



Silvertown is emerging as a wonderful community in which to live, work and socialise



A cultural and creative hub in the making



Computer generated image of the terrace



Computer generated image of The Refinery

THE REFINERY

SILVERTOWN E16

PERFECTLY PLACED

A contemporary standalone development of 60 stunning one, two and three bedroom apartments and duplexes, The Refinery is situated in the fantastic location of Silvertown, set within the historic Royal Docks.

Once the world's largest port, with ships importing exotic foodstuffs from far and wide, this previously industrialised area was home to many famous factories, mills and sugar refineries - from which this incredibly exciting new place to live proudly takes its name.

Perfectly placed between Canary Wharf and London City airport, The Refinery is the ideal residence for singles, couples and families, keen to have all that London has to offer within easy reach.



THE PERFECT NEIGHBOURHOOD

When it was born more than a century ago, Silvertown became an industrial place of invention; one that led the way in a wide variety of industries, including engineering, milling and sugar refining.

Today, Silvertown is reinventing itself, undergoing an incredible regeneration, and already emerging as a truly wonderful community in which to live, work and socialise.

It is rapidly becoming a cultural and creative hub. With The English National Ballet and the London Film School relocating their headquarters here. There are numerous shops, bars and restaurants popping up aplenty to welcome, inspire and serve new residents.

Located between Lyle Park and Thames Barrier Park, the area also boasts one of the longest stretches of open green space along the Thames. So, all in all, life at Silvertown is balanced to perfection.



BALANCED TO PERFECTION

LONDON WITH PERFECT EASE

Situated between Canary Wharf and London City airport, The Refinery is perfect for anyone who wants to live in an interesting and historic dockland location, but with all that London has to offer within fast and easy reach.

The area's unique riverside location combined with unprecedented investment and new transport links by rail, road and river, has resulted in effortless travel across the capital.

The Refinery is a conveniently short stroll from West Silvertown DLR Station. Trains run westbound to Bank, in just 18 minutes and to Liverpool Street Station within 23 minutes. While eastbound trains to Woolwich Arsenal put London City Airport just 4 minutes away – and the rest of the world on your doorstep.



*21st Century living in a
historic dockland location*



Thames Barrier Park

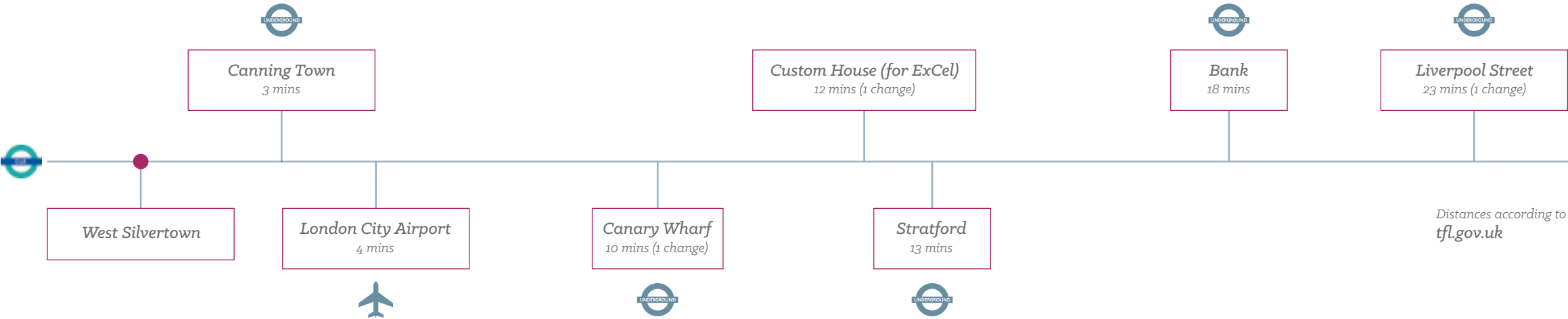


Canary Wharf

Europe's largest urban shopping centre, Westfield Stratford City is just 13 minutes away on the DLR, giving you access to upwards of 250 shops, 65 restaurants, plus a 17-screen state-of-the-art Cinema, casino and bowling alleys.

Crossrail, the high-speed rail link connecting East London to the West, can be accessed via nearby Canary Wharf station. Alternatively, the conveniently located bus stop gives you access to the city by road.

While those preferring to travel by water can board the Thames Clipper at North Greenwich Pier and leisurely commute to Canary Wharf, the City and beyond. Taking in the sights and some of London's most iconic landmarks along the way.



SHARED OWNERSHIP WITH SOUTHERN HOME OWNERSHIP

Southern Home Ownership is a leading provider of Shared Ownership properties, and our aim is simple. We want to help people step onto, or move up the property ladder in the neighbourhoods they love.

For over 30 years, we've been helping purchasers, with over 4,000 successful moves, from traditional family homes to vibrant city apartments.

What's more, from the moment you contact us to the day you move in, we'll guide you every step of the way to ensure you can relax and look forward to owning the home you've always dreamed of, in the area you want to live.

If you don't know much about Shared Ownership, don't worry, we're here to help tell you all you need to know about the scheme and how to turn your dream of home ownership into reality.



How Shared Ownership works

You can purchase a home at The Refinery if you do not own a property and have a household income less than £90,000 per annum.

You start by buying a share of the property (usually between 25% and 75%) and pay a subsidised rent to us on the rest. This helps to reduce the amount of deposit you need (so you can save for it faster) and makes the monthly mortgage repayments more manageable.

And the great thing about Shared Ownership is that, at any time in the future, you can buy additional shares in your home until you own all of it - we call this 'Staircasing'. As you purchase more shares the rent reduces, and when you own 100% of the property you will not need to pay rent at all.

To begin the process, you will need to have a financial assessment to establish your affordability, have a deposit ready plus some further monies available to pay for legal and conveyance costs. Once we know how much you can afford and that you're approved for a mortgage, you can reserve a home with just a £500 reservation fee which goes towards the cost of the apartment.



Computer generated image

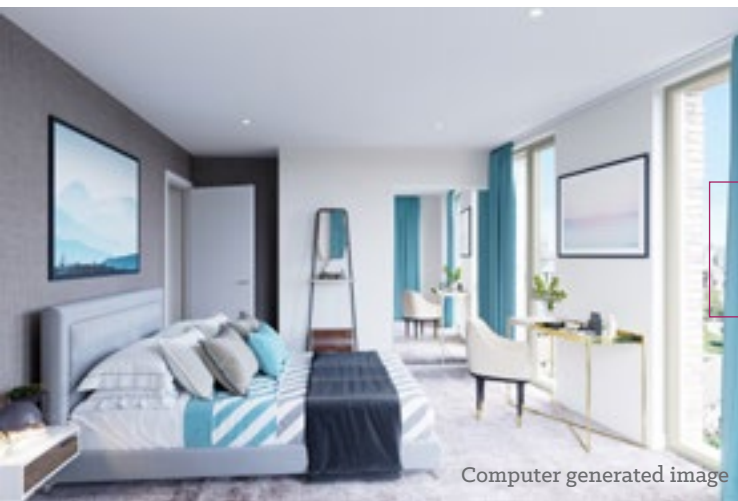
PERFECTLY APPOINTED APARTMENTS

When you step inside one of the homes at The Refinery you discover just how well-appointed these most modern of living spaces are. Whether you opt for a one bedroom apartment, or a more spacious two or three bedroom, you won't be disappointed.

