

BOW RIVER VILLAGE

LONDON E3

METCALFE COURT & GRATTAN COURT FLOOR PLANS

A collection of 1, 2 & 3 bedroom homes along the waters edge in Bow
available for Shared Ownership.

BOW RIVER VILLAGE

LONDON E3



BRV SITE PLAN

FUTURE DEVELOPMENT

AS PART OF THE LOCAL
DEVELOPMENT PLAN

PHASE 1

COMPLETED 2017

PHASE 2

ANTICIPATED
COMPLETION 2019

PHASE 3

ANTICIPATED
COMPLETION 2024

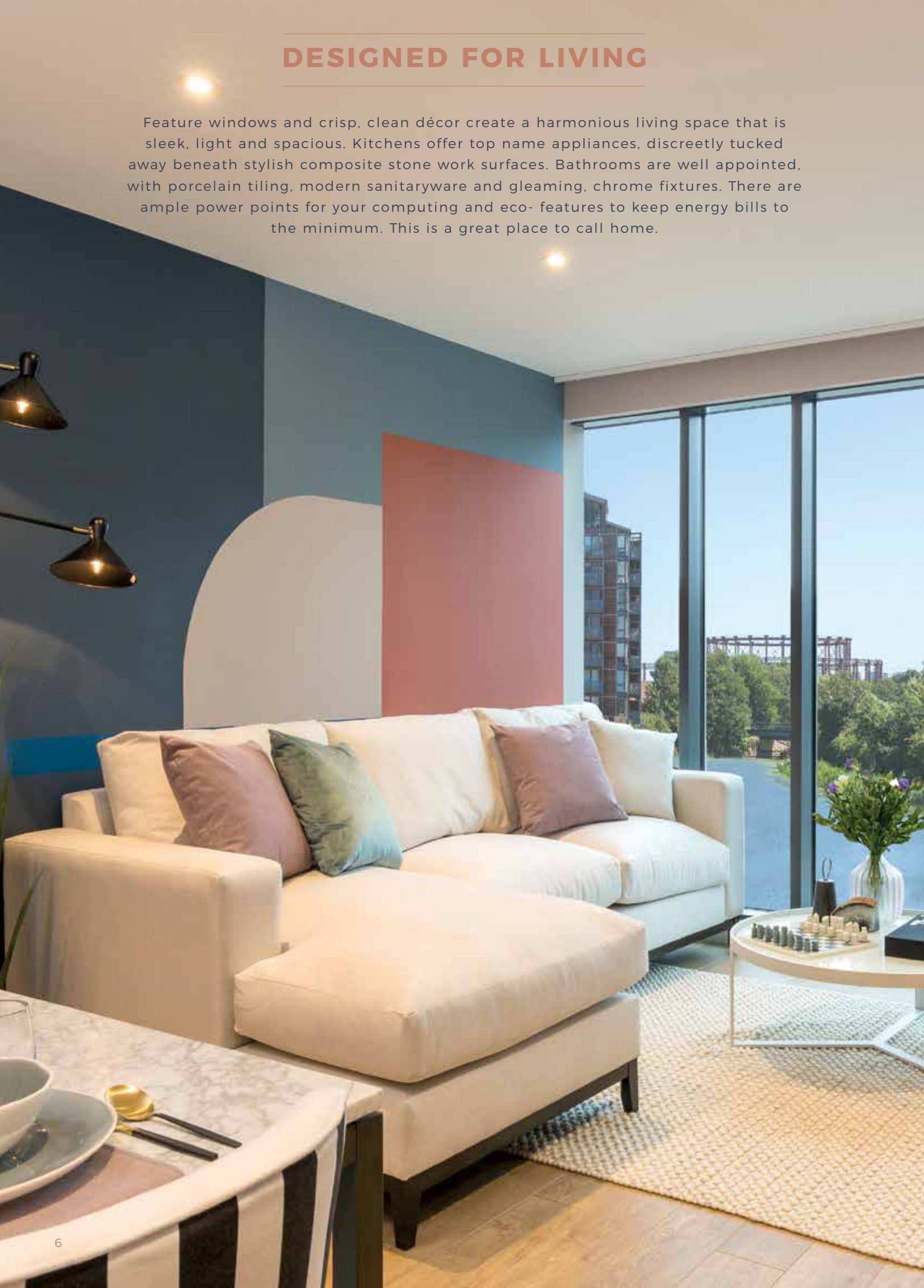


KEY

- Phase 1 - Completed 2017
- Phase 2 - Anticipated Completion 2019
- Phase 3 - Anticipated Completion 2024
- Future Development - As part of the local development plan

DESIGNED FOR LIVING

Feature windows and crisp, clean décor create a harmonious living space that is sleek, light and spacious. Kitchens offer top name appliances, discreetly tucked away beneath stylish composite stone work surfaces. Bathrooms are well appointed, with porcelain tiling, modern sanitaryware and gleaming, chrome fixtures. There are ample power points for your computing and eco- features to keep energy bills to the minimum. This is a great place to call home.



