



# Orchard Wharf

LONDON RIVERSIDE E14 0US

A STUNNING COLLECTION  
OF 1 & 2 BEDROOM  
SHARED OWNERSHIP APARTMENTS

NEW HOMES IN AN ICONIC DESTINATION

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# Orchard Wharf

LONDON RIVERSIDE E14 0US

Stunning new homes close to the River Lea

Close to Canary Wharf, the City and all that matters in London, the new development of one and two bedroom apartments at Orchard Wharf is redefining the area and making a bold, eye-catching style statement.

Every home is designed to the highest standards with a streamlined fitted kitchen, open plan living area and generously proportioned bedrooms with ample storage space. Living at Orchard Wharf you will have an onsite shop and café to meet up with friends, together with an outdoor pavilion, courtyard gardens and recreational areas.

Every home has its own balcony and you'll be looked after by a daytime Concierge service. Two attractively landscaped roof terrace gardens look out over London.

Large windows flood your apartment with light, the latest eco-features help ensure energy bills are kept to the minimum and the décor has been kept neutral to allow you to make your own mark. Orchard Wharf is the ideal opportunity to own a home of your own at an affordable price





Orchard Wharf

LONDON RIVERSIDE E14 0US

A stunning addition to the London skyline

Orchard Wharf is set to become a local landmark with a 23 storey tower and stepped blocks that create a visually striking cascade effect.

# Docklands Living

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Docklands offers the best of all worlds. Cobble streets and ancient waterways sit side by side with contemporary shopping arcades and marinas filled with the latest yachts and flanked by trendy cafés. The Thames is never far away and there are some wonderful riverside pubs and restaurants to choose from

Canary Wharf is at hand offering every type of shop you could wish for – from designer name boutiques such as Tiffany, Jo Malone and Montblanc to High Street favourites including Reiss, Whistles and Zara.

The Bow Creek Ecology Park is a nearby haven from the bustle and energy of the city and a great place to connect with nature. The fascinating Museum of Docklands is also close by.

The Excel Centre – one of the country's most prestigious exhibition venues – is within walking distance. And you can take the cable car across the Thames for a concert at the iconic O2 or a visit to the Royal Observatory at Greenwich.

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An Amazing Place to...



Live Work  
Relax Meet

From East India Dock	From Canning Town	From Canary Wharf	From Orchard Wharf
 From East India Dock	 From Canning Town	 From Canary Wharf	 From Orchard Wharf
2 Canning Town	2 North Greenwich	6 Liverpool Street	6 Canning Town
5 Royal Victoria	4 Canary Wharf	8 Stratford	10 Royal Docks
6 Custom House for ExCel	11 London Bridge	11 Tottenham Court Road	19 Canary Wharf
7 Limehouse	14 Waterloo	13 Bond Street	22 Limehouse Basin
8 London City Airport	15 Westminster	16 Paddington	34 Tower Bridge
13 Bank	20 Bond Street	39 London Heathrow	35 Spitafileds

With Canary Wharf on your doorstep, Tower Bridge down the tracks and the West End within easy reach, E14 is the perfect place to live. No wonder it's become so popular in recent years. East India Dock is your nearest DLR station while Canning Town provides quick Jubilee Line access to the shops of Stratford and the concert venues of the South Bank.

# Travel made easy

Living at Orchard Wharf, the travel options are endless. You can go by road, rail, bus, bicycle or even Thames Clipper. Crossrail will soon provide another option, linking you quickly to destinations across London and out to Heathrow Airport and the Thames valley.

