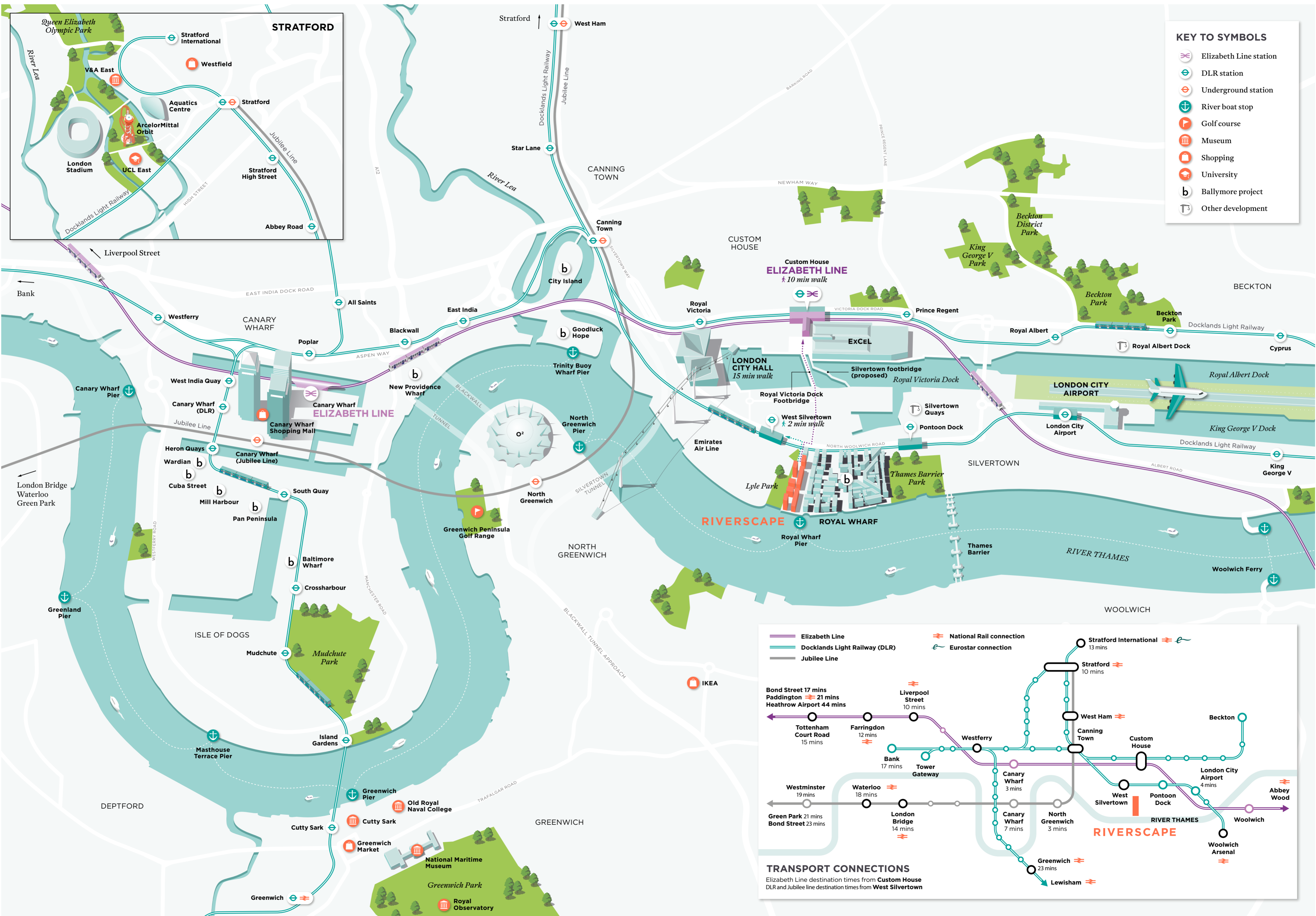
Royal Wharf is very consciously family orientated, not only because the Nest nursery and outstanding Royal Wharf Primary School provide high quality learning opportunities for children, but because every opportunity has been taken to ensure this is a safe, comfortable and stimulating environment for kids to grow up in - from swimming lessons in The Clubhouse, to arts and crafts, drama and ballet lessons at the Community Dock. There's plenty to do in the holidays as well, with courses, activities and special events, including the annual Royal Wharf summer fete. The playground, outdoor spaces and Lyle Park tennis courts are brilliant for kids and adults alike.