ALL ABOUT SHARED OWNERSHIP

You buy a percentage of a home, and pay rent on the rest. This means a smaller deposit, a smaller mortgage, and quicker steps on the ladder. We own some of the property, but it's still yours. You're living there, you can make it your own, and you decide when to sell. You can even buy more shares, to eventually own the lot.

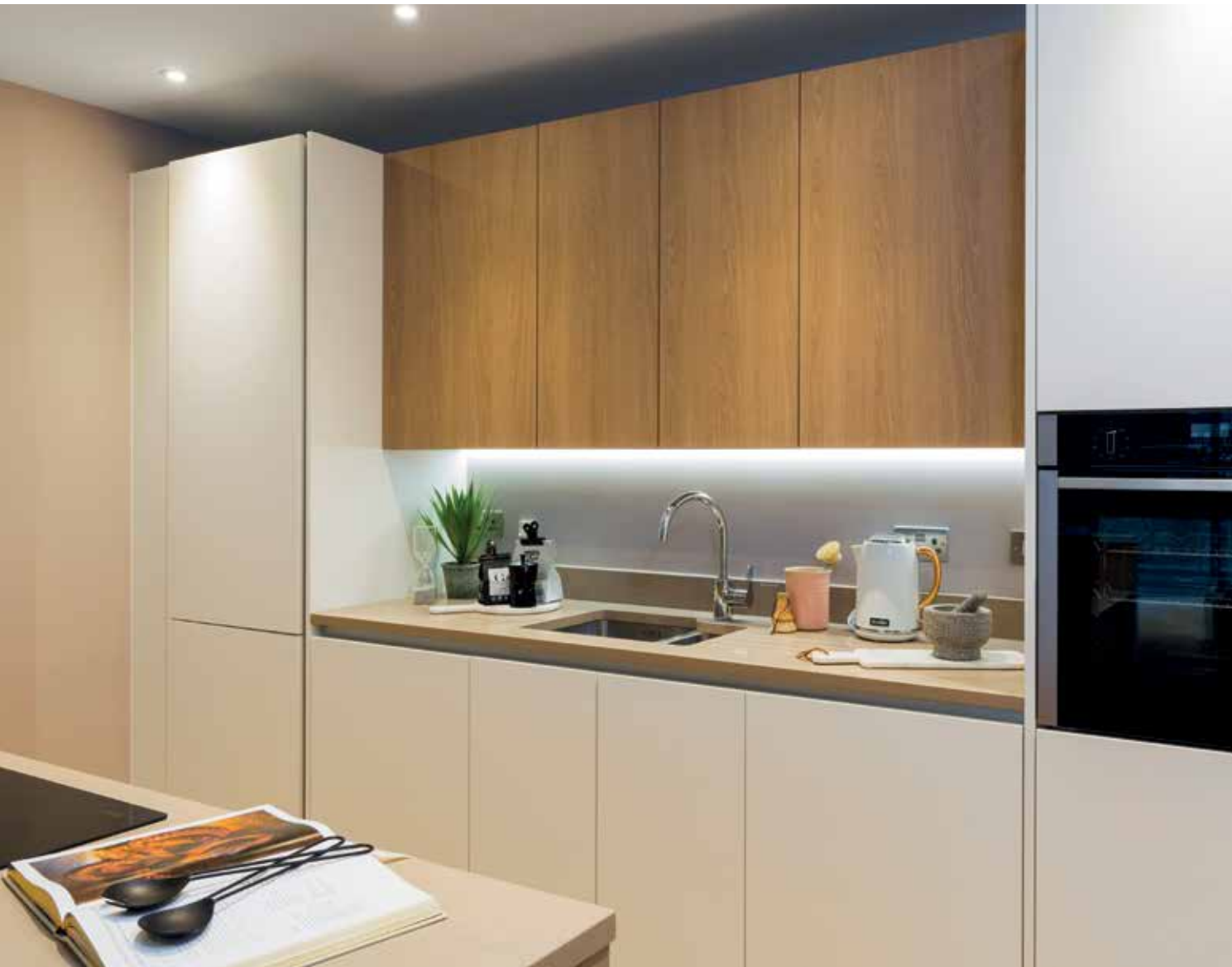
YOU COULD BUY A HOME THROUGH SHARED OWNERSHIP IF:

