

PATTERNMAKERS COURT

TWO & THREE BEDROOM
APARTMENTS AVAILABLE
FOR SHARED OWNERSHIP





MADE FOR MODERN LIVING

Right in the heart of Poplar, bounded by the A12 and East India Dock Road, a remarkable new living space has been created. This is Aberfeldy Village, a true community for the 21st century. Different sizes and shapes of building all coming together to offer a mix of ultra-modern apartments, green spaces, restaurants, shops, health amenities and play areas.

A select range of just four, two and three bedroom apartments are now available to buy on a shared ownership basis. Each one has an outside space (either balcony or terrace) and all are fully specified to meet contemporary needs with ample power, TV and telecoms points, a fully fitted kitchen with integrated appliances, powerful shower and stylish décor throughout.

SPACE FOR INDIVIDUALITY



KITCHENS

- Contemporary designed fitted kitchen
- Base and wall units with flat panel doors, soft close hinges and aluminium rail profile handles
- Concrete finish work surface
- Under-mounted satin finish sink and single lever, brushed steel mixer tap
- Integrated appliances including fan assisted oven
- Hob, extractor, fridge/freezer, washing/dryer and dishwasher
- Under cabinet led lighting
- Herringbone layout subway tile splash-back

BATHROOMS

- Bath with glass bath screen, chrome thermostatic mixer and wall mounted shower
- Shower tray with glass shower screen, chrome thermostatic mixer and wall mounted shower
- Matte black, single lever basin mixer
- Back to wall floor standing pan with soft close seat and concealed cistern with dual flush
- Mirrored cabinet with glass shelving and soft close hinges
- Gloss finish wall tiles and matte porcelain floor tiles

GENERAL FEATURES

- Communal bicycle storage
- High speed broadband infrastructure
- Radiator heating throughout
- Paint finish to all walls

FIXTURES & FITTINGS

- Fitted matte finish wardrobe to master bedroom
- Recessed down lights to kitchen, bathrooms and living area
- Satellite, TV and telephone outlets

FLOORING

- Laminate flooring to kitchen, living room, bedrooms and hallway
- Matte porcelain floor tiles to bathroom and en suite

SECURITY AND PEACE OF MIND

- Video entry phone system
- Five-lever, mortice lock, rim lock and spyhole to all front doors
- Mains powered smoke/heat detectors with battery back up to apartments

BALCONIES

- Balconies to three bed apartments
- External wall lighting
- Black metal outdoor plant wall rack