# Orchard Wharf

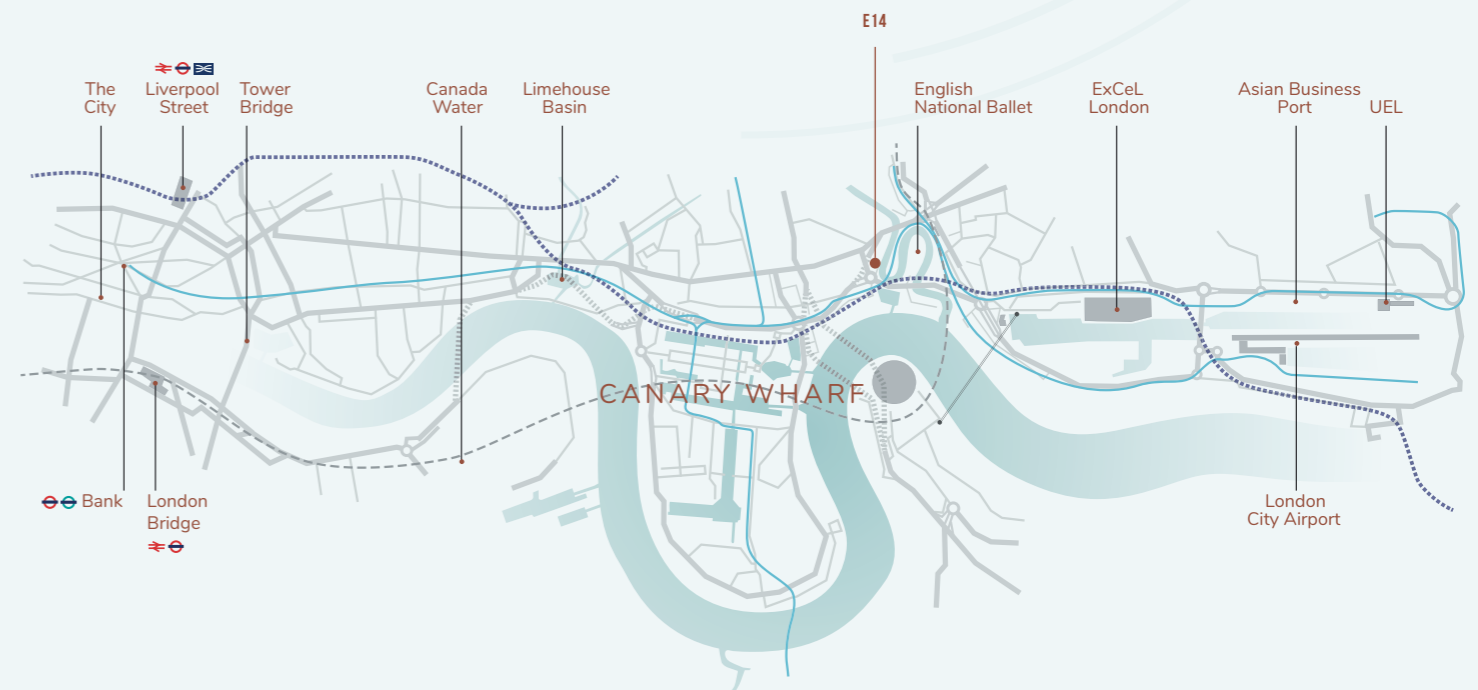


# City connections

Orchard Wharf places one of the world's greatest cities on your doorstep. When you fancy going out to dinner there's every style of restaurant you could think of, from the finest Michelin-starred haute cuisine to traditional East End pie and mash. This is a city that's famous for its theatre, art galleries, museums and architecture. It has some of the best loved sporting venues you'll find anywhere. What's more its shopping opportunities extend from the fashion of the King's Road, through the luxury of Harrods and Bond Street to the exciting range of stores at nearby Stratford Westfield.

Then, when you want to travel further afield, you have London City Airport nearby, or St Pancras International with its Eurostar trains direct to mainland Europe. Whether you're enjoying an evening out in Shoreditch's nightclubs, a weekend in the countryside of Kent and Essex or a longer trip abroad, you couldn't start from a better place than E14.

# Orchard Wharf







# Specification

## GENERAL SPECIFICATION

- Matte light grey painted walls and brilliant white finish smooth ceilings.
- Stain white finish door linings, architraves and skirtings.
- Walnut veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates.
- Colour video security entry phone system.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via Stelrad Compact Range ribbed panelled radiators.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- All with balcony or terrace.



## KITCHEN AREA

- Engineered one strip walnut hardwood flooring or Amtico walnut effect click flooring.
- Two tone designer kitchen units with dark grey base level finish, white matt finish to wall units, all with soft close doors and concealed handles.
- Smoke grey recon stone worktop with light grey glass splashback.
- Bosch stainless steel fully integrated electric appliances to include:-
  - Single low level oven
  - 4 ring ceramic hob
  - Cooker hood
  - Washer/dryer
  - Dishwasher
  - Fridge/freezer
- Stainless steel bowl and a half under-mounted sink with monobloc mixer tap and grooved worktop drainer.
- Low energy wall unit under lighting.
- Centralised appliance isolator switch panel.



