



**ABLE
QUAY**

MILLHARBOUR

**Spectacular 1 and 2 bedroom apartments
available to buy with Shared Ownership**



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A VIEW TO YOUR FUTURE



Welcome to a new residential development in London's Millharbour – offering a collection of superb apartments inspired by this exciting riverside district.

Towards the east of the city, in the heart of London's most iconic regeneration district, a new residential future is rising.

Located in the Millharbour quarter, our Able Quay apartments combine contemporary living with well proportioned and effortlessly stylish interiors.

In keeping with the area's historical prominence as the 'Gateway to the World' – due to its location beside the River Thames – Millharbour is an outward-looking place with boundless optimism, confidence and a certain sense of refinement.

With Canary Wharf on your doorstep and central London within easy reach, discover Able Quay and its proximity to world-class shopping, culture and restaurants.

YOUR PORT IN THE STORM



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A NEW RESIDENTIAL REALM FOR LONDON



Able Quay is an impressive collection of one and two bedroom apartments located in the prestigious Millharbour area – a 10-minute walk from the commercial and business hub of Canary Wharf.

Renowned throughout the past few decades as a commercial district, the area is in the midst of being reimagined as a bustling 21st-century residential destination.

Given the rich heritage of the site and the area's blossoming residential character, the new development is designed to foster a sense of place, as well as offer the very best of London living.

The utmost care has gone into the finish of our exceptional apartments at Able Quay, including premium styling and high-end fixtures and fittings, with everything on hand for your convenience.



THE ISLE OF DREAMS



If you seek big skies and dramatic riverscapes, then this is a part of the capital to call home.

Situated on the eastern flank of London, Able Quay is nestled on the Isle of Dogs – the country's premier financial hub.

The district's success story is synonymous with that of London's, with the area's historic shipbuilding and maritime industries contributing decisively to the economic growth of the nation.

The epic redevelopment of the Docklands into new neighbourhoods and cultural hubs has spurred continuous change. Now, with Able Quay, the transformation continues apace, with the development embodying the overall vision of the area – one of mixed living that includes workplaces, homes and schools.

For that perfect place near Canary Wharf with plenty of peace and quiet, look no further.



THINK OF CANARY WHARF, THINK GREEN



In truth, Canary Wharf is rather peaceful, as the neighbourhood is comparatively free from major roads, while the DLR is very quiet. The area is also one of London's greenest, with fantastic parks, particularly to the south.

There are also green spaces dotted around the urban architecture, such as Jubilee Park, a roof garden built above Canary Wharf's Underground station. And there's the Foster + Partners-designed Crossrail Place Roof Garden, an oasis of calm where plants are arranged according to their native hemisphere. The Garden also incorporates a performance space if you're in the mood for drama, music or dance. You can also find the Canary Wharf Everyman Cinema here, with a mix of new releases and classics.

LIVE, EAT, BREATHE



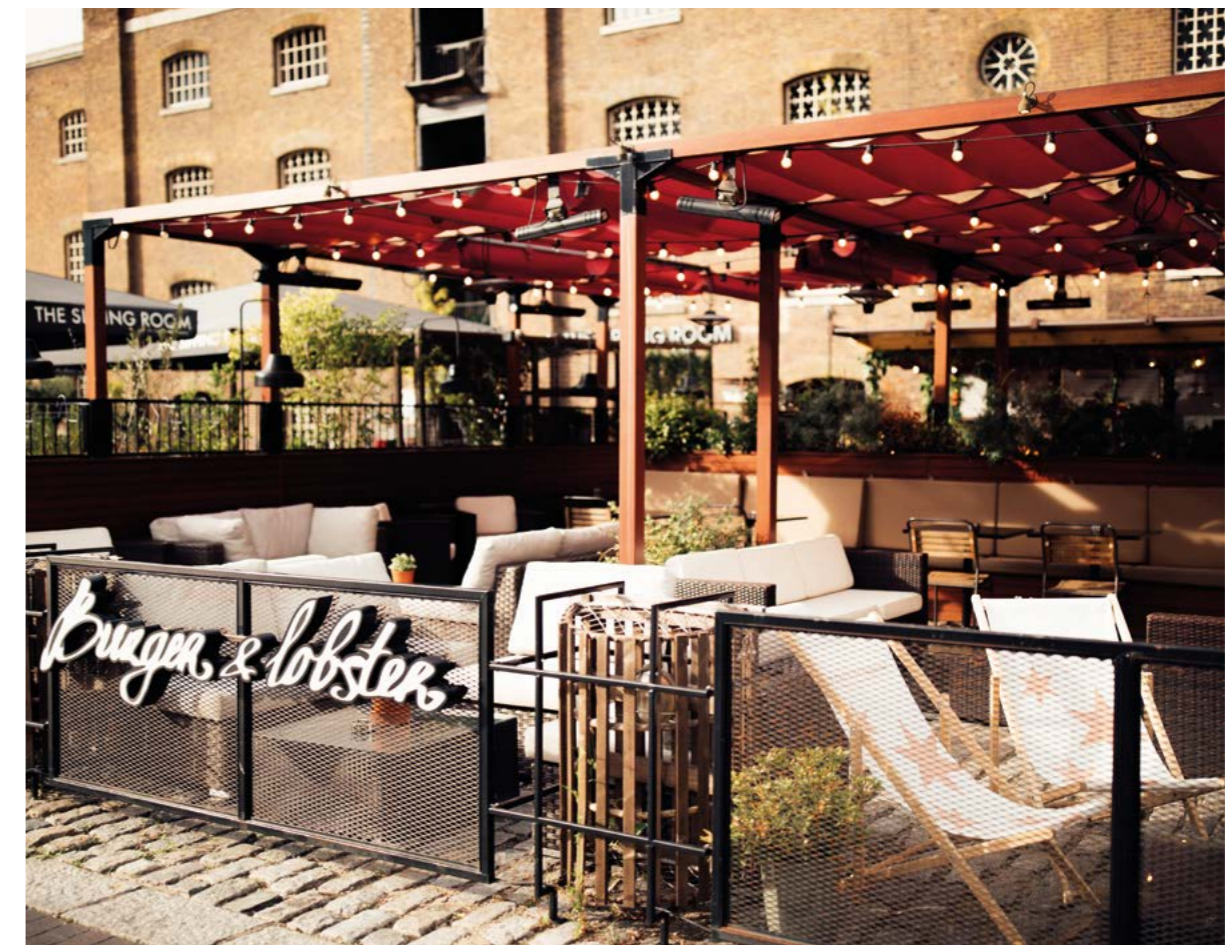
Did you know, the area is home to one of the UK's largest collections of public art?