- Your household earns £90,000 a year or less
- You are a first-time buyer, you used to own a home but can't afford to buy one now or are an existing shared owner looking to move.

To purchase a home you'll need to take out a mortgage to pay for your share of the homes purchase price, or fund this through your savings, typically you'll need minimum 5% deposit of the value of the share you purchase.

A rent of 2.75% is payable monthly on the unowned share. Shared Ownership properties are leasehold.

Find out more at
www.helptobuy.gov.uk/shared-ownership



KITCHEN

- Contemporary handle-less kitchen with recessed under unit LED lighting
- Silestone composite worktop with matching upstand
- Undermounted stainless steel sink with Grohe chrome mixer tap
- Glass splashback to hob
- Bosch telescopic cooker hood
- Bosch ceramic hob
- Bosch electric single oven
- Bosch double oven to 3 bedroom homes
- Zanussi integrated fridge/freezer
- Zanussi fully integrated dishwasher
- Integrated waste bins

BATHROOM

- Ideal Standard contemporary white sanitaryware including semi recessed basin with vanity top, bath and back to wall toilet
- Ideal Standard thermostatic shower valve with rain shower head
- Ideal Standard bath filler
- Ideal Standard chrome mixer tap to basin
- Large mirror cabinet above basin
- Clear bath screen
- Large format porcelain wall tiling with tiled bath panel

ENSUITE

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

GENERAL

- Zanussi freestanding washer/dryer to hall cupboard
- Composite aluminium and wood double glazed windows with white finish internally
- Flush grey painted 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

HEATING AND ELECTRICAL

- Heating and hot water supplied from centralised boiler system
- White contemporary radiators with TRV controls
- MVHR (Mechanical Ventilation and Heat Recovery) system
- Recessed LED downlights to hall, kitchen, living/dining room, bathroom and ensuite

- Chrome heated towel rail to bathroom and ensuite
- Pendant light fittings to bedrooms
- White sockets and switches throughout except kitchen
- Brushed chrome sockets and switches to kitchen
- White shaver socket set within bathroom cabinet
- Brushed chrome shaver socket to ensuite
- Telephone points to all bedrooms
- Telephone, TV/DAB socket and Sky Q facility to Lounge*
- Light to balcony
- Smoke detectors

FLOORING

- Oak plank wood effect laminate flooring to hall, kitchen, lounge/dining room
- Wool twist carpet to bedrooms
- Large format porcelain tiles to bathroom and ensuite

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
- Landscaped communal courtyard
- Southern Housing Group will manage and maintain communal areas – a service charge will be payable.
- Parking available to rent with 2 and 3 bedroom apartments, subject to availability

WARRANTY

- 12 year NHBC Buildmark warranty

*Subject to purchaser subscription

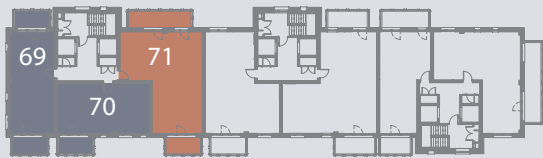


METCALFE COURT & GRATTAN COURT

PLOT LOCATOR



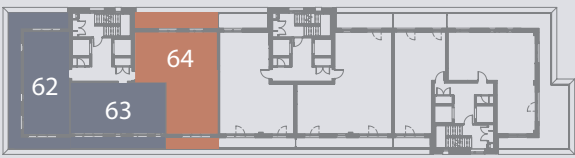
2nd Floor



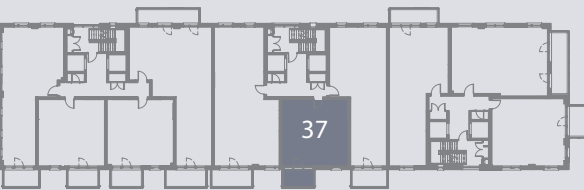
7th Floor



1st Floor



6th Floor



3rd Floor



Key

- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments

GRATTAN COURT

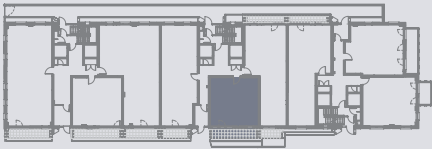
PLOT 8

ONE BEDROOM APARTMENT

TOTAL AREA 49.9 m² (537 sq ft)