## LIVING/DINING ROOM

- Engineered one strip walnut hardwood flooring
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Brushed metal telephone and data sockets to living/dining area.

## BATH & SHOWER ROOMS

- Large format mid brown porcelain tiled floor and large format beige porcelain fully tiled walls.
- Electric mat underfloor warming.
- Walnut framed recess with mirrored cabinet, mirror and feature downlight.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, wall hung WC, concealed dual flush cistern and semi-recessed basin.
- Chrome monobloc mixer tap, bottle trap, cistern push plate, thermostatic bath filler/shower mixer diverter.
- White coloured glass bath panel.
- Concealed plumbing fixed chrome shower head over bath and in shower enclosure with low level hose and handset.
- Chrome plated thermostatic electric heated towel rail.
- Clear glass frameless bath screen/shower enclosure.

## BEDROOM

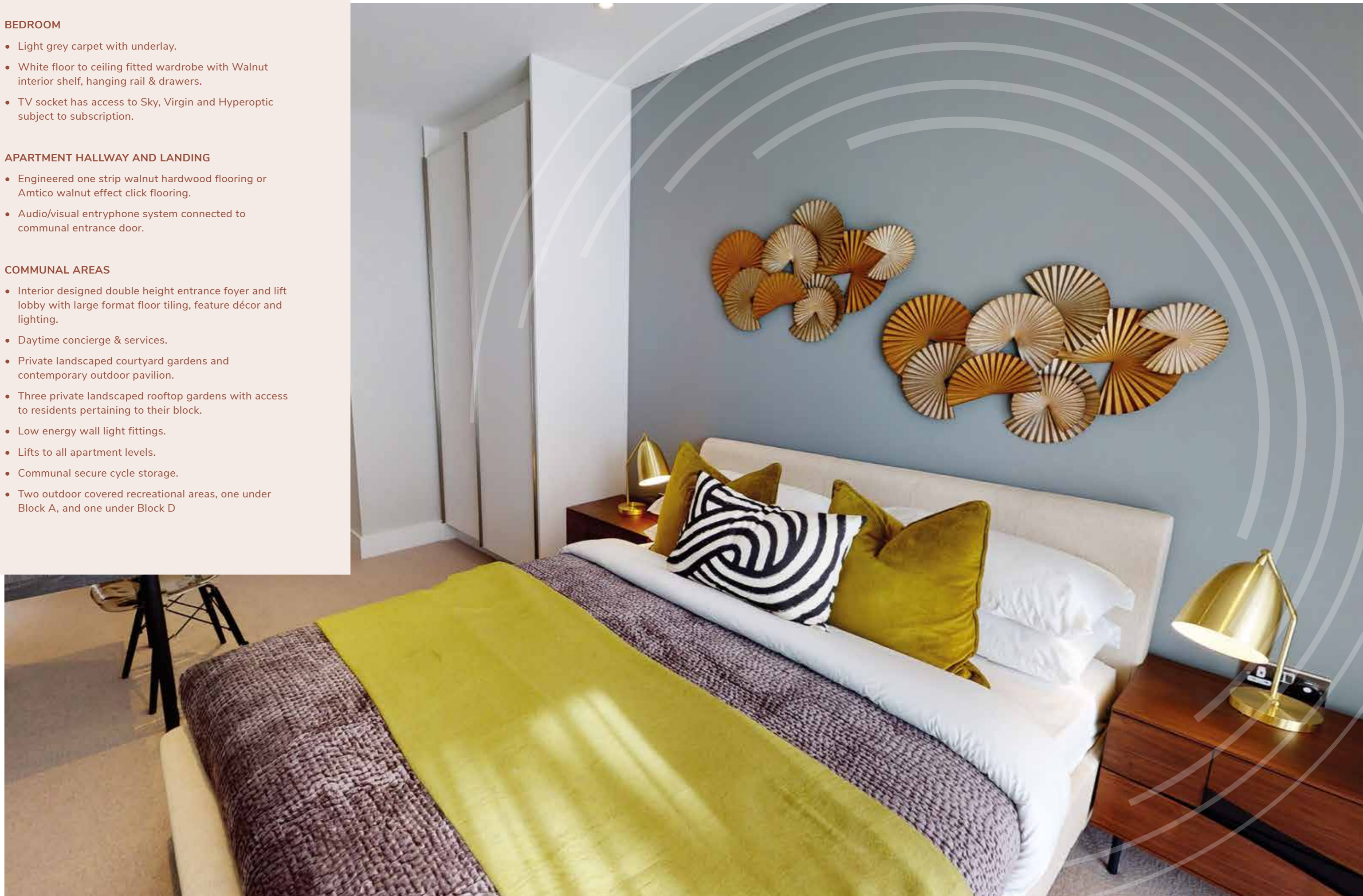
- Light grey carpet with underlay.
- White floor to ceiling fitted wardrobe with Walnut interior shelf, hanging rail & drawers.
- TV socket has access to Sky, Virgin and Hyperoptic subject to subscription.