Near & Far

Travel by road, rail or river is effortless here. The Elizabeth Line is just 10 minutes walk away, connecting you to central London in 20 minutes. Royal Wharf Pier, with fast access to the city via Uber Boat by Thames Clippers, is on your doorstep and with West Silvertown DLR a mere 2 minutes' walk away, Riverscape has never been better connected.





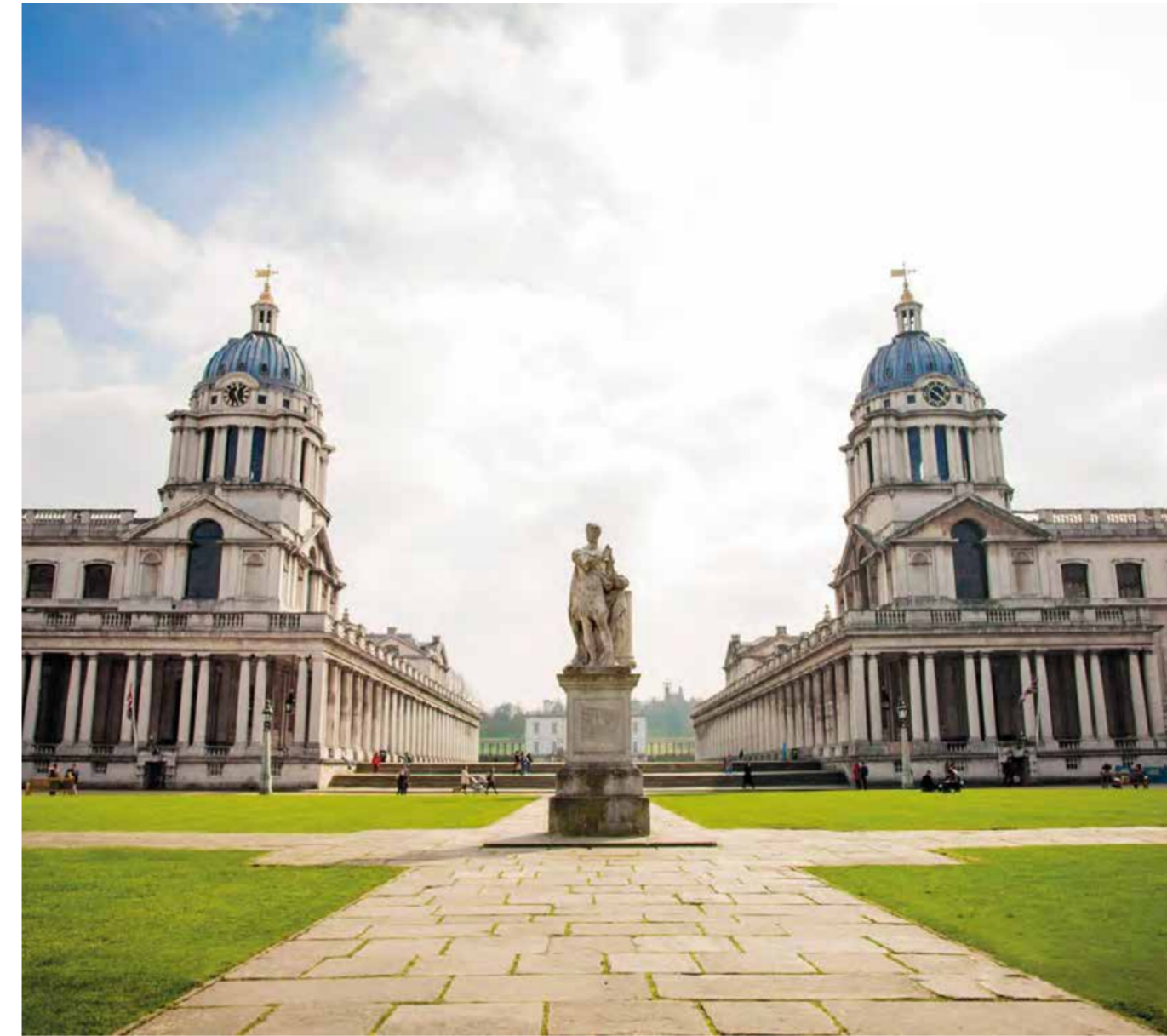


THE ROYAL DOCKS

Riverscape is at the epicentre of what was once the world's largest and busiest port, The Royal Docks, and is the only river and parkside residential development within easy walking distance of both the new business quarter centred around City Hall and the Elizabeth Line at Custom House. ExCel, London City Airport, the University of London and Millennium Mills are all located within this dynamic area of the capital and with projected investment of over £8bn over the next 20 years, the 1,200 acres of land and nearly 12 miles of waterfront that make up the Royal Docks Enterprise Zone is re-emerging as a commercial and cultural hub of global significance.

Around Royal Docks

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





SHAPE & FORM



KEY TO SYMBOLS

J The Deanston	Bar	Nursery	DLR station
I The Leonard	Café	Pharmacy	River boat stop
H The Lyle	Concierge	Properties	Walking route
D The Leslie	Groceries	Restaurant	
E The Forshaw	Hair salon	School	
F The Pearsall	Leisure suite	Sky Lounge	
G The Latham	Nail bar	Beauty Salon	