Plot 008 Ground Floor



Kitchen/Dining/Living	6.831m x 4.227m	22' 5" x 13' 10"
Bedroom	4.888m x 2.750m	16' 0" x 9' 0"
Bathroom	2.120m x 2.120m	6' 11" x 6' 11"
Terrace	7.138m x 1.400m	23' 5" x 4' 7"

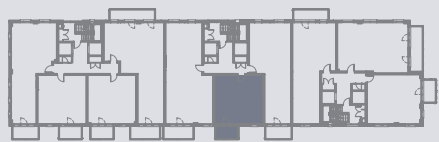
- Denotes points between which measurements are given
- S Storage W Wardrobe

GRATTAN COURT

PLOTS 17, 27 & 37
ONE BEDROOM APARTMENT
TOTAL AREA 49.9 m² (537 sq ft)



Plot 037 Third Floor
Plot 027 Second Floor
Plot 017 First Floor



Kitchen/Dining/Living	6.819m x 4.227m	22' 4" x 13' 10"
Bedroom	4.888m x 2.750m	16' 0" x 9' 0"
Bathroom	2.120m x 2.120m	6' 11" x 6' 11"
Balcony	3.455m x 1.928m	11' 4" x 6' 4"

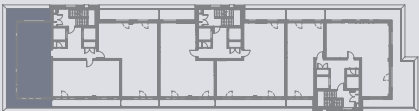
▶ Denotes points between which measurements are given
S Storage W Wardrobe

METCALFE COURT

PLOT 62
ONE BEDROOM APARTMENT
TOTAL AREA 51.2 m² (551 sq ft)



Plot 062 Sixth Floor



Kitchen/Dining/Living	4.725m x 2.710m	15' 6" x 8' 10"
Bedroom	5.034m x 2.763m	15' 6" x 8' 11"
Bathroom	2.160m x 2.120m	7' 1" x 6' 11"
Terrace	14.335m x 6.490m	47' 0" x 21' 4"

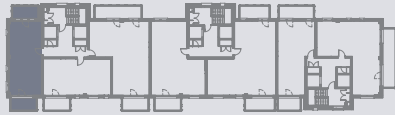
▶ Denotes points between which measurements are given
S Storage W Wardrobe

METCALFE COURT

PLOT 69
ONE BEDROOM APARTMENT
TOTAL AREA 51.2 m² (551 sq ft)