For museum fans, take in the eastern outpost of the family-friendly Museum of London, with its ten permanent galleries covering the history of the Docklands.

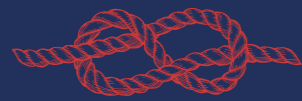
When it comes to shopping, Canary Wharf is up there with the best. From independent boutiques to designer labels, Canary Wharf has over 120 stores across five shopping centres. Coach, The Kooples, Paul Smith, Whistles, Topshop and Ted Baker are just some of the names on offer.

Whether you're planning a leisurely Sunday brunch or an evening of fine dining, foodies will be spoilt for choice at Canary Wharf. Able Quay is less than five minutes walk to the River Thames and the array of restaurants along the bank offer food lovers a great choice for meat and vegetarian dishes.

For upmarket eateries, Gaucho, Canary Wharf's 164-seat restaurant, offers stunning river views and the Argentinian food and wine are perfect for the more discerning palette. Elsewhere, opt for Korean flavours at the Limehouse branch of Roka's famous Korean robata (barbecue), and Burger & Lobster never fails to hit the spot.



NAVIGATING LONDON AND BEYOND



If you work in this part of London, the beauty of Able Quay is realising there will be no more long commutes. Instead, savour those precious extra minutes in bed.

For those times when you do venture out, Canary Wharf on the Jubilee Line is located five minutes away, offering access to the O2 and central London in 17 minutes. South Quay on the Docklands Light Railway is just three minutes away, connecting to the City in 13 minutes. It's one of eight DLR stations that run through the peninsula.

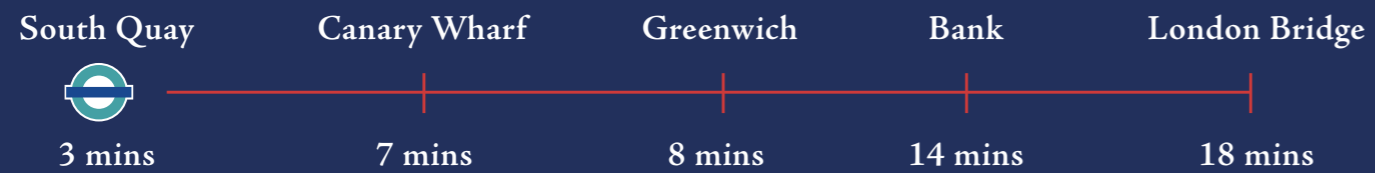
And just around the corner, Canary Wharf is set to host one of the largest Crossrail stations.

London City Airport, the capital's smallest, is a big plus for the area, serving more than 40 UK and European destinations plus New York.



PLACES OF INTEREST

- | | |
|---------------------------------|--------------------------|
| 1. Canary Wharf Shopping Centre | 4. Crossrail Roof Garden |
| 2. Mudchute Park and Farm | 5. Tiller Leisure Centre |
| 3. Sir John McDougall Gardens | 6. Supermarket |



Travel time taken from tfl.com

SPECIFICATION



GENERAL

- Recessed Phillips Master LEDspot downlights with white bezels
- Textured Loop Pile Carpet tiles to all common corridors and lift lobbies
- White internal doors

KITCHEN

- Amtico Walnut laminate flooring throughout
- Two tone kitchen design dark grey matt finish to base units & white matt finish to wall units, with soft close and concealed handles throughout
- Smoke grey stone worktop with glass splashbacks
- Integrated stainless steel finished Smeg single oven
- Integrated stainless steel finished Smeg microwave oven
- Integrated stainless steel Smeg 4 ring ceramic hob with canopy cooker hood
- Integrated Smeg washer/dryer
- Integrated Smeg dishwasher
- Integrated full height Smeg fridge/freezer
- Low energy underlighting to wall units
- Carron Phoenix Elix mixer tap & Carron Phoenix Zeta sink
- Pantry / larder cupboard





SPECIFICATION



RECEPTION

- Amtico Spacia Black Walnut vinyl flooring
- Matt, brilliant white finish to walls
- Comfort-cooling to living areas
- Recessed low-energy LED downlights
- Thermostatically-controlled central heating

BATHROOMS / ENSUITES AND WCs

- Ceramiche Caesar Licorice & Downtown floor and full height tiling
- White Sanipex bathroom suite
- Coloured glass bath panel
- Chrome plated thermostatic electric heated towel rail
- Shaver socket
- Walnut framed recess with a mirror cabinet and feature downlighting
- Monobloc mixer tap, bottle trap, cistern push plate, thermostatic bath filler/shower mixer diverter

SPECIFICATION



BEDROOM

- Kendall Classic Taupe carpet with underlay
- Satellite and TV aerial sockets
- Telephone extension sockets
- White, high-gloss, floor-to-ceiling fitted wardrobe with a mirrored panel as appropriate
- Comfort-cooling in bedrooms