THE FORSHAW

LEVEL

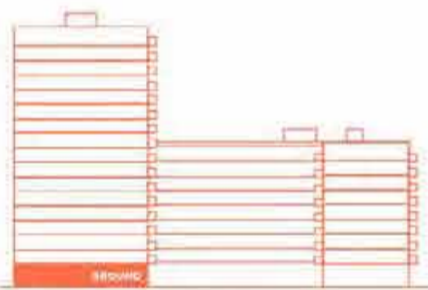
GF

LEGEND

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

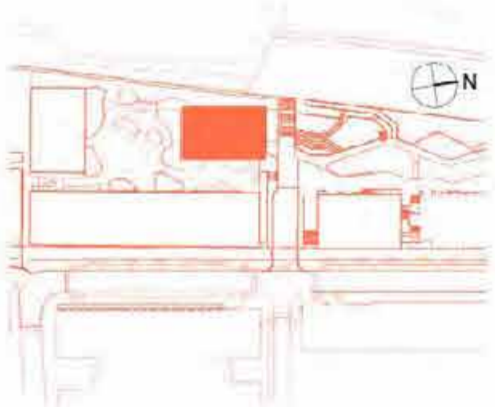


POSITION



WEST ELEVATION

LOCATION



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E002

3 Bedrooms

Internal Area
98.5 sq m / 1060 sq ft

Kitchen / Dining Area
& Living Room
7250 x 6600mm

Bedroom 1
4750 x 2900mm

Bedroom 2
3350 x 3300mm

Bedroom 3
3450 x 3300mm

Terrace
15.3 sq m / 165 sq ft



E001

1 Bedroom

Internal Area
52.6 sq m / 566 sq ft

Kitchen / Dining Area
& Living Room
7200 x 3900mm

Bedroom
4200 x 3000mm

Terrace
23.9 sq m / 257 sq ft

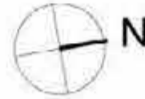
THE FORSHAW

LEVEL

1

LEGEND

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

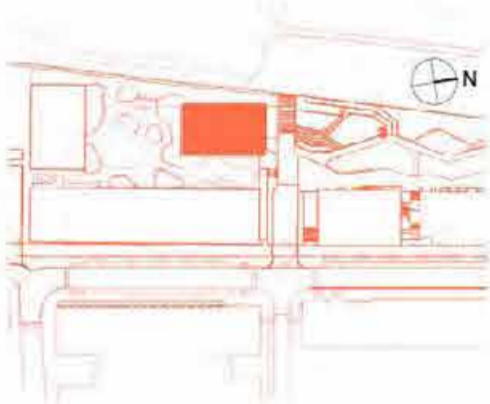


POSITION



WEST ELEVATION

LOCATION



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E103

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E104

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E102

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E101

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E105

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

THE FORSHAW

LEVEL