All come with an exceptionally high quality of internal specification as standard and boast a stylish open plan layout with cleverly used space perfect for relaxing and entertaining, making this the hub of the apartment.

For outside space there's a choice of the spacious communal courtyard – from which the apartments can be accessed or the 5th floor roof top garden offering views of the city.

And, as if that wasn't enough, each apartment comes with its own balcony, so you can enjoy some private outdoor space.



Computer generated image

*Spacious, open plan apartments
with exceptional views*

SPECIFICATION

KITCHEN

- Contemporary handle-less kitchen with recessed under unit LED lighting
- Silestone composite worktop with matching upstand
- Undermounted stainless steel sink with chrome mixer tap
- Silestone composite splashback to hob
- AEG telescopic cooker hood
- AEG ceramic hob with touch controls
- AEG electric single oven
- AEG integrated fridge/freezer
- AEG integrated dishwasher
- Integrated waste bins

CLOAKROOM

- Ideal Standard contemporary white semi recessed basin with tiled vanity top and back to wall toilet
- Mirror above basin
- Hansgrohe chrome mixer tap to basin
- Large format porcelain wall tiling

BATHROOM

- Ideal Standard contemporary white semi recessed basin with tiled vanity top and back to wall toilet
- Kaldewei contemporary white bath
- Large mirror above basin
- Hansgrohe thermostatic concealed bath/shower mixer with bath spout and rainshower head
- Hansgrohe chrome mixer tap to basin
- Clear bath screen
- Large format porcelain wall tiling with tiled bath panel

EN-SUITE

- Ideal Standard contemporary white sanitaryware including semi recessed basin with tiled vanity top and back to wall toilet
- Large mirror above basin
- Hansgrohe thermostatic concealed shower valve with rainshower head
- Hansgrohe chrome mixer tap to basin
- Glass shower enclosure with low profile shower tray and chrome frame
- Large format porcelain wall tiling



Computer generated image

SPECIFICATION

GENERAL

- AEG freestanding washer/dryer to hall cupboard
- Double or triple glazed aluminium windows with stone colour finish internally**
- Flush oak veneer entrance door with viewer and multipoint locking
- Internal walls and woodwork painted white
- White flush internal doors with brushed chrome lever on rose brassware
- Fitted wardrobe with sliding mirrored doors to bedroom 1
- Sprinklers

FLOORING

- Oak plank wood effect laminate flooring to hall, kitchen, lounge/dining room
- Wool twist carpet to bedrooms and stairs and landings to duplex homes
- Large format porcelain tiles to cloakroom, bathroom and en-suite

HEATING & ELECTRICAL

- Heating and hot water supplied from centralised boiler system
- White contemporary radiators with TRV controls
- MVHR (Mechanical Ventilation and Heat Recovery) system
- Chrome heated towel rail to cloakroom, bathroom and en-suite
- Recessed LED downlights throughout
- White sockets and switches throughout except kitchen
- Brushed chrome sockets and switches to kitchen
- White shaver socket to bathroom and en-suite
- Hyperoptic fibre broadband connection***
- Telephone, TV/DAB socket and Sky Q facility to lounge***
- Telephone points to all bedrooms
- TV points to all bedrooms
- Light to balcony
- Smoke detectors

COMMUNAL AREAS

- Lift to all floors
- Communal post boxes
- Tiling to lobby floors and carpet to stairs and corridors
- Video entry system
- Building management information digital screens
- Cycle store
- Communal landscaped courtyard and roof terrace
- CCTV cameras to car park, entrance lobbies and podium level
- Southern Housing Group will manage and maintain communal areas – a service charge will be payable
- Limited parking available to rent with 2 and 3 bedroom apartments, subject to availability

WARRANTY

- 12 year NHBC build warranty

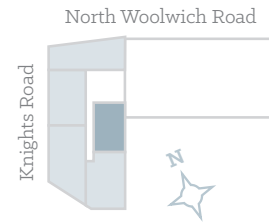
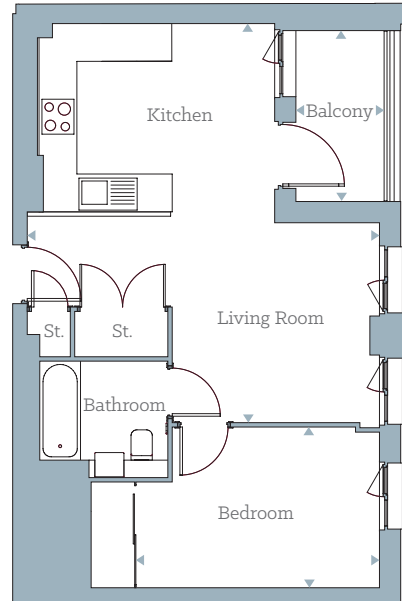
**Ask the Sales Consultant for information on location of types of glazing

***Subject to purchaser subscription

SITE PLAN



1 BEDROOM APARTMENT

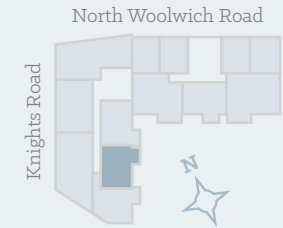
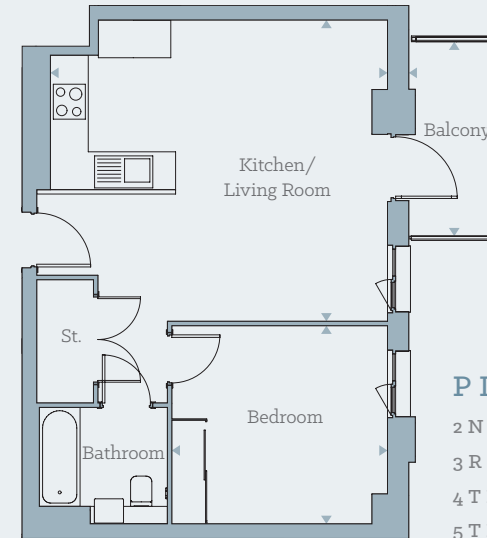


PLOT

6TH FLOOR A6.1
 7TH FLOOR A7.1
 8TH FLOOR A8.1
 9TH FLOOR A9.1
 10TH FLOOR A10.1

Kitchen/Living Room	6.85m x 6.05m	22'6" x 19'10"
Bedroom	2.76m x 4.18m	9'1" x 13'9"
Balcony	2.94m x 1.52m	9'8" x 5'0"
Total Area	50.44 m²	542.94 ft²

1 BEDROOM APARTMENT

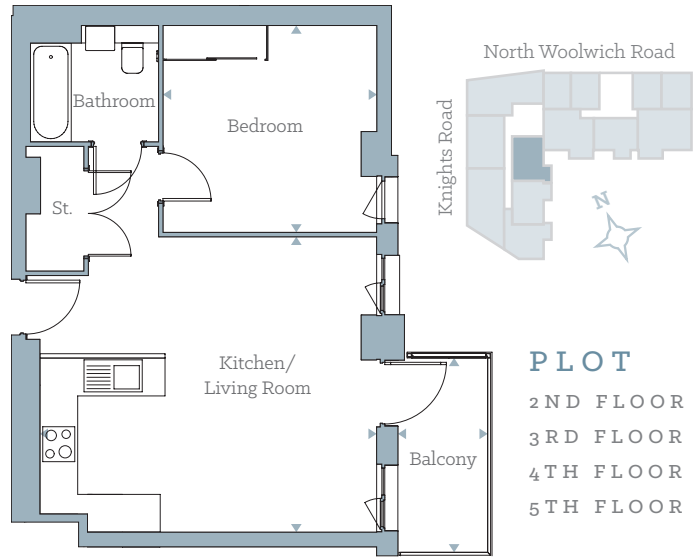


PLOT

2ND FLOOR A2.2
 3RD FLOOR A3.2
 4TH FLOOR A4.2
 5TH FLOOR A5.2

Kitchen/Living Room	5.18m x 5.79m	17'0" x 19'0"
Bedroom	3.40m x 3.70m	11'2" x 12'2"
Balcony	3.33m x 1.54m	10'11" x 5'1"
Total Area	50.62 m²	544.87 ft²