## APARTMENT HALLWAY AND LANDING

- Engineered one strip walnut hardwood flooring or Amtico walnut effect click flooring.
- Audio/visual entryphone system connected to communal entrance door.

## COMMUNAL AREAS

- Interior designed double height entrance foyer and lift lobby with large format floor tiling, feature décor and lighting.
- Daytime concierge & services.
- Private landscaped courtyard gardens and contemporary outdoor pavilion.
- Three private landscaped rooftop gardens with access to residents pertaining to their block.
- Low energy wall light fittings.
- Lifts to all apartment levels.
- Communal secure cycle storage.
- Two outdoor covered recreational areas, one under Block A, and one under Block D



# Site Plan

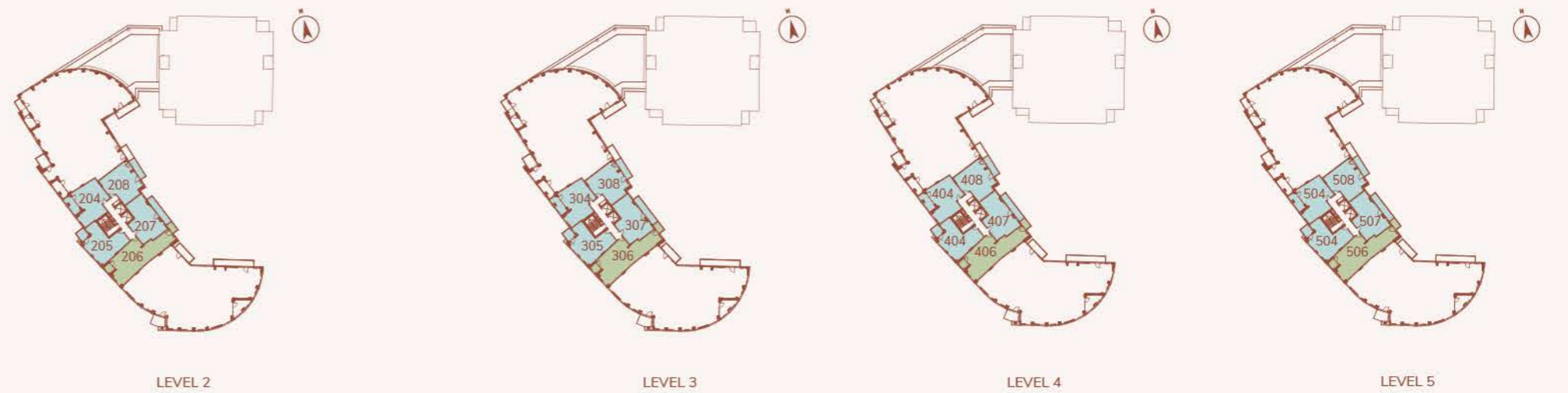


# Floor Plans

## Block B



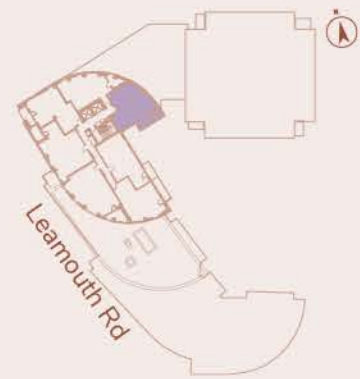
## Block C



# One Bedroom Apartments

## Block B

### Plots 1515 & 1615



#### APARTMENTS

- 1515 Level 15
- 1615 Level 16

#### DIMENSIONS

- Living/Dining/ Kitchen  
8.46m x 3.26m 27' 9" x 10' 8"
- Bedroom  
4.07m x 3.94m 13' 4" x 12' 11"
- Total Area  
50.6 sq.m. 544 sq.ft.