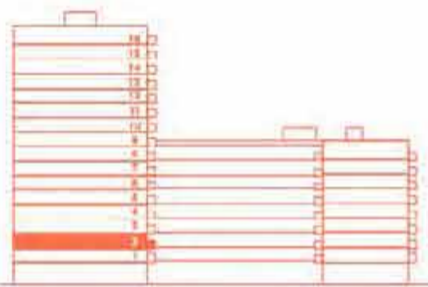
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LEGEND

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

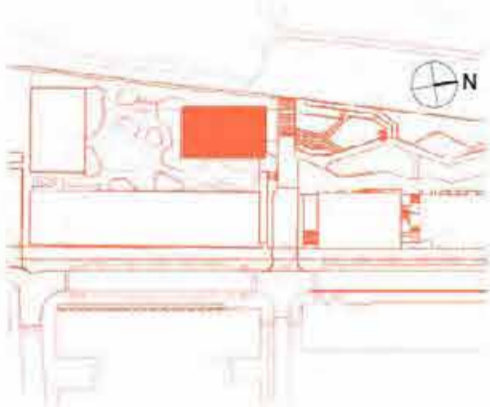


POSITION



WEST ELEVATION

LOCATION



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E203

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E204

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E202

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E201

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E205

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

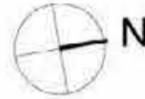
THE FORSHAW

LEVEL

3

LEGEND

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

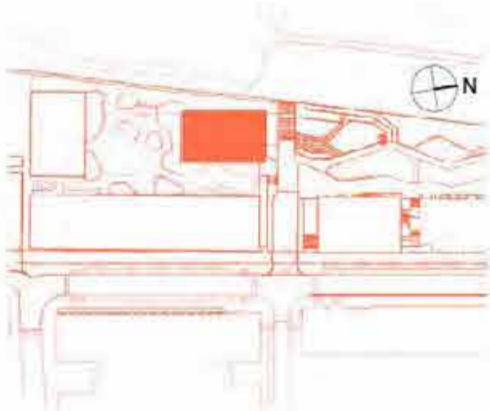


POSITION



WEST ELEVATION

LOCATION



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E303

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E304

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E302

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E301

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E305

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

LEVEL

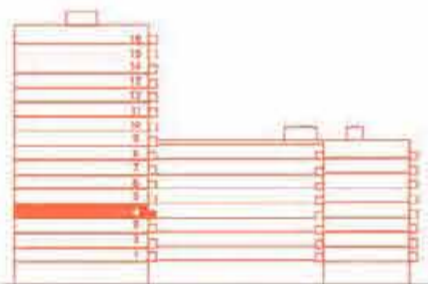
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LEGEND