Plot 069 Seventh Floor

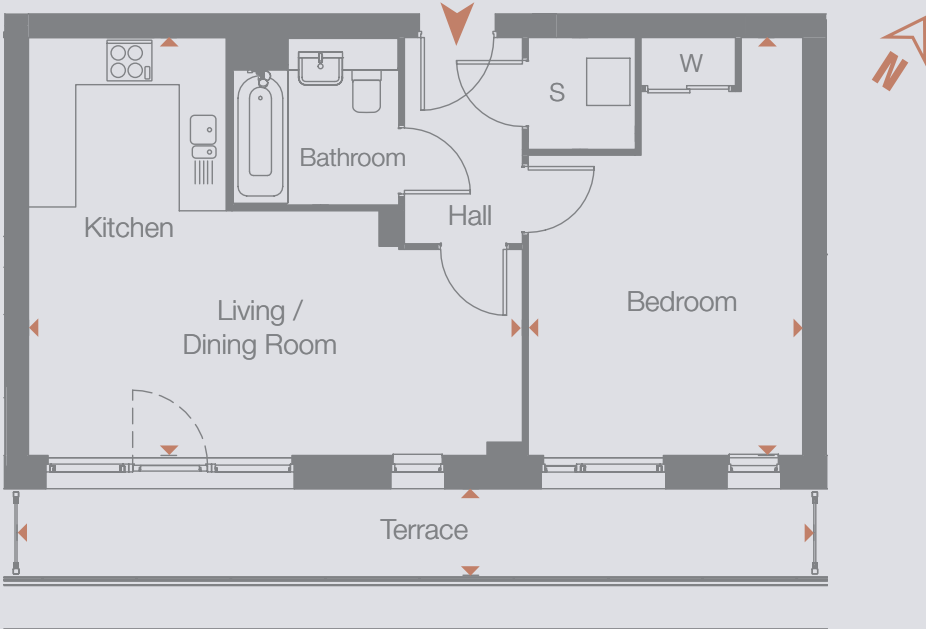


Kitchen/Dining/Living	5.822m x 4.725m	19' 1" x 15' 6"
Bedroom	4.725m x 2.710m	15' 6" x 8' 11"
Bathroom	2.160m x 2.120m	7' 1" x 6' 11"
Balcony 1	3.955m x 1.911m	13' 0" x 6' 3"
Balcony 2	3.955m x 1.911m	13' 0" x 6' 3"

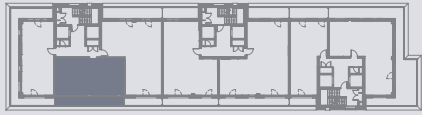
► Denotes points between which measurements are given
S Storage W Wardrobe

METCALFE COURT

PLOT 63
ONE BEDROOM APARTMENT
TOTAL AREA 52.3 m² (563 sq ft)



Plot 063 Sixth Floor

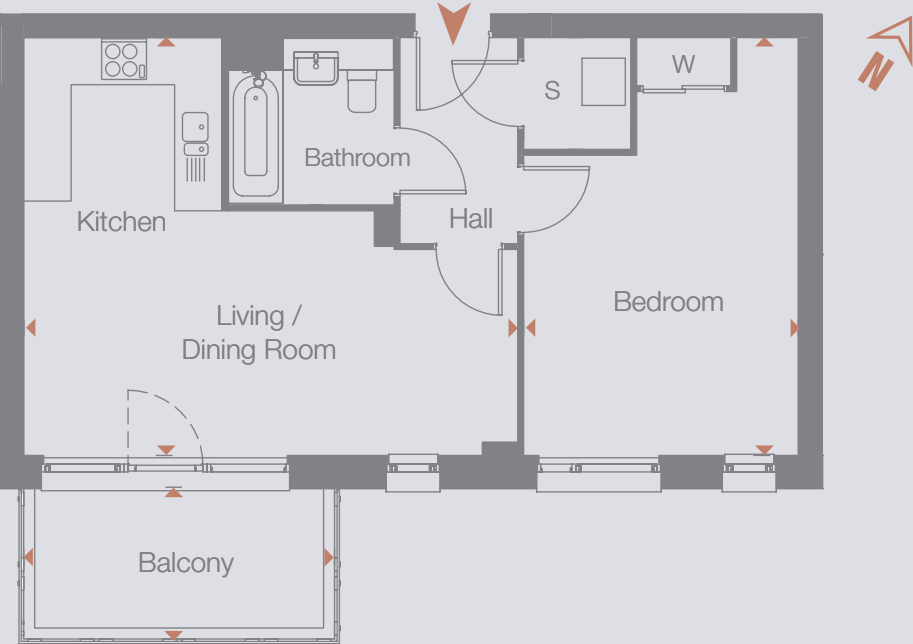


Kitchen/Dining/Living	6.283m x 5.316m	20' 7" x 17' 5"
Bedroom	5.316m x 3.492m	17' 5" x 11' 5"
Bathroom	2.130m x 2.120m	7' 0" x 6' 11"
Terrace	10.135m x 1.100m	33' 3" x 3' 7"

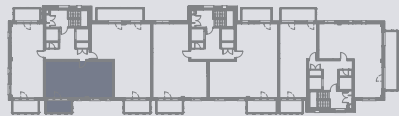
► Denotes points between which measurements are given
S Storage W Wardrobe

METCALFE COURT

PLOT 70
ONE BEDROOM APARTMENT
TOTAL AREA 52.3 m² (563 sq ft)



Plot 070 Seventh Floor



Kitchen/Dining/Living	6.283m x 5.316m	20' 7" x 17' 5"
Bedroom	5.316m x 3.492m	17' 5" x 11' 5"
Bathroom	2.130m x 2.120m	7' 0" x 6' 11"
Balcony	3.955m x 1.930m	13' 0" x 6' 4"

► Denotes points between which measurements are given
S Storage W Wardrobe

GRATTAN COURT

PLOTS 18 & 28
TWO BEDROOM APARTMENT
TOTAL AREA 73.1 m² (787 sq ft)