1 BEDROOM APARTMENT



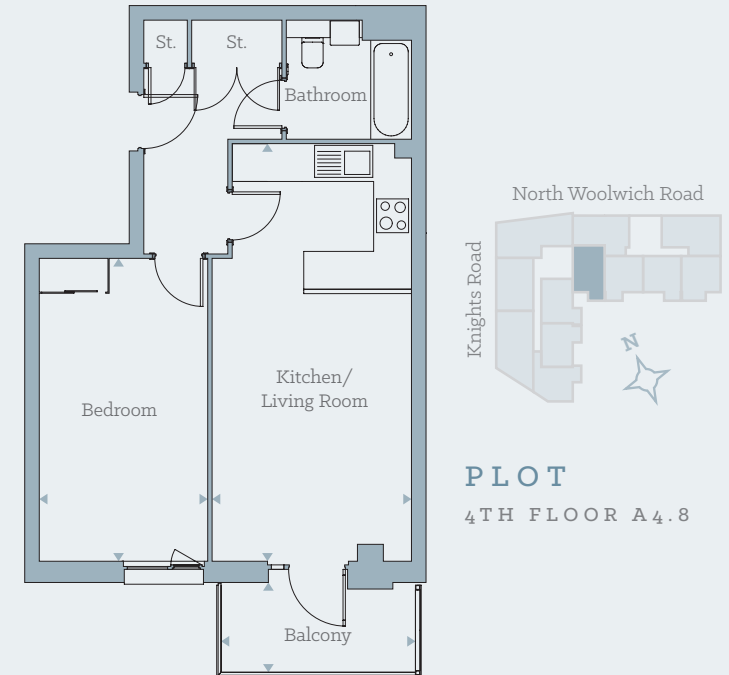
Kitchen/Living Room	5.07m x 5.78m	16'8" x 19'0"
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Bedroom	3.55m x 3.68m	11'8" x 12'1"
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Balcony	3.33m x 1.54m	10'11" x 5'1"
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Total Area	50.73 m²	546.06 ft²
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1 BEDROOM APARTMENT



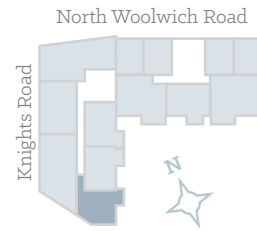
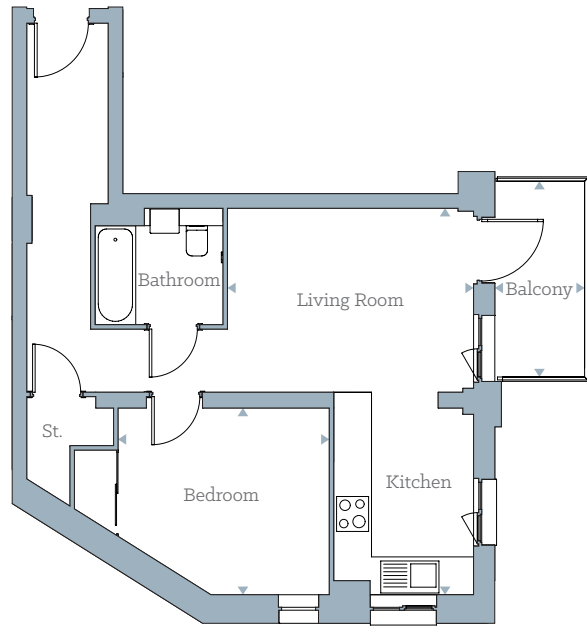
Kitchen/Living Room	7.17m x 3.42m	23'6" x 11'3"
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Bedroom	5.20m x 2.89m	17'1" x 9'6"
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Balcony	1.54m x 3.33m	5'1" x 10'11"
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Total Area	51.92 m²	558.86 ft²
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1 BEDROOM APARTMENT

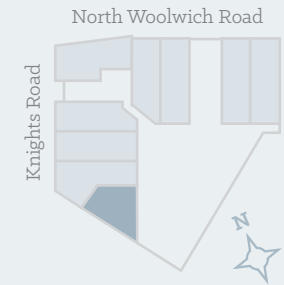
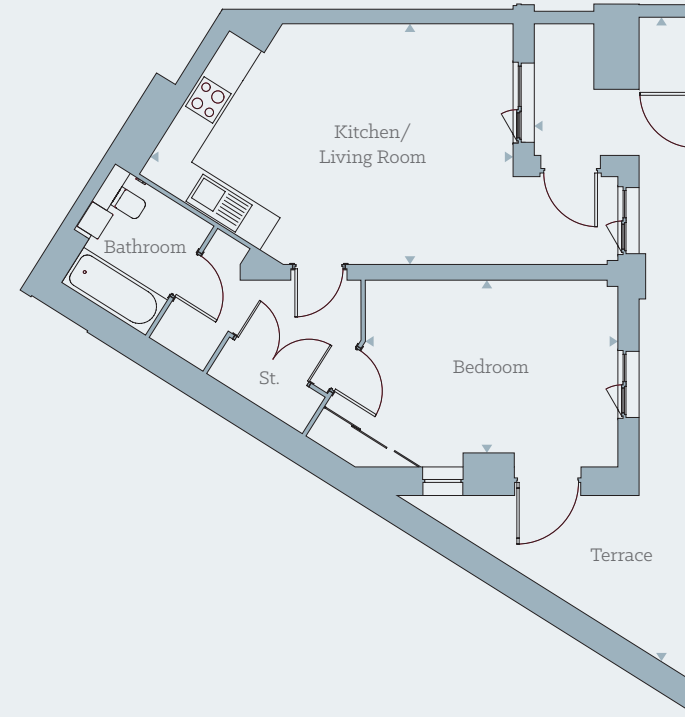


PLOT

2ND FLOOR A2.3
3RD FLOOR A3.3
4TH FLOOR A4.3
5TH FLOOR A5.3

Kitchen/Living Room	6.64m x 4.23m	21'9" x 13'10"
Bedroom	3.20m x 3.63m	10'6" x 11'11"
Balcony	3.36m x 1.54m	11'0" x 5'1"
Total Area	51.96 m²	559.30 ft²