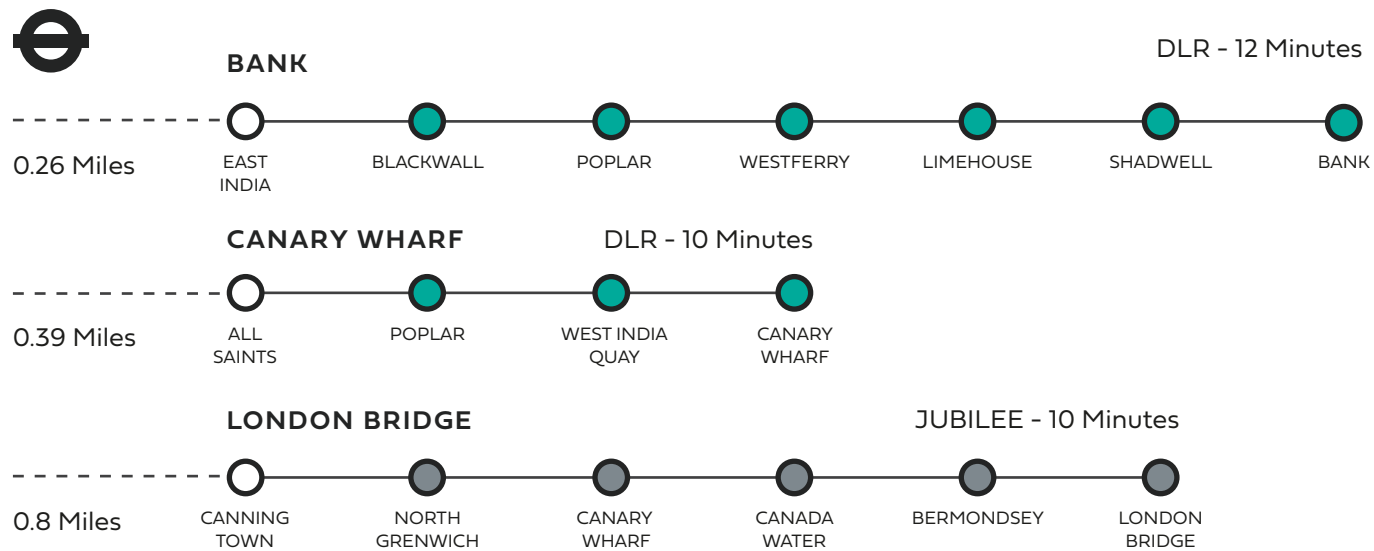
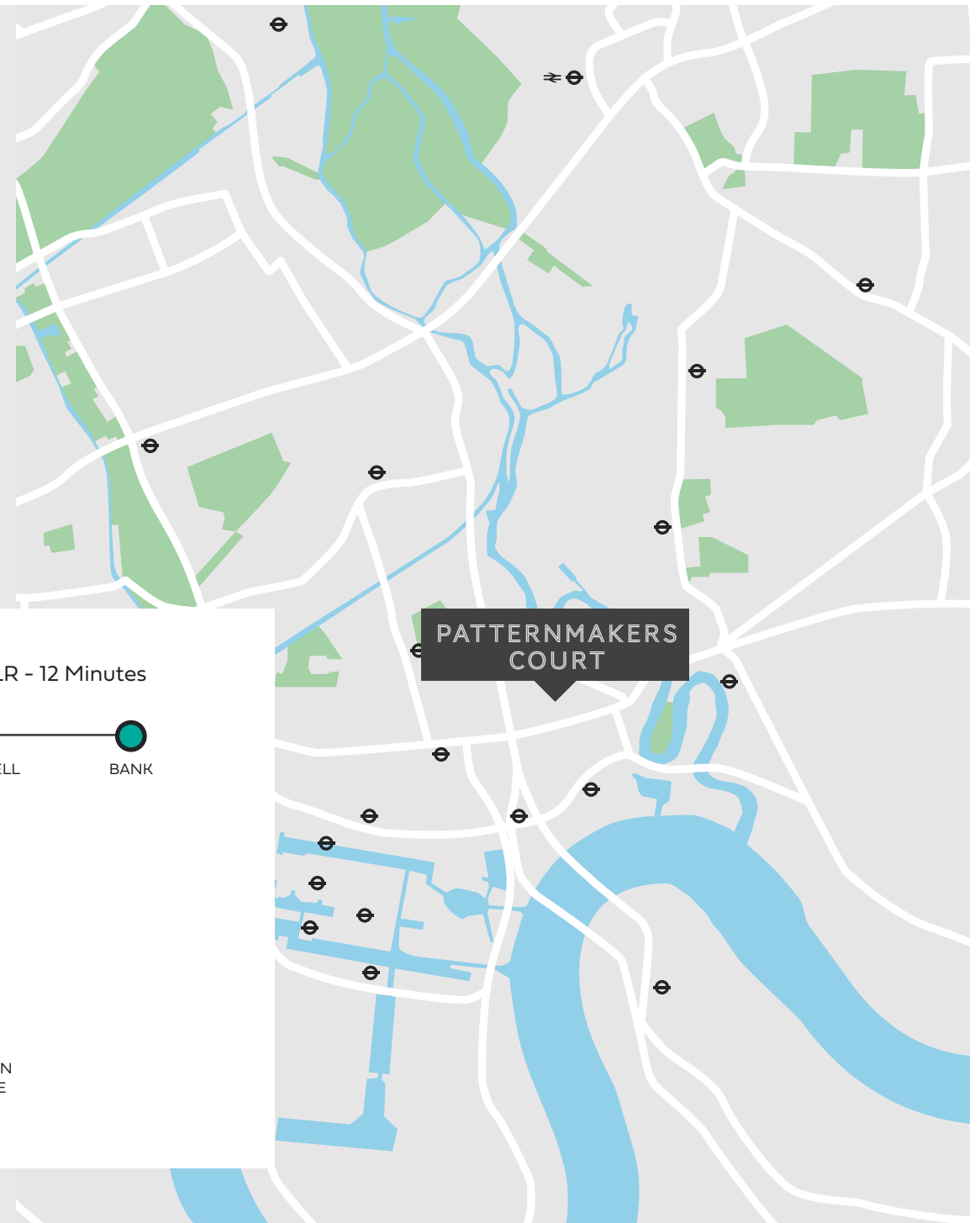


THE HEART OF EAST LONDON

The Thames has always been the focus of London living and is so today as much as it has ever been.