SECURITY

- 24-hour onsite patrol
- CCTV security system
- Video entry phone

RESIDENTS' FACILITIES

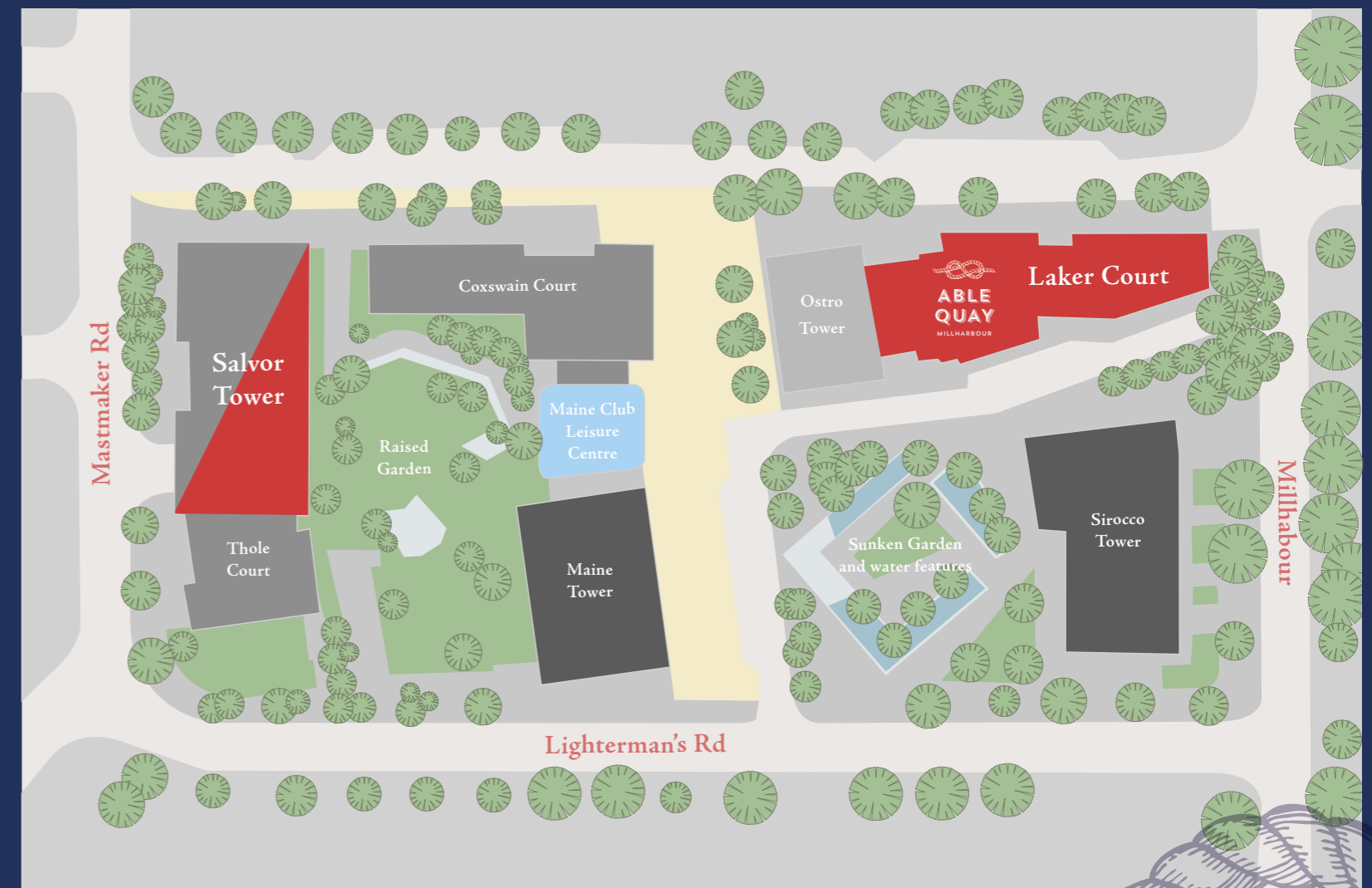
- Landscaped courtyard with water feature
- Playground





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SITE MAP



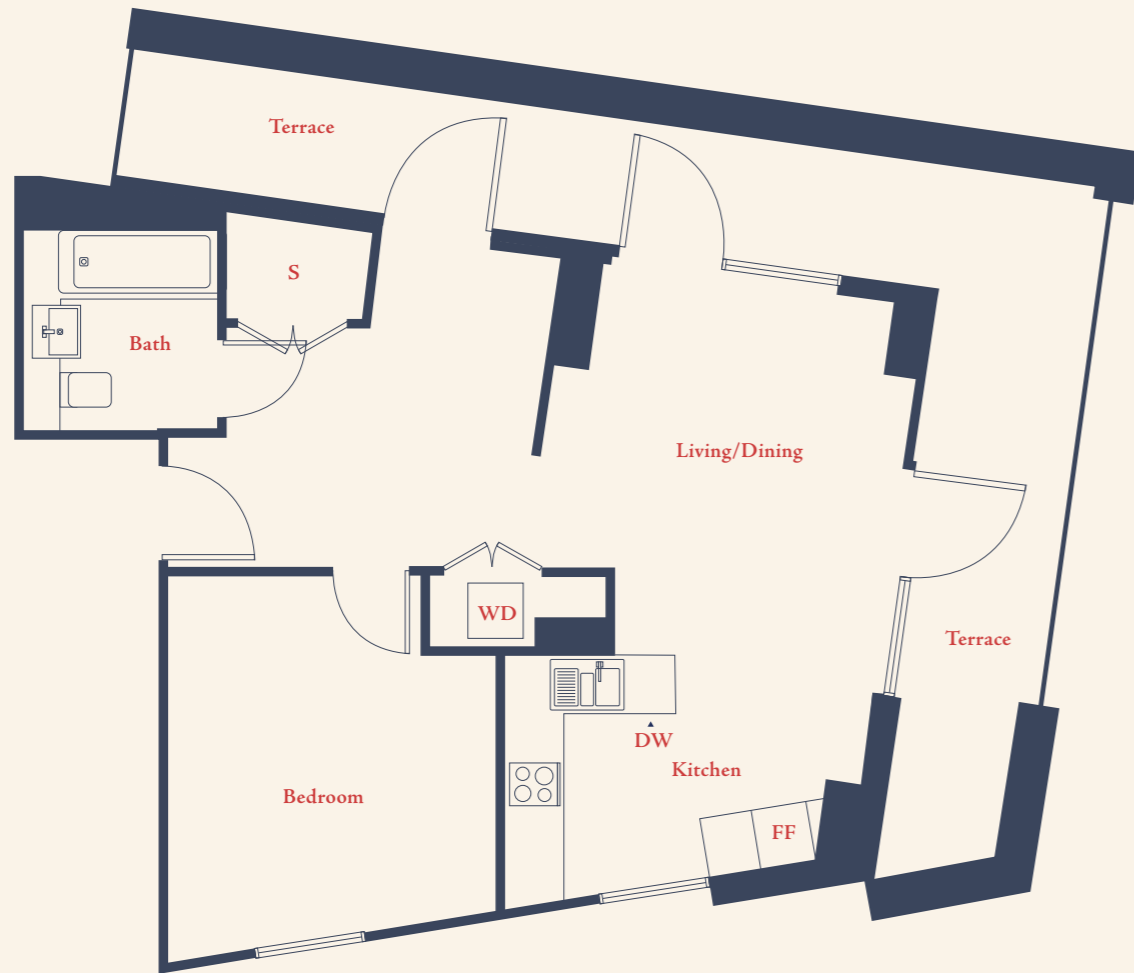
- Shared Ownership
- Affordable Rent
- Private Rent
- Private Sale