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

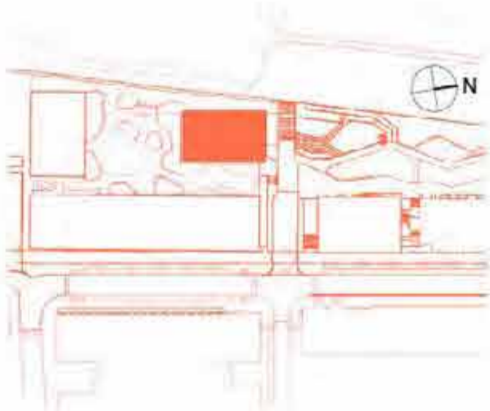


POSITION



WEST ELEVATION

LOCATION



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E403

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E404

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E402

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E401

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E405

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

THE FORSHAW

LEVEL

5

LEGEND

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

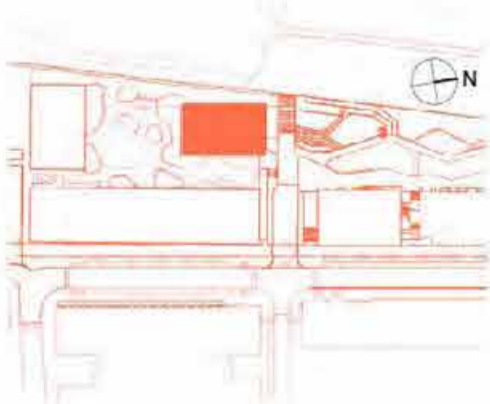


POSITION



WEST ELEVATION

LOCATION



E503

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E504

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E502

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E501

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E505

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

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THE FORSHAW

LEVEL

6

LEGEND

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

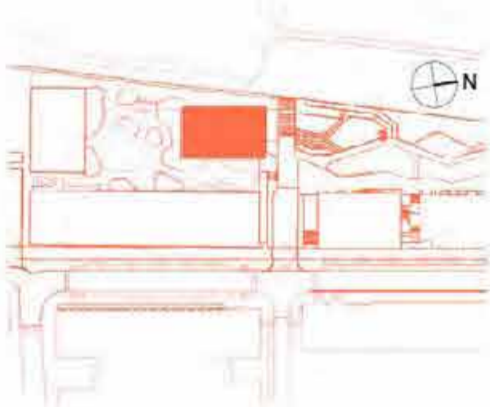


POSITION



WEST ELEVATION

LOCATION



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E603

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E604

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E602

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E601

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E605

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

THE FORSHAW

LEVEL

7

LEGEND

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

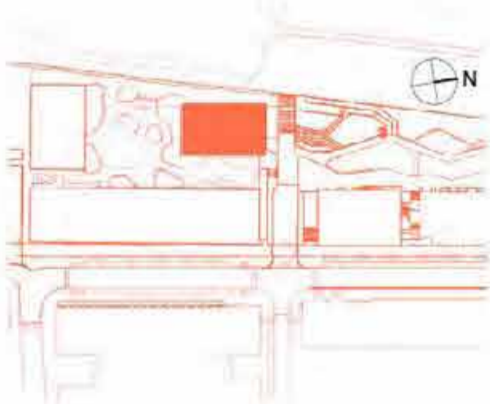


POSITION



WEST ELEVATION

LOCATION



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E703

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E704

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E702

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E701

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E705

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

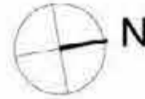
THE FORSHAW

LEVEL

8

LEGEND

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

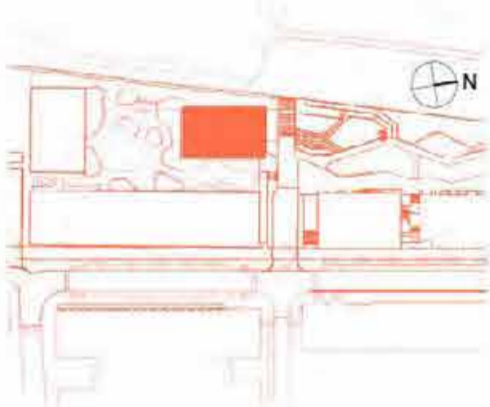


POSITION



WEST ELEVATION

LOCATION



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E803

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E804

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E802

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E801

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E805