1 BEDROOM APARTMENT

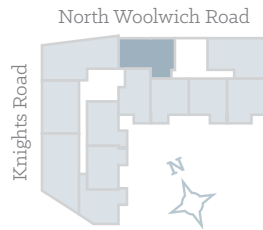
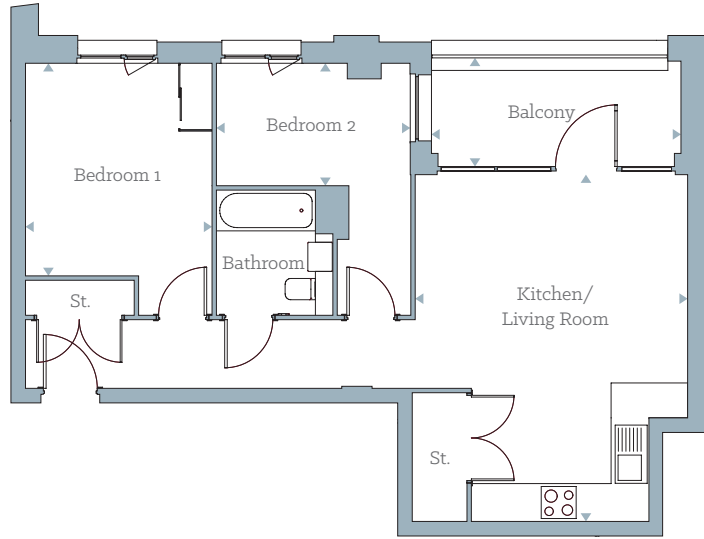


PLOT

1ST FLOOR A1.3

Kitchen/Living Room	4.13m x 6.23m	13'7" x 20'5"
Bedroom	2.97m x 4.34m	9'9" x 14'3"
Terrace	11.05m x 2.77m	36'3" x 9'1"
Total Area	53.12 m²	571.78 ft²

2 BEDROOM APARTMENT

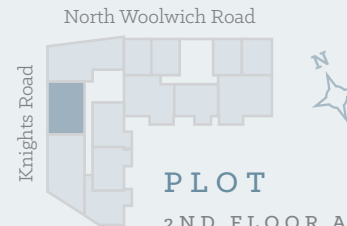


PLOT
4TH FLOOR A4.7

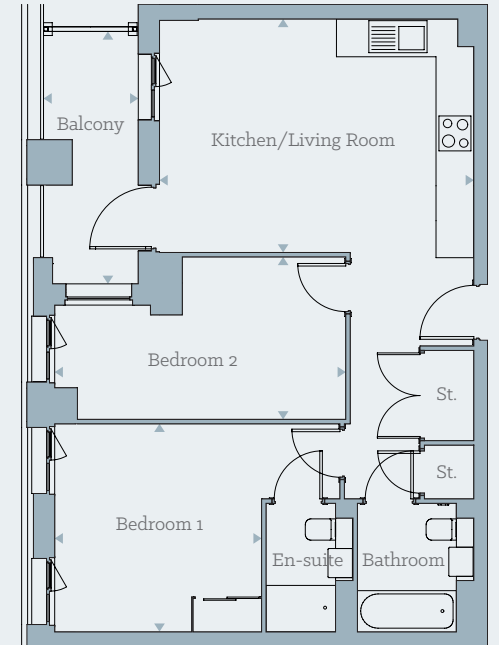
Kitchen/Living Room	5.96m x 4.68m	19'6" x 15'4"
Bedroom 1	3.65m x 3.20m	12'0" x 10'6"
Bedroom 2	2.10m x 3.33m	6'11" x 10'11"
Balcony	1.87m x 4.29m	6'1" x 14'1"
Total Area	63.94 m²	688.25 ft²

2 BEDROOM APARTMENT

Kitchen/ Living Room	4.01m x 5.40m	13'2" x 17'9"
Bedroom 1	3.58m x 3.55m	11'9" x 11'8"
Bedroom 2	2.79m x 5.00m	9'2" x 16'5"
Balcony	4.33m x 1.63m	14'3" x 5'4"
Total Area	66.46 m²	715.38 ft²



PLOT
2ND FLOOR A2.5
3RD FLOOR A3.5
4TH FLOOR A4.5
5TH FLOOR A5.5



2 BEDROOM APARTMENT

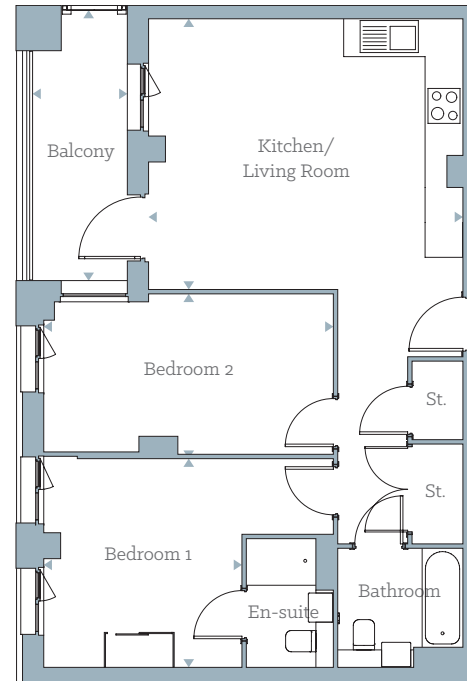
Kitchen/
Living Room 4.65m x 5.40m 15'3" x 17'9"

Bedroom 1 3.58m x 3.40m 11'9" x 11'2"

Bedroom 2 2.76m x 4.97m 9'0" x 16'4"

Balcony 4.65m x 1.63m 15'3" x 5'4"

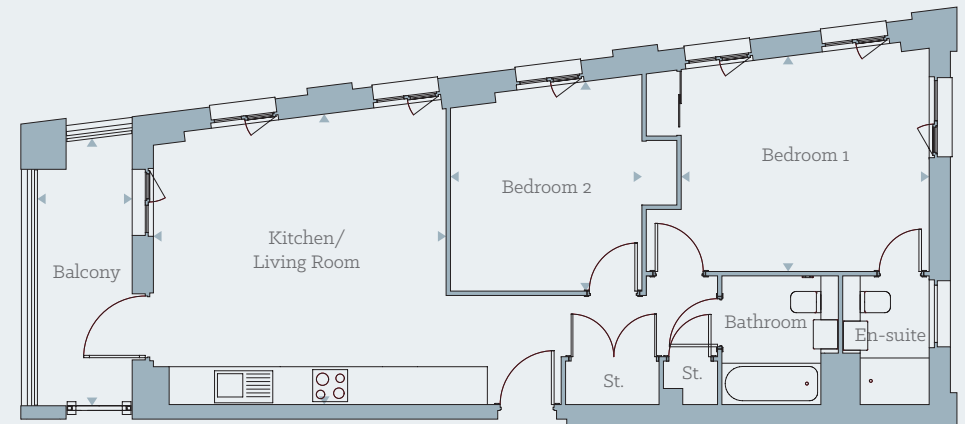
Total Area 71.12 m² 765.54 ft²



PLOT

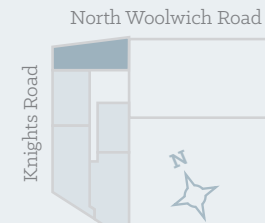
6TH FLOOR A6.4
7TH FLOOR A7.4
8TH FLOOR A8.4
9TH FLOOR A9.4
10TH FLOOR A10.4

2 BEDROOM APARTMENT



PLOT

6TH FLOOR A6.5
7TH FLOOR A7.5
8TH FLOOR A8.5
9TH FLOOR A9.5
10TH FLOOR A10.5
11TH FLOOR A11.4



Kitchen/
Living Room 4.99m x 5.03m 16'4" x 16'6"