#### KEY

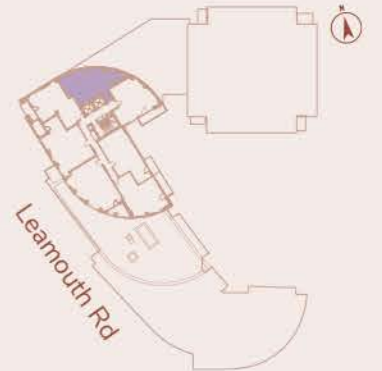
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit



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## Block B

### Plots 1516 & 1616



#### APARTMENTS

- 1516 Level 15
- 1616 Level 16

#### DIMENSIONS

- Living/Dining/ Kitchen  
4.84m x 4.29m 15' 11" x 14' 1"
- Bedroom  
4.06m x 2.90m 13' 4" x 9' 6"
- Total Area  
50.2 sq.m. 540 sq.ft.

#### KEY

- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit

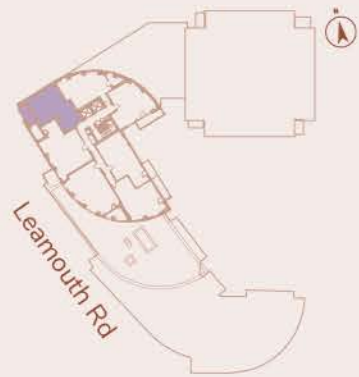


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# One Bedroom Apartments

## Block B

### Plots 1517 & 1617



#### APARTMENTS

- 1517 Level 15
- 1617 Level 16

#### DIMENSIONS

- Living/Dining/ Kitchen  
5.56m x 3.68m 18' 3" x 12' 1"
- Bedroom  
3.83m x 2.81m 12' 7" x 9' 3"
- Total Area  
51.7 sq.m. 556 sq.ft.

#### KEY

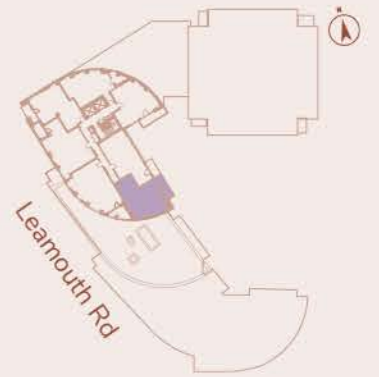
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit



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## Block B

### Plots 1520 & 1620



#### APARTMENTS

- 1520 Level 15
- 1620 Level 16

#### DIMENSIONS

- Living/Dining/ Kitchen  
6.25m x 3.26m 20' 6" x 10' 9"
- Bedroom  
4.01m x 3.63m 13' 2" x 11' 11"
- Total Area  
52.2 sq.m. 562 sq.ft.

#### KEY

- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit

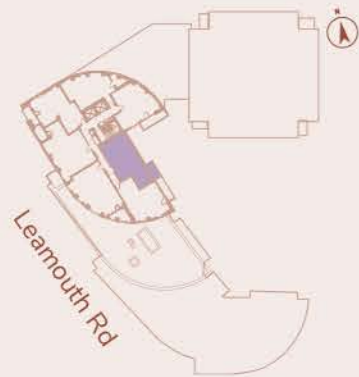


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# One Bedroom Apartments

## Block B

### Plots 1521 & 1621



#### APARTMENTS

- 1521 Level 15
- 1621 Level 16

#### DIMENSIONS

Living/Dining/ Kitchen	7.94m x 3.17m	26' 1" x 10' 5"
Bedroom	5.43m x 2.99m	17' 10" x 9' 10"
Total Area	52.4 sq.m.	564 sq.ft.