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

LEVEL

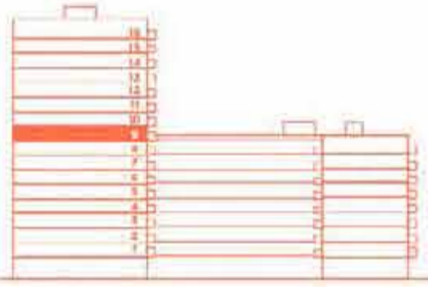
9

LEGEND

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

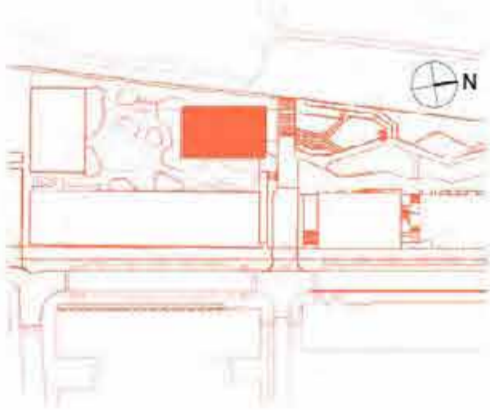


POSITION



WEST ELEVATION

LOCATION



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E903

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E904

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E902

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E901

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E905

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

LEVEL

10

LEGEND

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

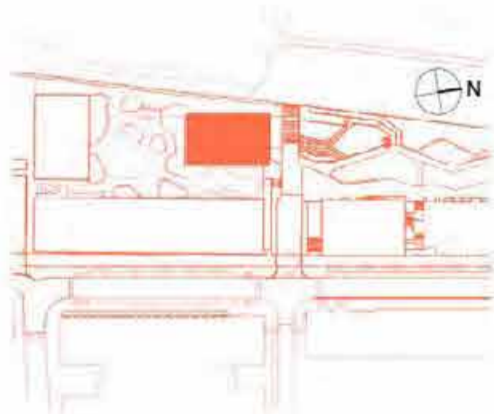


POSITION



WEST ELEVATION

LOCATION



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E1003

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1004

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E1002

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1001

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E1005

1 Bedroom

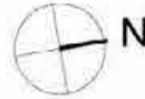
Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

LEVEL

11

LEGEND

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

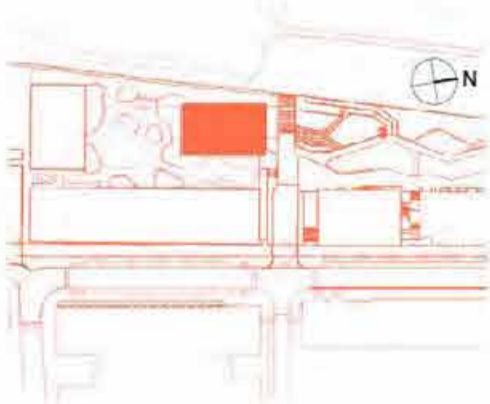


POSITION



WEST ELEVATION

LOCATION



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E1103

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area
& Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1104

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area
& Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E1102

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area
& Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1101

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area
& Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E1105

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area
& Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

LEVEL

12

LEGEND

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

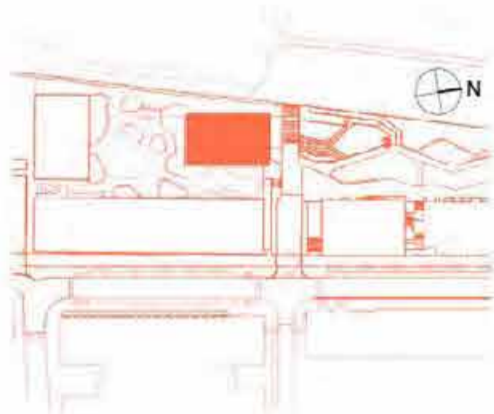


POSITION



WEST ELEVATION

LOCATION



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E1203

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1204

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E1202

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1201

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E1205

1 Bedroom

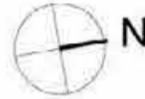
Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