Plot 028 Second Floor

Plot 018 First Floor



Kitchen/Dining/Living	7.186m x 3.800m	23' 7" x 12' 6"
Bedroom 1	4.887m x 3.000m	16' 0" x 9' 10"
Bedroom 2	3.287m x 2.987m	10' 9" x 9' 10"
Bathroom	2.600m x 2.200m	8' 6" x 7' 3"
Balcony	3.955m x 1.928m	13' 0" x 6' 4"

► Denotes points between which measurements are given
S Storage W Wardrobe

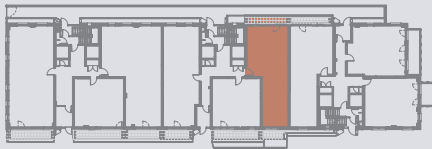
GRATTAN COURT

PLOT 07

TWO BEDROOM APARTMENT
TOTAL AREA 73.2 m² (788 sq ft)



Plot 007 Ground Floor



Kitchen/Dining/Living	8.363m x 3.587m	27' 5" x 11' 9"
Bedroom 1	3.800m x 3.709m	12' 6" x 12' 2"
Bedroom 2	3.761m x 2.400m	12' 4" x 7' 10"
Bathroom	2.600m x 2.450m	8' 6" x 8' 0"
Terrace 1	6.204m x 0.985m	20' 4" x 3' 3"
Terrace 2	3.284m x 1.400m	10' 9" x 4' 7"

▶ Denotes points between which measurements are given S Storage W Wardrobe

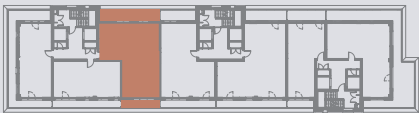
METCALFE COURT

PLOT 64

TWO BEDROOM APARTMENT
TOTAL AREA 75.9 m² (817 sq ft)



Plot 064 Sixth Floor



Kitchen/Dining/Living	5.543m x 5.350m	18' 2" x 17' 7"
Bedroom 1	4.156m x 3.849m	13' 8" x 12' 8"
Bedroom 2	4.556m x 3.849m	14' 11" x 12' 8"
Bathroom	2.120m x 2.120m	6' 11" x 6' 11"
Terrace 1	5.621m x 1.100m	18' 5" x 3' 7"
Terrace 2	8.777m x 1.597m	28' 10" x 5' 3"

▶ Denotes points between which measurements are given
S Storage W Wardrobe

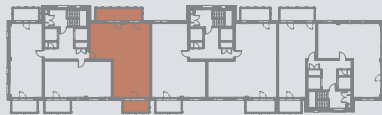
METCALFE COURT

PLOT 71

TWO BEDROOM APARTMENT
TOTAL AREA 75.9 m² (817 sq ft)



Plot 071 Seventh Floor



Kitchen/Dining/Living	5.543m x 5.350m	18' 2" x 17' 7"
Bedroom 1	4.156m x 3.849m	13' 8" x 12' 8"
Bedroom 2	4.556m x 3.849m	14' 11" x 12' 8"
Bathroom	2.120m x 2.120m	6' 11" x 6' 11"
Balcony 1	3.955m x 1.911m	13' 0" x 6' 3"
Balcony 2	6.960m x 1.911m	22' 10" x 6' 3"

► Denotes points between which measurements are given
S Storage W Wardrobe

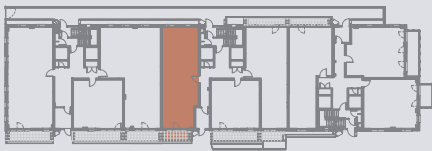
GRATTAN COURT

PLOT 6

TWO BEDROOM APARTMENT
TOTAL AREA 76.1 m² (819 sq ft)