At Aberfeldy Village you are close to the ExCel Centre, London City Airport and the remarkable architecture of Canary Wharf. Across the river is the

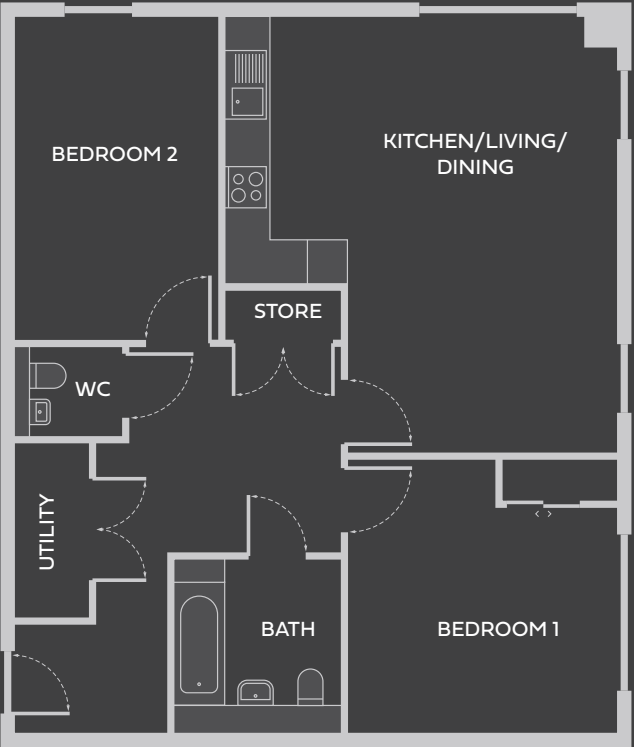
magnificent history of Greenwich with its Royal Park, Observatory and famous Meridian Line. Indulge in some shopping at nearby Stratford. Rathbone Street Market offers a plethora of goods and Trinity Buoy is full of charming little museums and galleries.



All travel times taken from Google Maps and TFL

2 Bedroom Apartment

Kitchen/Living	29.8 m ²	320.7 sq. ft	Bedroom 2	13.8 m ²	148.5 sq. ft
Bedroom 1	14.4 m ²	155.0 sq. ft	Bathroom	5.7 m ²	61.3 sq. ft
Total Area				90.0 m ²	968.8 sq. ft



SITE PLAN
Ground Floor

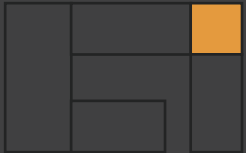


3 Bedroom Apartment

Kitchen	12.7 m ²	136.7 sq. ft	Bedroom 1	12.8 m ²	137.8 sq. ft
Living/Dining	17.1 m ²	184.1 sq. ft	Bedroom 2	12.2 m ²	131.3 sq. ft
Bathroom	4.1 m ²	44.1 sq. ft	Bedroom 3	8.0 m ²	86.1 sq. ft
Total Area				90.6 m ²	975.2 sq. ft



SITE PLAN
Floors 3, 4, & 5



All floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout is indicative only, please ask one of our Sales Executives for further information.

FURTHER INFORMATION

Shared Ownership

Apartments are available on a shared ownership basis, with shares from as little as 25%.

Sales

To see it Patternmakers Court yourself, book a viewing today.

Call

0207 538 6460

Email

sales.enquiries@poplarharca.co.uk

These brief particulars have been prepared and are intended as a convenient guide to supplement an inspection or survey and do not form, or form part of, any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full structural survey and all the appropriate checks. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. December 2021.



Poplar Housing and Regeneration Community Association Limited. A Charity and Registered Society 7726.
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COURT