LEVEL

13

LEGEND

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

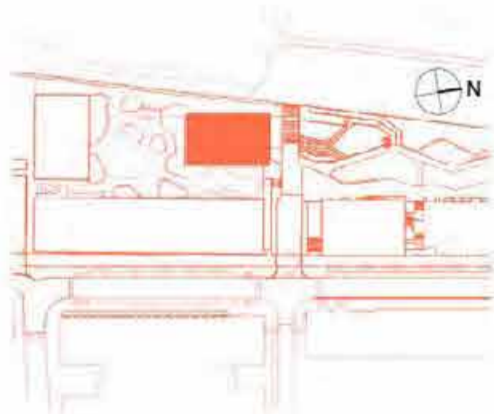


POSITION



WEST ELEVATION

LOCATION



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E1303

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area
& Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1304

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area
& Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E1302

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area
& Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1301

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area
& Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E1305

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area
& Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

LEVEL

14

LEGEND

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

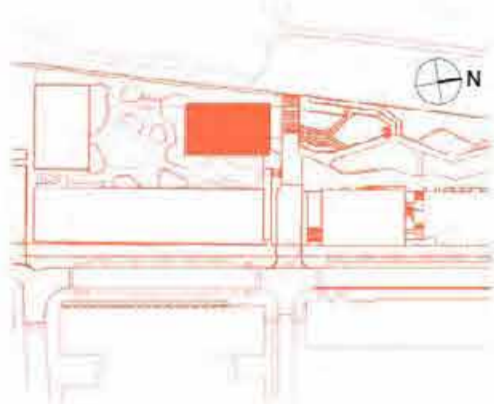


POSITION



WEST ELEVATION

LOCATION



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E1403

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1404

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E1402

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1401

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E1405

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

THE FORSHAW

LEVEL

15

LEGEND

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

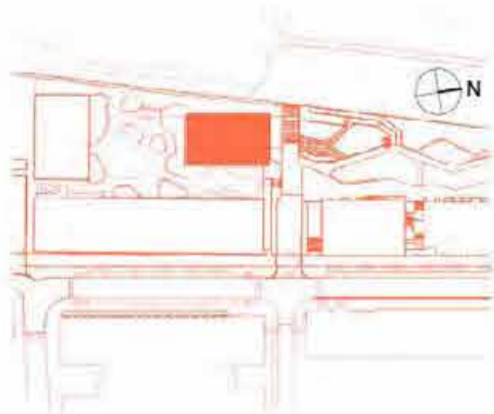


POSITION



WEST ELEVATION

LOCATION



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E1503

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1504

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area & Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E1502

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area & Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1501

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area & Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E1505

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area & Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

LEVEL

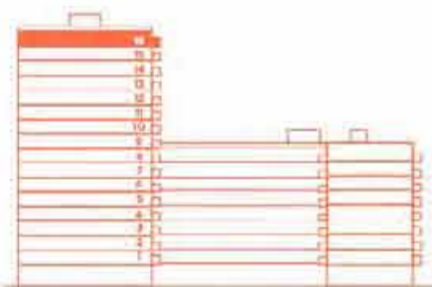
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LEGEND

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

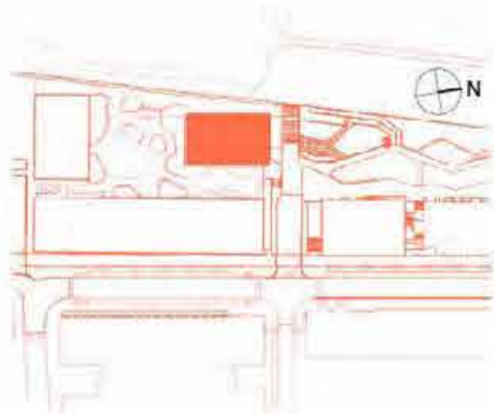


POSITION



WEST ELEVATION

LOCATION



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E1603

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area
& Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1604

3 Bedrooms

Internal Area
96.4 sq m / 1038 sq ft
Kitchen/Dining Area
& Living Room
6850 x 6650mm
Bedroom 1
4350 x 2950mm
Bedroom 2
3500 x 3350mm
Bedroom 3
3340 x 3050mm
Balcony
9.5 sq m / 102 sq ft