Plot 006 Ground Floor

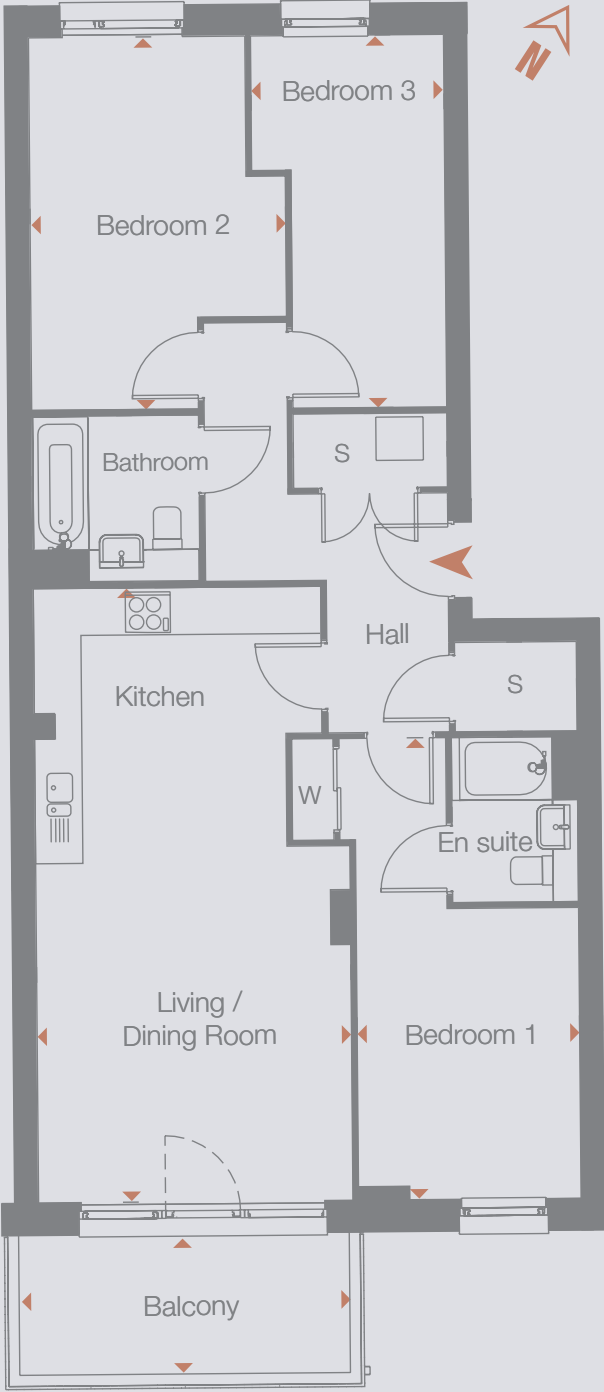


Kitchen/Dining/Living	6.160m x 4.630m	20' 3" x 15' 2"
Bedroom 1	4.701m x 3.243m	15' 5" x 10' 8"
Bedroom 2	4.600m x 2.583m	15' 1" x 8' 6"
Bathroom	2.120m x 2.120m	6' 11" x 6' 11"
En suite	2.110m x 1.620m	6' 11" x 5' 4"
Terrace	4.355m x 1.400m	14' 3" x 4' 7"

► Denotes points between which measurements are given
S Storage W Wardrobe

GRATTAN COURT

PLOTS 16 & 26
THREE BEDROOM APARTMENT
TOTAL AREA 89.7 m² (965 sq ft)



Plot 026 Second Floor
Plot 016 First Floor



Kitchen/Dining/Living	7.813m x 3.997m	25' 8" x 13' 1"
Bedroom 1	5.873m x 2.830m	19' 3" x 9' 3"
Bedroom 2	4.740m x 3.250m	15' 7" x 10' 8"
Bedroom 3	4.740m x 2.455m	15' 7" x 8' 1"
Bathroom	2.120m x 2.120m	6' 11" x 6' 11"
Ensuite	2.120m x 1.600m	6' 11" x 5' 3"
Balcony	4.486m x 1.928m	14' 9" x 6' 4"

▶ Denotes points between which measurements are given **S** Storage **W** Wardrobe