1 BEDROOM APARTMENT

Flat 101, Laker Court, 39 Harbour Way, London, E14 9ZE

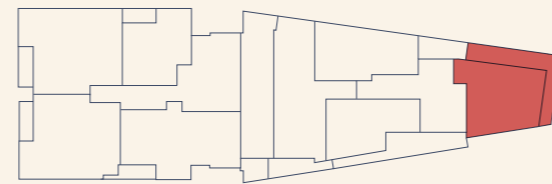
Gross internal floor Area 637.2ft² 59.2m²

- Bath – Bathroom
- WD – Washer/dryer
- DW – Dishwasher
- FF – Fridge freezer
- S – Storage



Level 1

	METRES	FEET/INCHES
Living/Dining	3.7 x 3.92	12'1" x 12'8"
Kitchen	3.89 x 2.83	12'7" x 9'2"
Bathroom	2.15 x 2.1	7'0" x 6'8"
Bedroom	3.9 x 3.55	12'7" x 11'6"
Terrace	22.5m ²	242.1ft ²



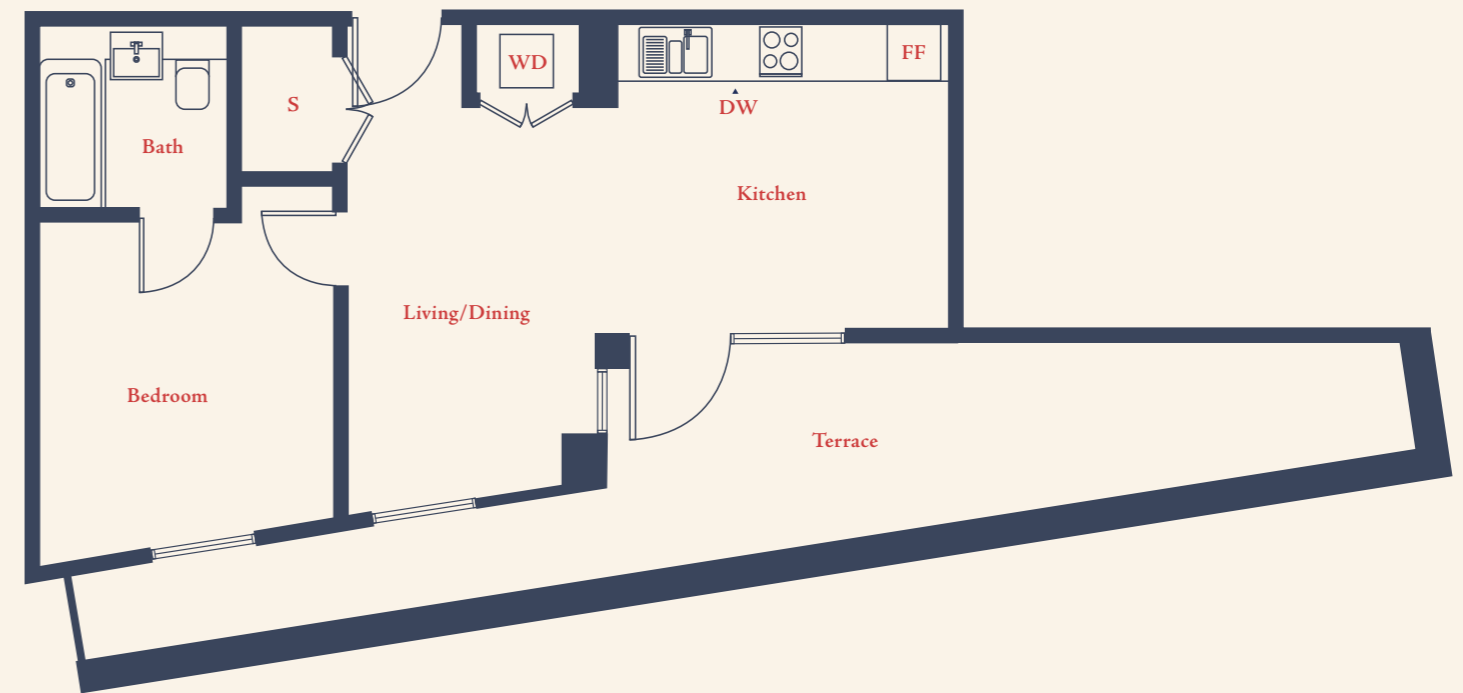
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1 BEDROOM APARTMENT

Flat 102, Laker Court, 39 Harbour Way, London, E14 9ZE

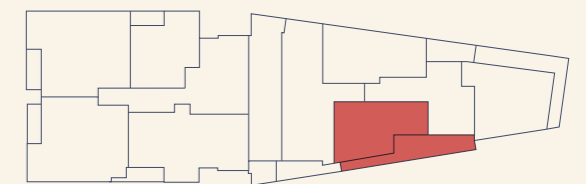
Gross internal floor Area 538.1ft² 50m²

- Bath – Bathroom
- WD – Washer/dryer
- DW – Dishwasher
- FF – Fridge freezer
- S – Storage



Level 1

	METRES	FEET/INCHES
Living/Dining	3.05 x 4.45	10'7" x 14'5"
Kitchen	3.51 x 3.76	11'5" x 12'3"
Bathroom	2.15 x 2.1	7'0" x 6'8"
Bedroom	3.35 x 3.67	10'9" x 12'0"
Terrace	18.8m ²	202.3ft ²