E1602

1 Bedroom

Internal Area
51.9 sq m / 559 sq ft
Kitchen/Dining Area
& Living Room
6790 x 3970mm
Bedroom
3750 x 3050mm
Balcony
9.5 sq m / 102 sq ft

E1601

2 Bedrooms

Internal Area
75.9 sq m / 817 sq ft
Kitchen/Dining Area
& Living Room
6745 x 4330mm
Bedroom 1
4780 x 3500mm
Bedroom 2
3650 x 3210mm
Balcony
9.5 sq m / 102 sq ft

E1605

1 Bedroom

Internal Area
51.7 sq m / 556 sq ft
Kitchen/Dining Area
& Living Room
7260 x 3505mm
Bedroom
4250 x 3050mm
Balcony
9.5 sq m / 102 sq ft

SPECIFICATION

MAIN STRUCTURE

In-situ or pre-cast concrete frame on reinforced concrete piled foundations.

BUILDING ENVELOPE

Pre-cast sandwich panel system incorporating external facing polished concrete cladding finish.

FLOORS

Concrete slab with 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 fixed 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 concrete paved floor finish and glazed balustrades finished with a metal capping on top. Concrete paving to ground floor terraces with metal balustrades.

CEILINGS

Suspended plasterboard ceilings painted with white washable emulsion. Ceiling heights of 2.5 metres in main living areas and bedrooms.

FLOORING

Engineered oak floors to hall, living areas and kitchen. Stone effect white floor tiles to bathrooms and shower rooms. Fitted carpet in bedrooms.

DECORATION

All internal walls painted with washable emulsion. Skirtings, doors and frames painted with a white eggshell paint finish.

KITCHEN

Apartments fitted with custom designed modular base and wall cabinets with stained oak veneer and laminated complementary interior. Handleless "J" finger pull detail to doors for opening. Selected high level cupboards with feature fluted glass cabinet doors and lighting. Concealed LED lighting to underside of overhead cupboards. Worktops fitted with undermounted stainless steel sink and single lever deck mounted mixer tap in brushed brass finish. Dusty pink tiled splashback. Worktops in engineered composite stone. Integrated appliances, Siemens or similar induction hob, electric fan oven, integrated fridge freezer and dishwasher. European manufactured integrated extractor hood. Combined washing machine/tumble dryer located in separate cupboard. Engineered composite stone island units in selected apartments.

WARDROBES

Integrated wardrobes fitted to master bedrooms as shown, with custom designed painted doors in semi-matt finish.

BATHROOMS

Premium acrylic bath with brushed brass filler and overhead shower. White porcelain WC with close coupled cistern. Wall hung ceramic wash basin with single lever wall mounted tap in a brushed brass finish. Bespoke wall mounted mirror finished cabinet in all bathrooms. Bathroom walls finished in washable emulsion with gloss ceramic tiles to bath and shower area. Stone effect white floor tiles and refined corrugated wall tiles continued to basin and toilet wall up to splashback height. Wall mounted heated towel rail in brushed stainless steel finish.



SHOWER ROOMS

White high quality acrylic shower tray, thermostatic wall mounted shower mixer with glass shower screen. White porcelain WC with close coupled cistern. Wall hung ceramic wash basin with single lever wall mounted tap in a brushed brass finish. Bespoke wall mounted mirror finished cabinet in all bathrooms. Shower room walls finished in washable emulsion with gloss ceramic tiles to bath and shower area. Stone effect white floor tiles and refined corrugated wall tiles continued to basin and toilet wall up to splashback height. Wall mounted heated towel rail in brushed stainless steel finish.

HEATING, COOLING 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 ground floor and within the lower ground car park area.

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 twelve geographical markets.

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



Bishopgate, London



Guinness Quarter, Dublin



Riverfront Residences, Singapore



Kent Ridge Hill Residences, Singapore



Goodluck Hope, London



The Brentford Project, London



The Peak, Cambodia



Novotel on Stevens, Mercure on Stevens, Singapore



Embassy Gardens, London



Dublin Landings, Dublin



Mayfair Gardens, Singapore



Affinity at Serangoon, Singapore



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