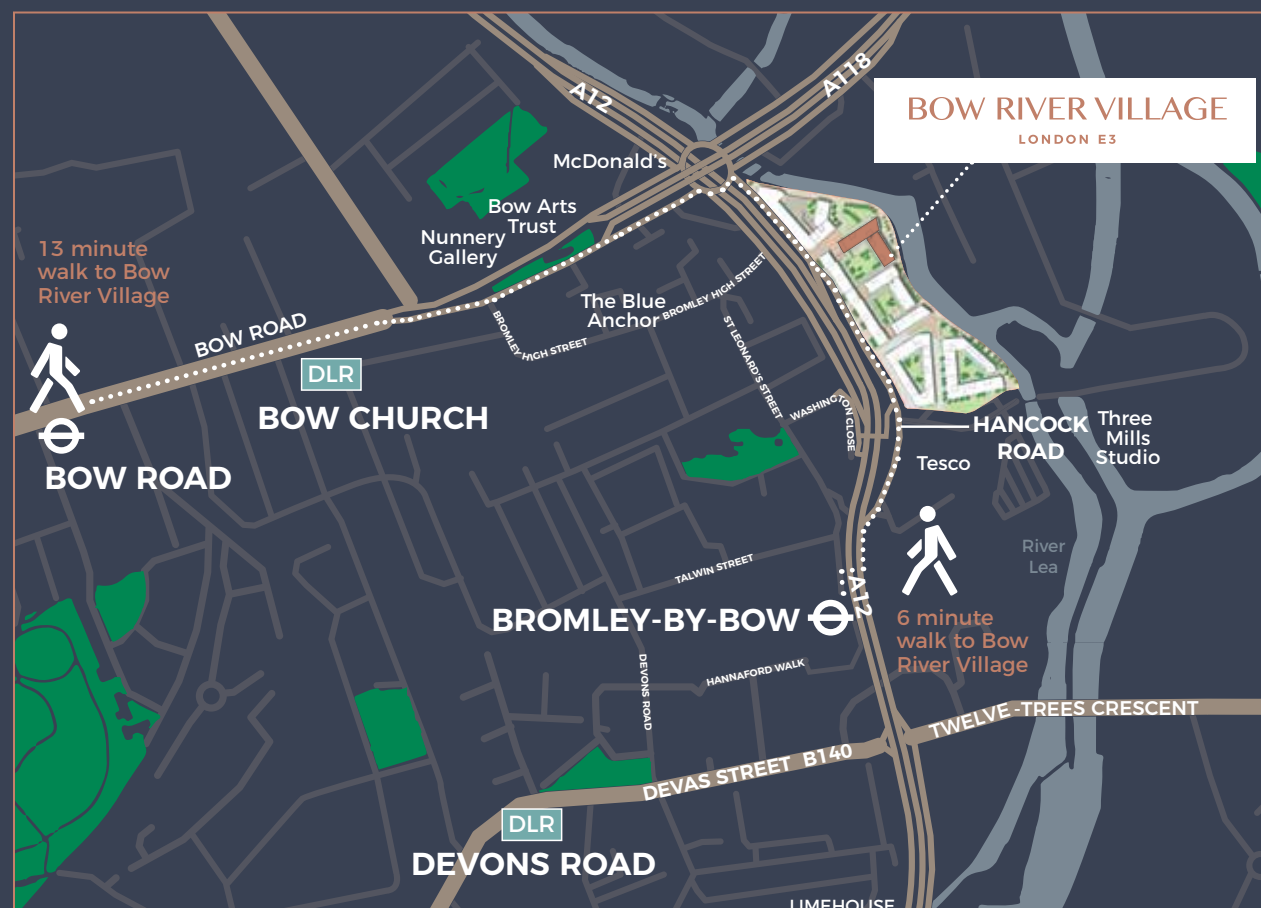
BOW RIVER VILLAGE

LONDON E3

WE'RE EASY TO FIND

We are a short walk from Bow Road and Bromley by Bow underground (both stations are on the District and Hammersmith & City lines), and from Bow Church on the Docklands Light Railway.

HANCOCK ROAD, LONDON E3 3DA



AWARD WINNING DEVELOPMENTS



London Lane, Hackney E8



Dalmeny Avenue, Islington N7

The environments we live in play a large part in shaping who we are. We immerse ourselves in the place we've chosen to live; the building itself and the community we share it with. So it's not surprising that these are the main features we look for when choosing a new home, and it's why Southern plans, develops and builds high quality, desirable homes bringing together people and places to create thriving communities.

As part of Southern Housing Group, one of the oldest and largest Housing Associations in the South East of England, we're proud to reinvest every penny we make in providing quality homes and services for our customers and local communities. Purchasing your new Southern Home Ownership home also contributes to the regeneration and development of homes and communities for others.

We're recognised as a leader in providing premium homes that shape the way people want to live. So we don't just build better buildings – we build better living.

[SHOSALES.CO.UK](https://shosales.co.uk)



Southern
Home
Ownership



0344 809 9145

[www.shosales.co.uk/ bowrivervillage](http://www.shosales.co.uk/bowrivervillage)