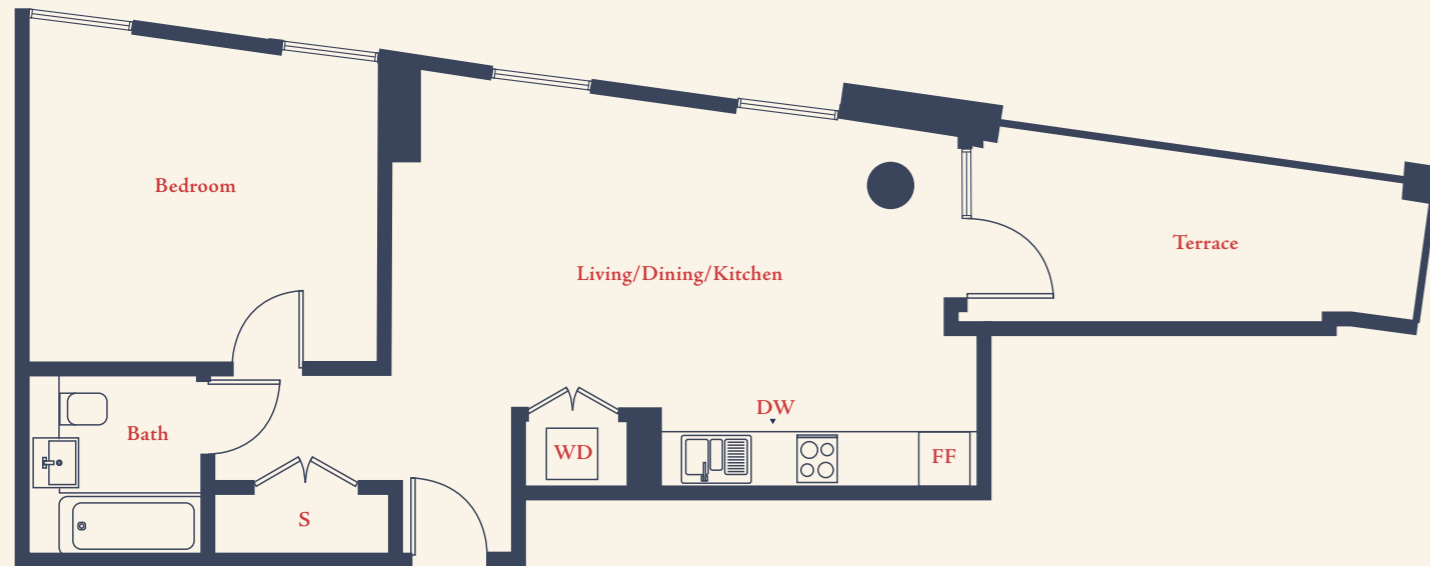
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1 BEDROOM APARTMENT

Flat 104, Laker Court, 39 Harbour Way, London, E14 9ZE

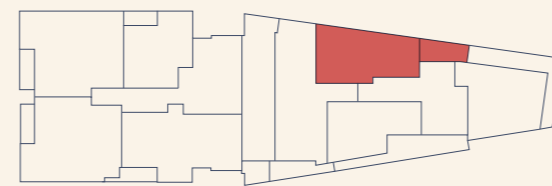
Gross internal floor Area 593ft² 55.1m²

- Bath – Bathroom
- WD – Washer/dryer
- DW – Dishwasher
- FF – Fridge freezer
- S – Storage
- – Pillar



Level 1

	METRES	FEET/INCHES
Living/Dining/Kitchen	4.19 x 6.7	13'7" x 21'9"
Bathroom	2.15 x 2.1	7'0" x 6'8"
Bedroom	3.54 x 4.21	11'6" x 13'8"
Terrace	9.2m ²	99ft ²



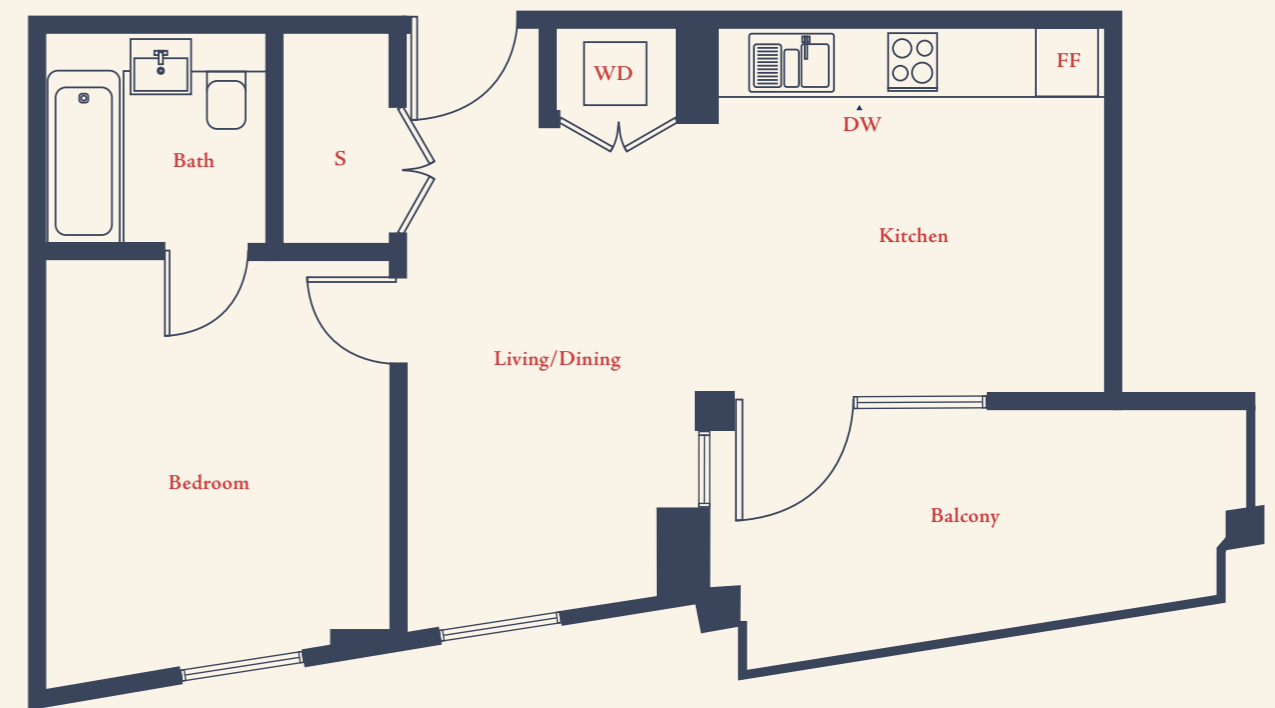
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1 BEDROOM APARTMENT