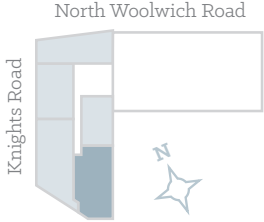
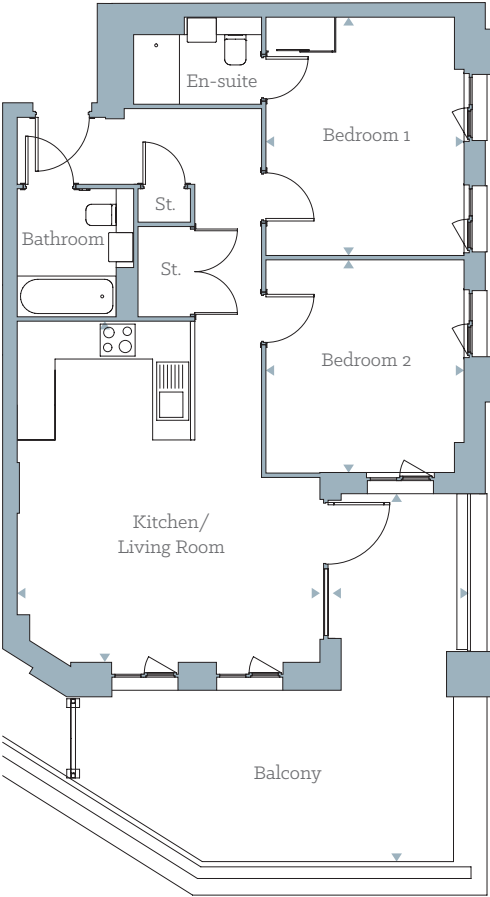
Bedroom 1 3.70m x 4.26m 12'2" x 14'0"

Bedroom 2 3.60m x 3.29m 11'10" x 10'9"

Balcony 4.59m x 1.63m 15'1" x 5'4"

Total Area 72.38 m² 779.10 ft²

2 BEDROOM APARTMENT

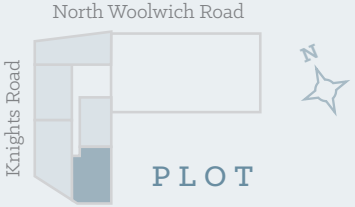


PLOT
6TH FLOOR A6.2

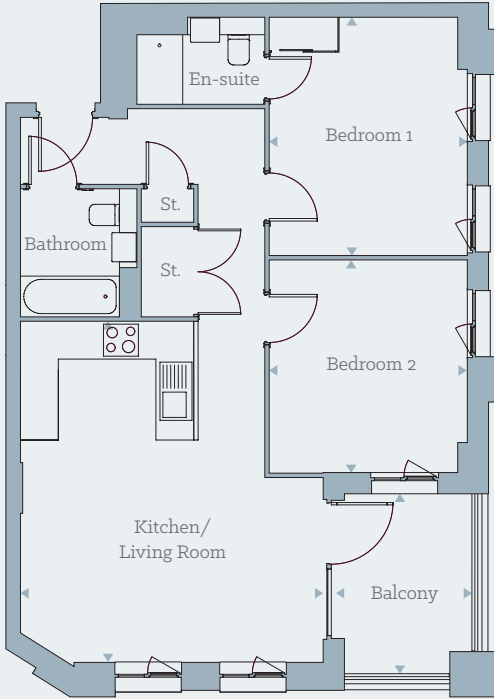
Kitchen/ Living Room	5.85m x 5.20m	19'2" x 17'1"
Bedroom 1	4.09m x 3.40m	13'5" x 11'2"
Bedroom 2	3.65m x 3.40m	12'0" x 11'2"
Balcony	6.32m x 2.34m	20'9" x 7'8"
Total Area	73.55 m²	791.69 ft²

2 BEDROOM APARTMENT

Kitchen/ Living Room	5.85m x 5.20m	19'2" x 17'1"
Bedroom 1	4.09m x 3.40m	13'5" x 11'2"
Bedroom 2	3.65m x 3.40m	12'0" x 11'2"
Balcony	3.09m x 2.34m	10'2" x 7'8"
Total Area	73.55 m²	791.69 ft²



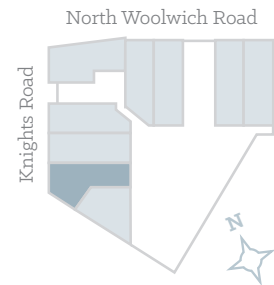
PLOT
7TH FLOOR A7.2
8TH FLOOR A8.2
9TH FLOOR A9.2
10TH FLOOR A10.2



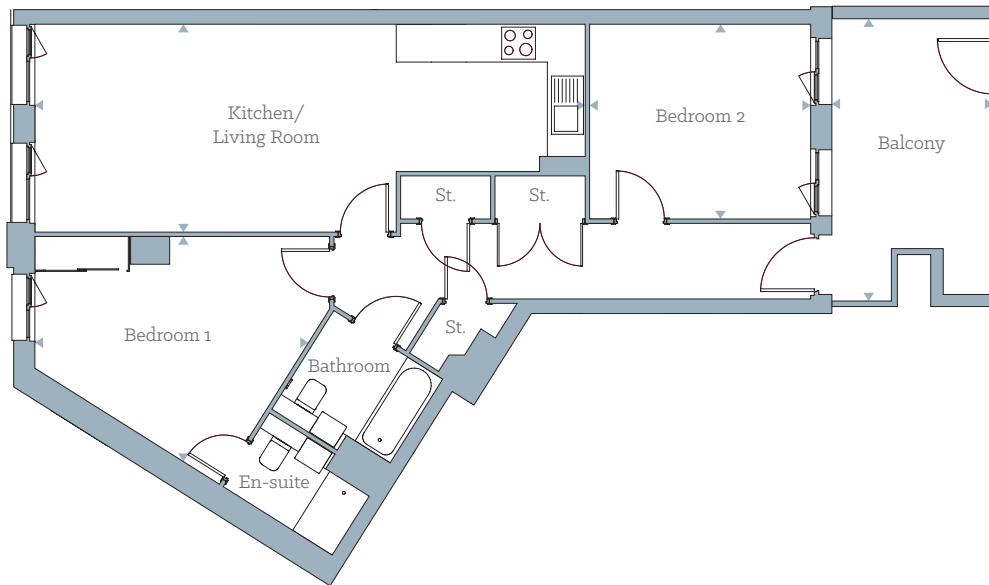
2 BEDROOM APARTMENT

PLOT

1ST FLOOR A1.4



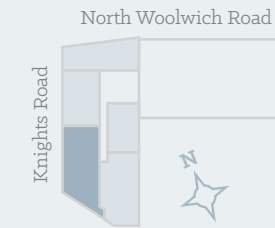
Kitchen/Living Room	3.57m x 9.45m	11'9" x 31'0"
Bedroom 1	3.86m x 4.70m	12'8" x 15'5"
Bedroom 2	3.35m x 3.80m	11'0" x 12'5"
Balcony	4.85m x 2.77m	15'11" x 9'1"
Total Area	83.46 m²	898.36 ft²