Flats 202, 302, 402, 502, 602, 702, Laker Court, 39 Harbour Way, London, E14 9ZE

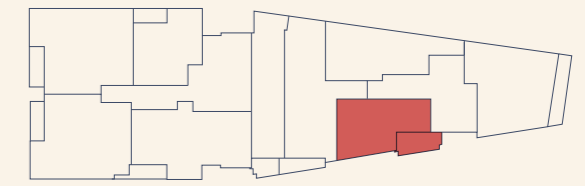
Gross internal floor Area 556.4ft² 51.7m²

- Bath – Bathroom
- WD – Washer/dryer
- DW – Dishwasher
- FF – Fridge freezer
- S – Storage



Levels 2-7

	METRES	FEET/INCHES
Living/Dining	3.05 x 4.73	10'0" x 15'5"
Kitchen	3.51 x 3.76	11'5" x 12'3"
Bathroom	2.15 x 2.1	7'0" x 6'8"
Bedroom	3.35 x 3.95	10'9" x 12'9"
Balcony	9.8m ²	105.4ft ²



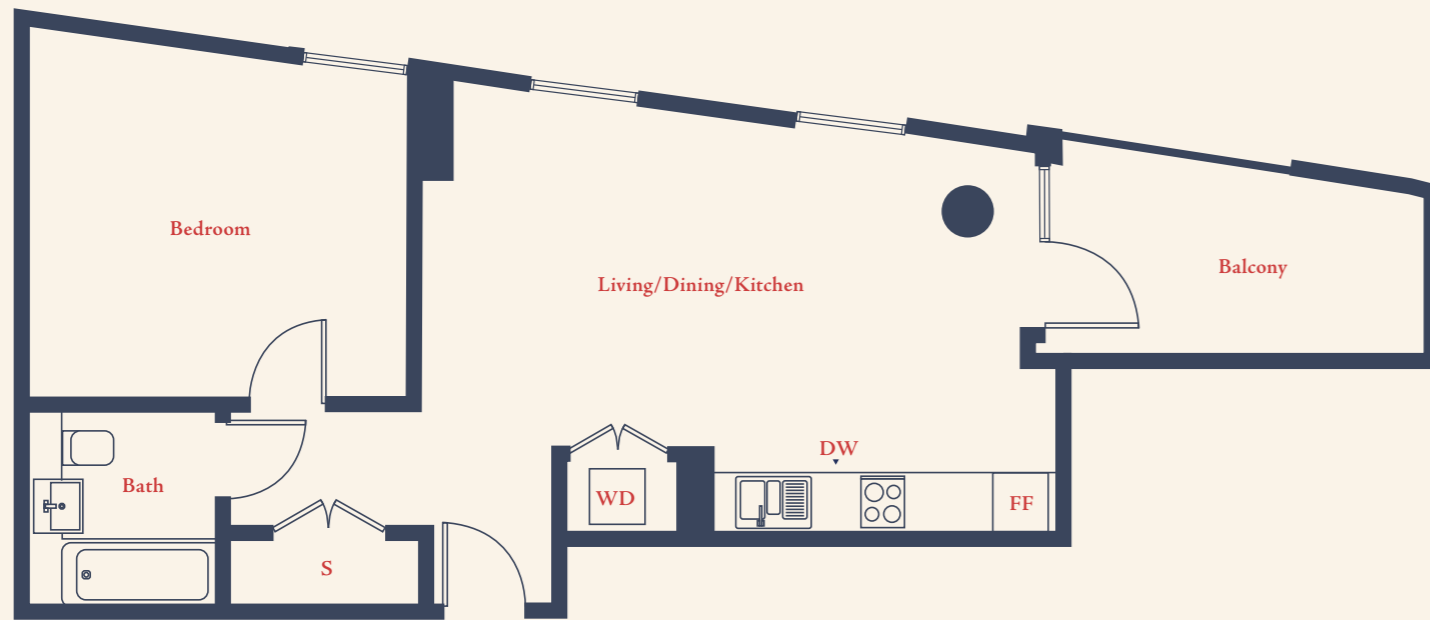
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1 BEDROOM APARTMENT

Flat 204, 304, 404, 504, 604, 704, Laker Court, 39 Harbour Way, London, E14 9ZE

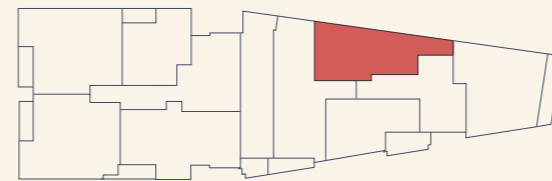
Gross internal floor Area 628.6ft² 58.4m²

- Bath – Bathroom
- WD – Washer/dryer
- DW – Dishwasher
- FF – Fridge freezer
- S – Storage
- – Pillar



Levels 2-7

	METRES	FEET/INCHES
Living/Dining/Kitchen	4.46 x 6.56	14'6" x 21'5"
Bathroom	2.15 x 2.1	7'0" x 6'8"
Bedroom	3.8 x 4.21	12'4" x 13'8"
Balcony	7.1m ²	76.4ft ²



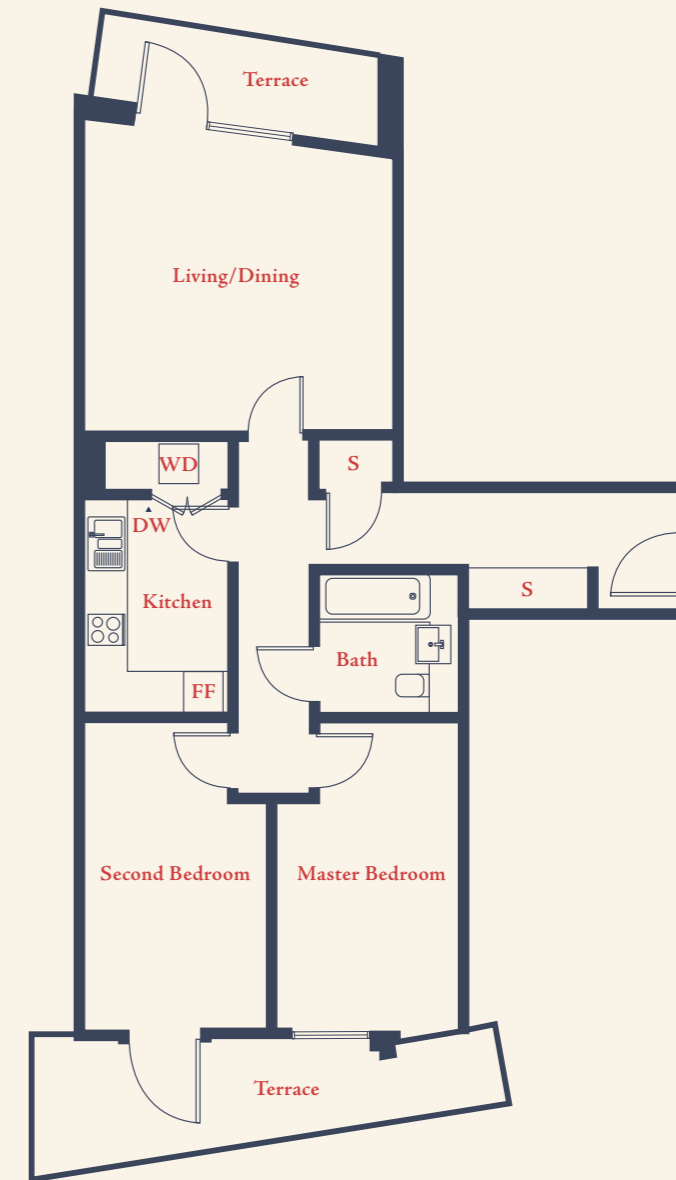
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2 BEDROOM APARTMENT

Flat 103, Laker Court, 39 Harbour Way, London, E14 9ZE

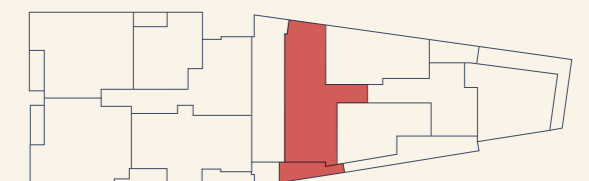
Gross internal floor Area 837.4ft² 77.8m²

- Bath – Bathroom
- WD – Washer/dryer
- DW – Dishwasher
- FF – Fridge freezer
- S – Storage



Level 1

	METRES	FEET/INCHES
Living/Dining	4.68 x 4.50	15'3" x 14'7"
Kitchen	2.2 x 3.3	7'2" x 10'8"
Bathroom	2.15 x 2.1	7' x 6'8"
Master Bedroom	2.75 x 4.73	9' x 15'5"
Second Bedroom	2.8 x 4.73	9'1" x 15'5"
Terrace	15m ²	161.4ft ²



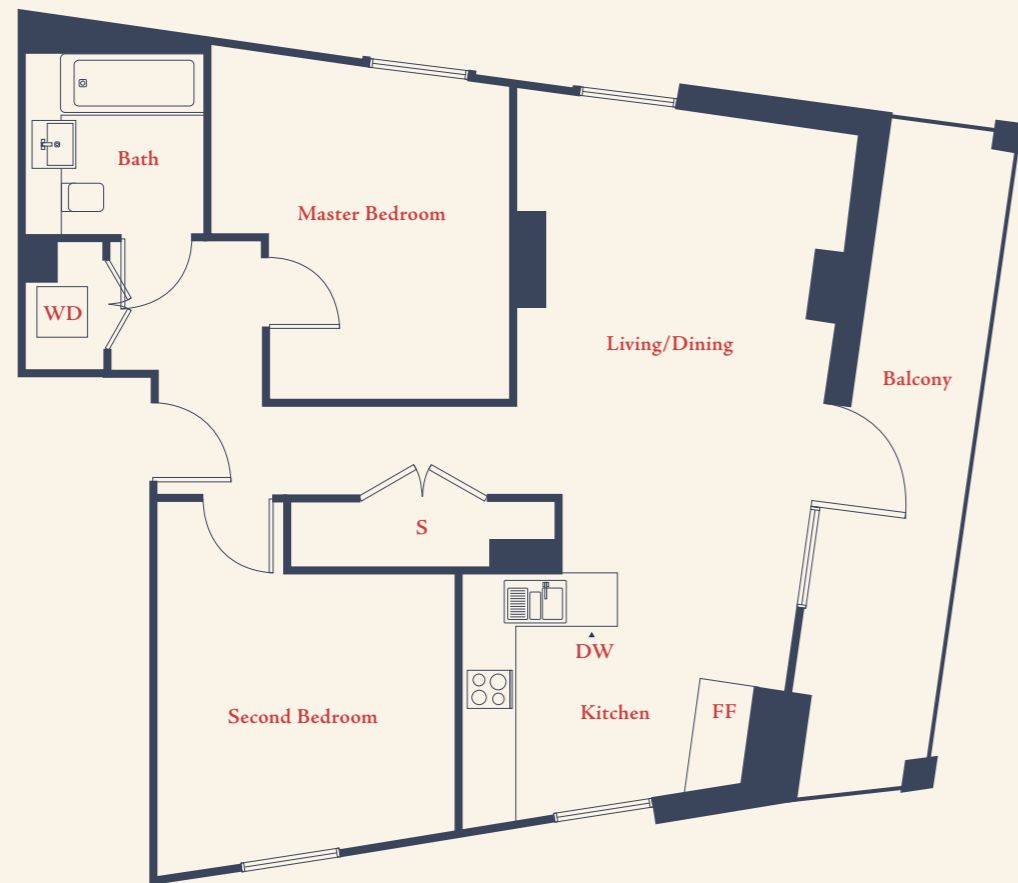
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2 BEDROOM APARTMENT

Flats 201, 301, 401, 501, 601, 701, Laker Court, 39 Harbour Way, London, E14 9ZE

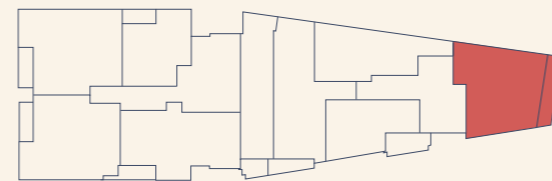
Gross internal floor Area 827.7ft² 76.9m²