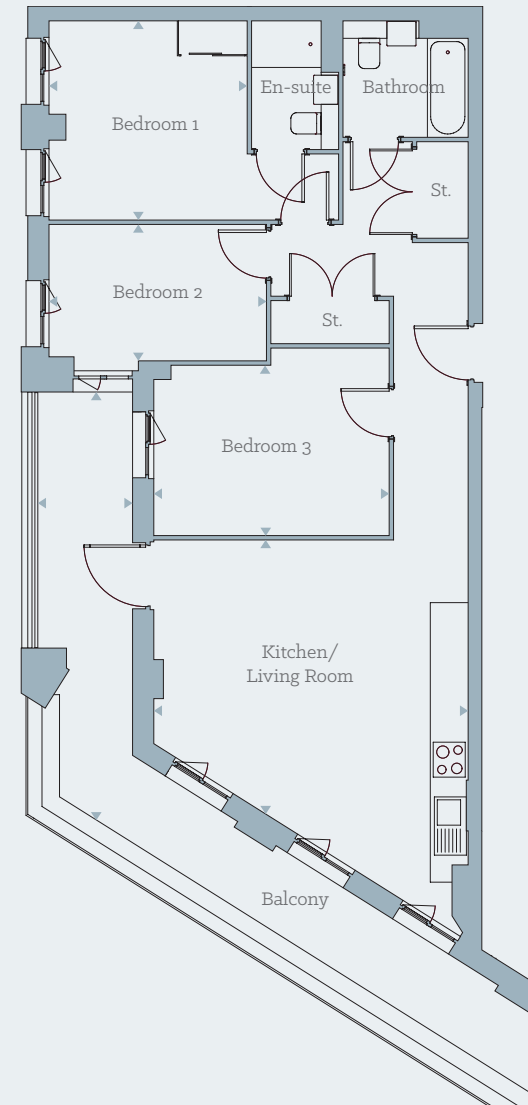
3 BEDROOM APARTMENT

PLOT

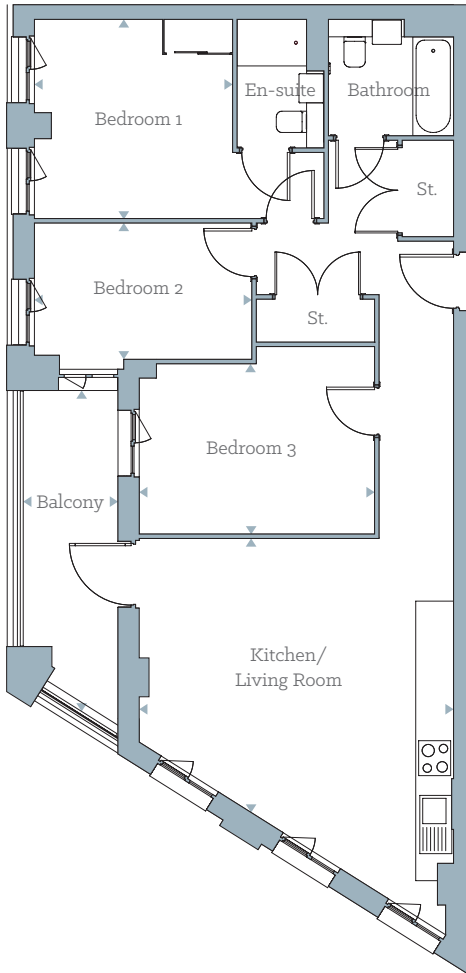
6TH FLOOR A6.3



Kitchen/Living Room	4.71m x 5.40m	15'5" x 17'9"
Bedroom 1	3.42m x 3.40m	11'3" x 11'2"
Bedroom 2	2.34m x 3.74m	7'8" x 12'3"
Bedroom 3	2.93m x 4.04m	9'7" x 13'3"
Balcony	7.38m x 1.63m	24'3" x 5'4"
Total Area	86.44 m²	930.44 ft²

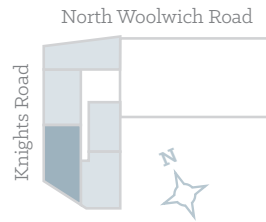


3 BEDROOM APARTMENT



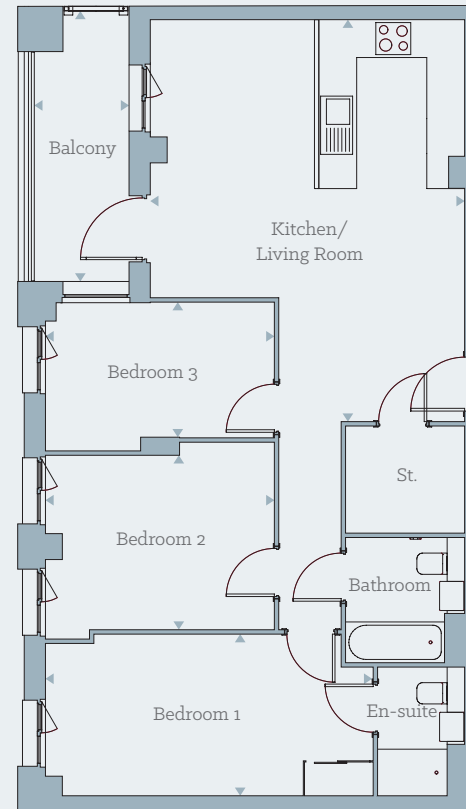
PLOT

7TH FLOOR A7.3
8TH FLOOR A8.3
9TH FLOOR A9.3
10TH FLOOR A10.3



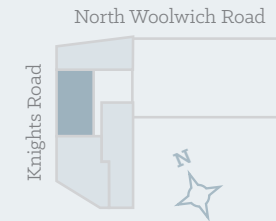
Kitchen/ Living Room	4.71m x 5.40m	15'5" x 17'9"
Bedroom 1	3.42m x 3.40m	11'3" x 11'2"
Bedroom 2	2.34m x 3.74m	7'8" x 12'3"
Bedroom 3	2.93m x 4.04m	9'7" x 13'3"
Balcony	5.51m x 1.63m	18'1" x 5'4"
Total Area	86.44 m²	930.44 ft²

3 BEDROOM APARTMENT



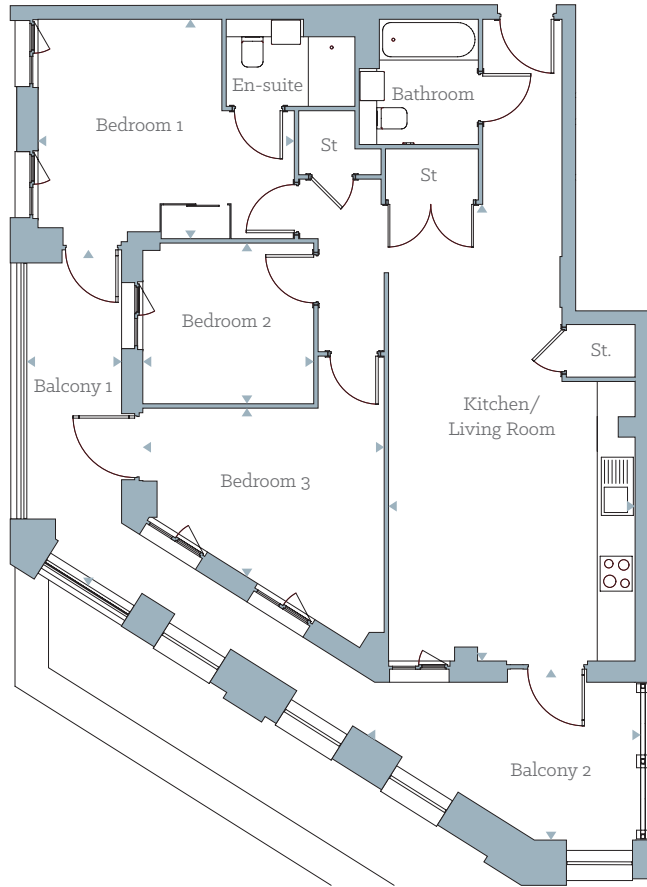
PLOT

11TH FLOOR A11.3



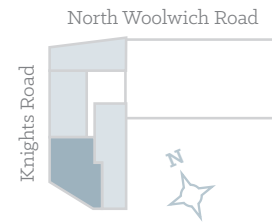
Kitchen/ Living Room	6.90m x 5.40m	22'8" x 17'9"
Bedroom 1	2.78m x 5.63m	9'1" x 18'6"
Bedroom 2	3.00m x 3.93m	9'10" x 12'11"
Bedroom 3	2.32m x 3.93m	7'7" x 12'11"
Balcony	4.65m x 1.63m	15'3" x 5'4"
Total Area	86.78 m²	934.09 ft²

3 BEDROOM APARTMENT



PLOT

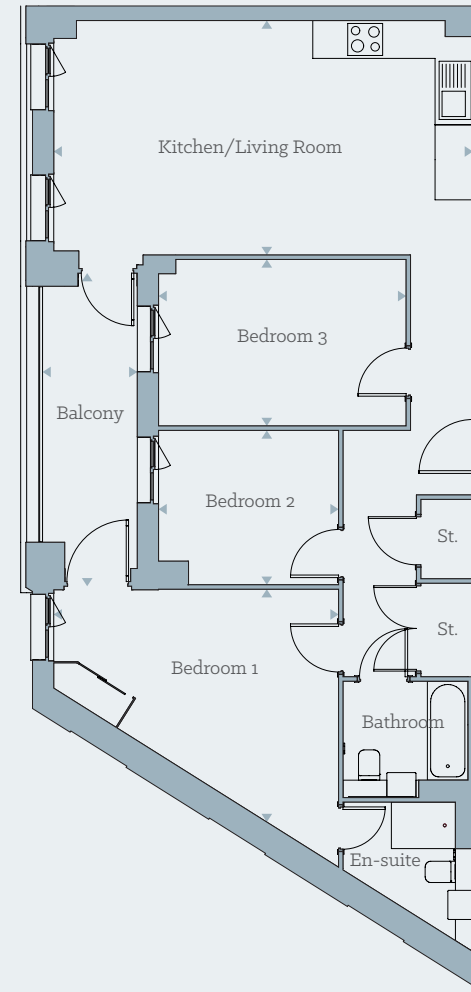
11TH FLOOR A11.2



Kitchen/ Living Room	7.84m x 4.23m	25'9" x 13'11"
Bedroom 1	3.77m x 4.40m	12'4" x 14'5"
Bedroom 2	2.76m x 2.94m	9'1" x 9'8"
Bedroom 3	4.15m x 2.90m	13'7" x 9'6"
Balcony 1	5.77m x 1.63m	18'11" x 5'4"
Balcony 2	2.94m x 4.70m	9'8" x 15'5"

Total Area 87.69 m² 943.90 ft²

3 BEDROOM APARTMENT



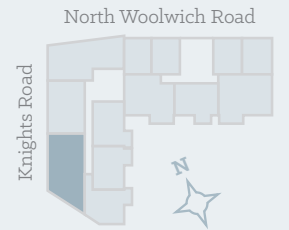
PLOT

2ND FLOOR A2.4

3RD FLOOR A3.4

4TH FLOOR A4.4

5TH FLOOR A5.4



Kitchen/ Living Room	4.03m x 7.20m	13'3" x 23'7"
Bedroom 1	4.01m x 4.89m	13'2" x 16'1"
Bedroom 2	2.65m x 3.09m	8'8" x 10'2"
Bedroom 3	2.86m x 4.25m	9'5" x 13'11"
Balcony	5.30m x 1.69m	17'5" x 5'6"

Total Area 88.2 m² 949.38 ft²

3 BEDROOM APARTMENT

PLOT

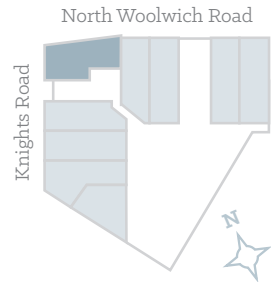
1ST FLOOR A1.5

2ND FLOOR A2.6

3RD FLOOR A3.6

4TH FLOOR A4.6

5TH FLOOR A5.6



Kitchen 2.79m x 2.41m 9'2" x 7'11"

Living Room 4.30m x 6.21m 14'1" x 20'5"

Bedroom 1 3.70m x 4.15m 12'2" x 13'7"

Bedroom 2 3.60m x 3.63m 11'10" x 11'11"

Bedroom 3 3.14m x 2.54m 10'4" x 8'4"

Balcony 7.39m x 1.63m 24'3" x 5'4"

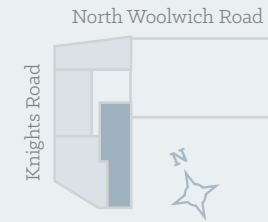
Total Area 88.93 m² 957.24 ft²



3 BEDROOM APARTMENT

PLOT

11TH FLOOR A11.1



Kitchen/Living Room 7.18m x 4.62m 23'7" x 15'2"

Bedroom 1 3.35m x 3.97m 11'0" x 13'0"

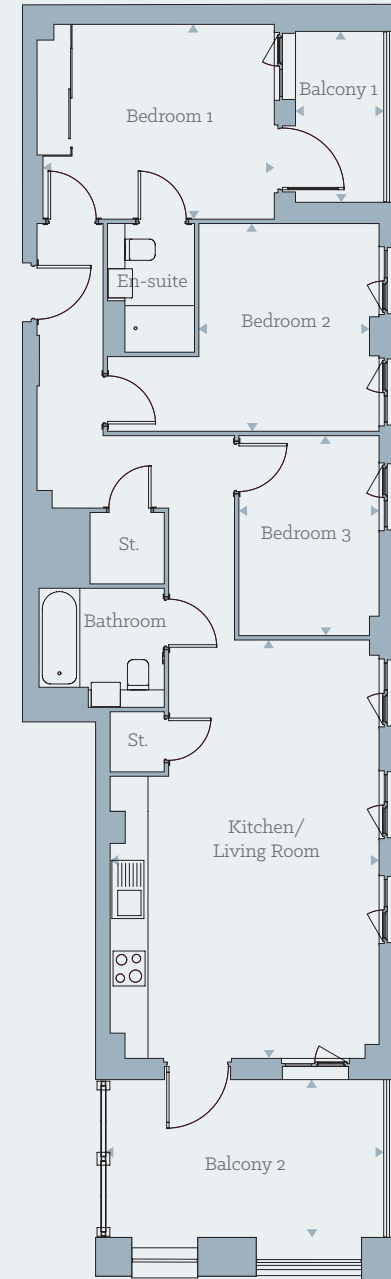
Bedroom 2 3.57m x 2.93m 11'8" x 9'7"

Bedroom 3 3.43m x 2.41m 11'3" x 7'11"

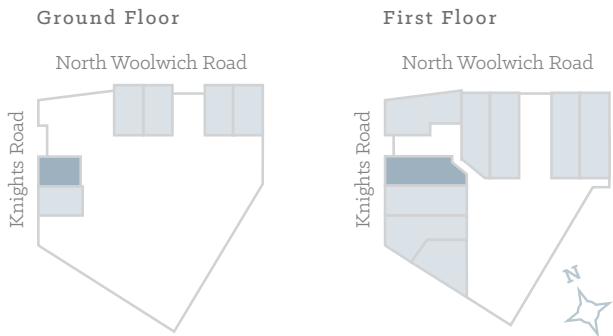
Balcony 1 2.94m x 1.52m 9'8" x 5'0"