- Bath – Bathroom
- WD – Washer/dryer
- DW – Dishwasher
- FF – Fridge freezer
- S – Storage



Levels 2-7

	METRES	FEET/INCHES
Living/Dining	5.08 x 3.8	10'7" x 14'5"
Kitchen	3.2 x 3.8	11'5" x 12'3"
Bathroom	2.15 x 2.1	7'0" x 6'8"
Master Bedroom	3.9 x 3.55	12'7" x 11'6"
Second Bedroom	3.34 x 3.55	10'9" x 12'0"
Balcony	11.8m ²	127ft ²



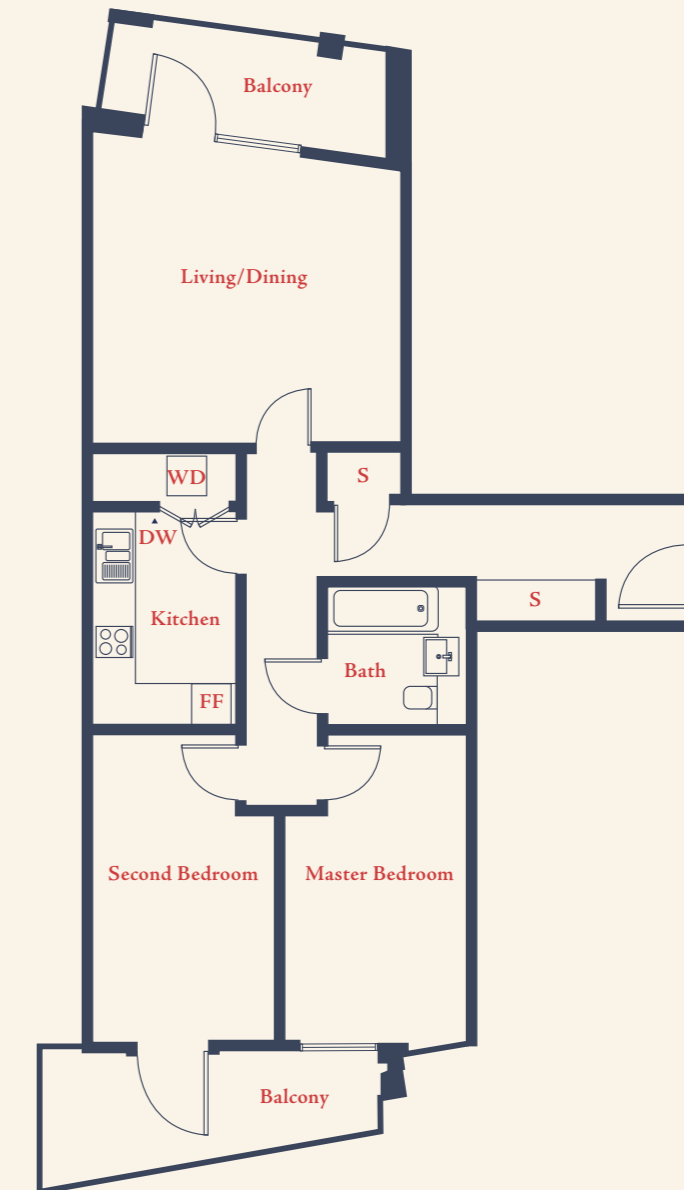
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2 BEDROOM APARTMENT

Flats 203, 303, 403, 503, 603, 703, Laker Court, 39 Harbour Way, London, E14 9ZE

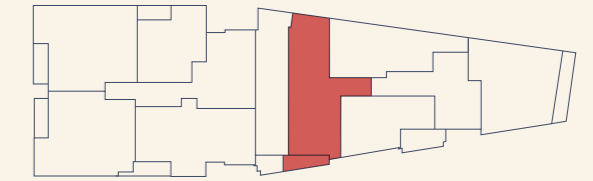
Gross internal floor Area 839.5ft² 78m²

- Bath – Bathroom
- WD – Washer/dryer
- DW – Dishwasher
- FF – Fridge freezer
- S – Storage



Levels 2-7

	METRES	FEET/INCHES
Living/Dining	4.68 x 4.50	15'3" x 14'7"
Kitchen	2.2 x 3.3	7'2" x 10'8"
Bathroom	2.15 x 2.1	7' x 6'8"
Master Bedroom	2.75 x 4.73	9' x 15'5"
Second Bedroom	2.8 x 4.73	9'1" x 15'5"
Balcony	13.3m ²	143.1ft ²

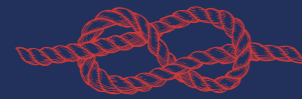


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A view from Able Quay at Millharbour

AT NOTTING HILL
GENESIS, WE DON'T
JUST BUILD HOMES,
WE CREATE
THRIVING COMMUNITIES.



Notting Hill genesis is one of the UK'S leading Housing Associations, with over 40 years' experience as a landlord, and in building homes and sustainable communities in London and the South East of England.

From large regeneration projects, with hundreds of houses and apartments, to small refurbishment and conversion projects that protect the heritage of existing buildings, our mission is to deliver places that all residents are proud to call home.

There's an important difference between Notting Hill Genesis and other house builders. We're here for the long term. That means in addition to building new, high quality homes, we provide ongoing management services for them and the sites they're built on, long after the last resident has moved in. From continuing maintenance of our developments, to looking after communal spaces – we take care of our places. And we continue to invest in the communities.

SHARED
OWNERSHIP WITH
NOTTING HILL
GENESIS



Shared Ownership is a Government funded part-buy part-rent option, designed to help you buy a home of your own more affordably.

With Shared Ownership you buy between 25% and 75% of the full market value of a home initially, depending on what you can afford. You also pay a low cost rent on the remaining share of the home retained by Notting Hill Genesis.

Your mortgage deposit is based on the share you buy (not the full market value), and could be as low as 5% or 10% of the share, lowering the amount of time and money you need to save to become a home owner.

You can increase the share you own, known as 'Staircasing', as and when you can afford to, which reduces the share you pay rent on and your monthly rent. You can do this until you own your home outright.

genesis.homes@genesisha.org.uk
020 3918 2199
nhgsales.com

HOME OWNERSHIP STARTS WITH US