Balcony 2 2.71m x 4.79m 8'11" x 15'8"

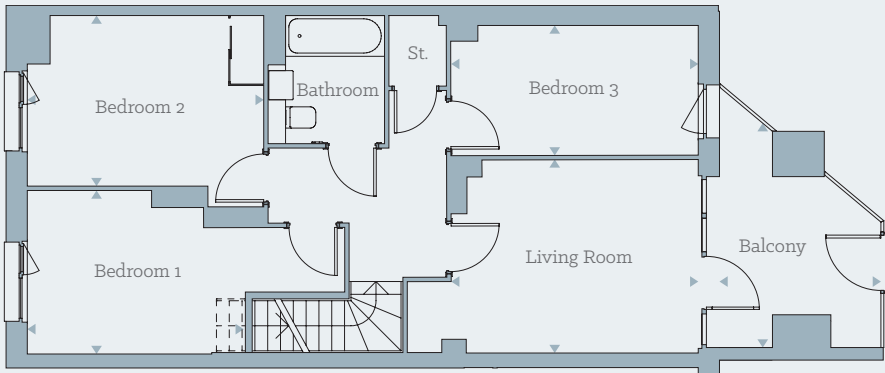
Total Area 89.05 m² 958.53 ft²



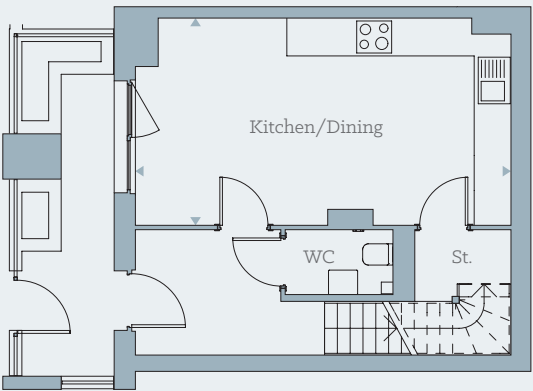
PLOT A.02, 3 BEDROOM DUPLEX



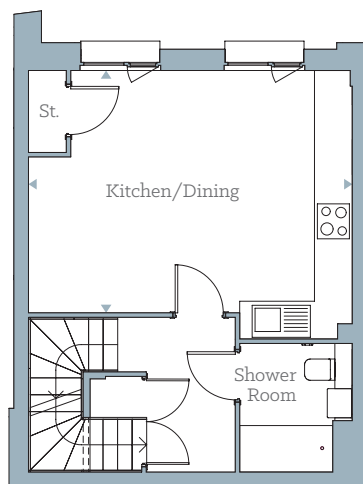
Kitchen/Dining	3.56m x 6.47m	11'8" x 21'3"
Living Room	3.32m x 4.24m	10'11" x 13'11"
Bedroom 1	2.81m x 3.75m	9'3" x 12'3"
Bedroom 2	2.93m x 4.06m	9'7" x 13'4"
Bedroom 3	2.23m x 4.25m	7'4" x 13'11"
Balcony	5.75m x 1.59m	18'10" x 5'2"
Total Area	102.94 m²	1108.03 ft²



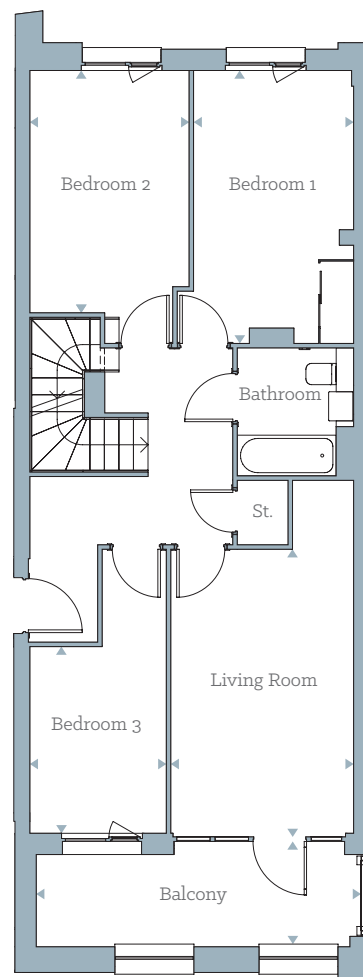
First Floor



Ground Floor



Second Floor

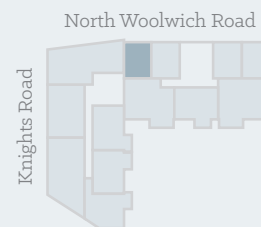


Third Floor

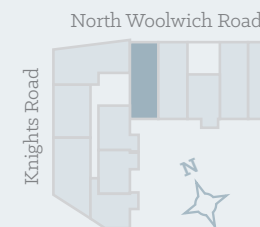
PLOT A3.7, 3 BEDROOM DUPLEX

Kitchen/Dining	4.13m x 5.56m	13'7" x 18'3"
Living Room	4.88m x 3.14m	16'0" x 10'4"
Bedroom 1	4.69m x 2.75m	15'5" x 9'0"
Bedroom 2	4.16m x 2.74m	13'8" x 9'0"
Bedroom 3	3.21m x 2.35m	10'6" x 7'8"
Balcony	1.81m x 5.58m	5'11" x 18'4"
Total Area	111.26 m²	1197.60 ft²

Second Floor



Third Floor



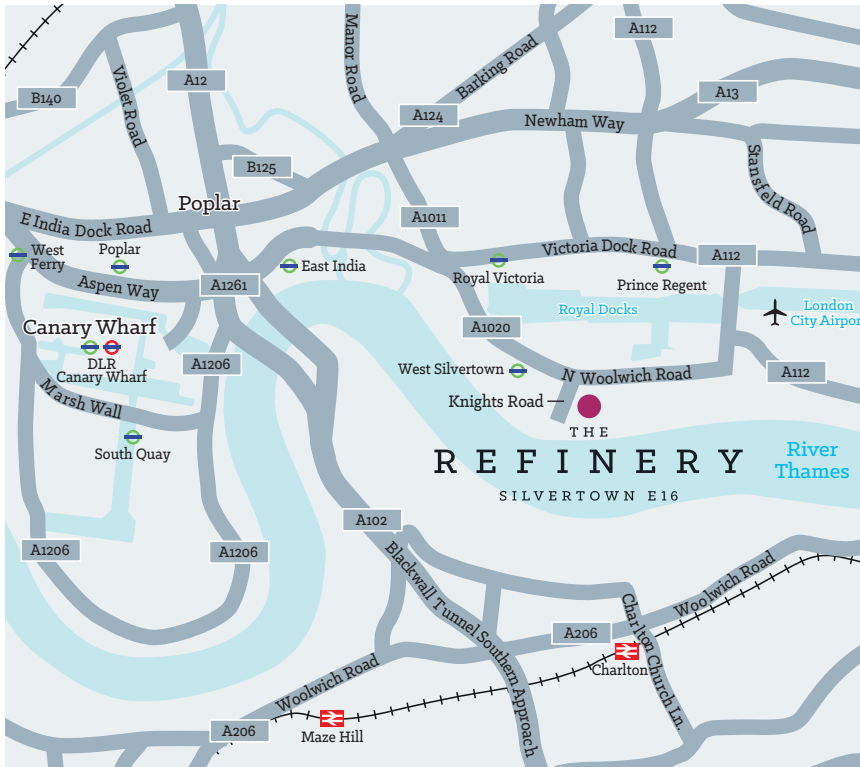


Computer generated image

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