#### KEY

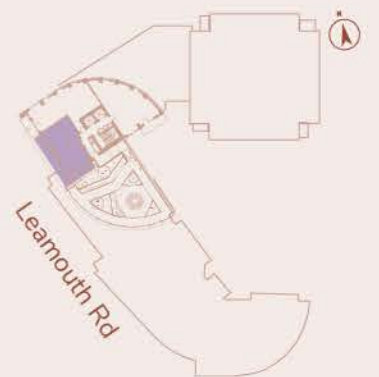
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- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit



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## Block B

### Plots 1724



#### APARTMENTS

- 1724 Level 17

#### DIMENSIONS

Living/Dining Room	5.75m x 3.58m	18' 10" x 11' 9"
Kitchen	2.54m x 2.50m	8' 4" x 8' 2"
Bedroom	3.58m x 3.45m	11' 9" x 11' 4"
Total Area	52.3 sq.m.	563 sq.ft.

#### KEY

- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit

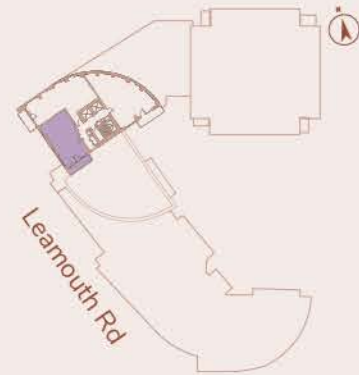


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# One Bedroom Apartments

## Block B

### Plots 1825 & 1925



#### APARTMENTS

- 1825 Level 18
- 1925 Level 19

#### DIMENSIONS

- Living/Dining Room  
5.75m x 3.58m 18' 11" x 11' 9"
- Kitchen  
2.73m x 2.54m 8' 11" x 8' 4"
- Bedroom  
3.58m x 3.45m 11' 9" x 11' 4"
- Total Area  
52.8 sq.m. 568 sq.ft.

#### KEY

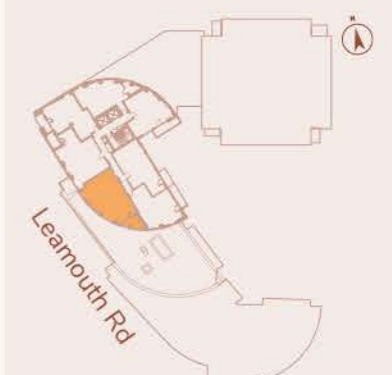
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit



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## Block B

### Plots 1519 & 1619



#### APARTMENTS

- 1519 Level 15
- 1619 Level 16

#### DIMENSIONS

- Living/Dining/ Kitchen  
5.90m x 5.25m 19' 4" x 17' 3"
- Bedroom 1  
3.71m x 2.88m 12' 2" x 9' 6"
- Bedroom 2  
3.89m x 2.30m 12' 9" x 7' 7"
- 63.1 sq.m. 679 sq.ft.

#### KEY

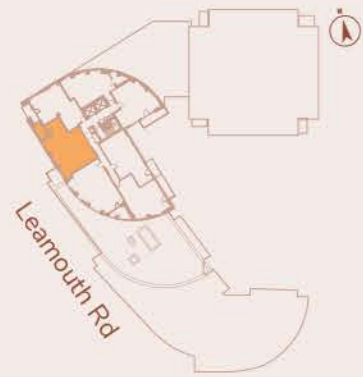
- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit



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# Two Bedroom Apartments

## Block B Plots 1518 & 1618



- APARTMENTS**  
 1518 Level 15  
 1618 Level 16



**DIMENSIONS**

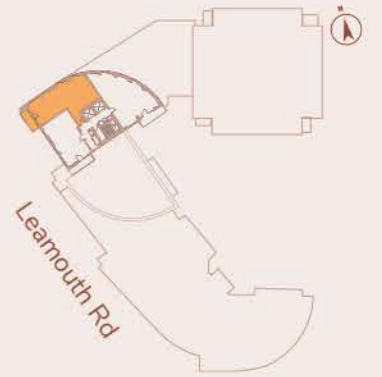
- Living/Dining/ Kitchen  
 6.93m x 5.32m 22' 9" x 17' 5"
- Bedroom 1  
 4.21m x 2.84m 13' 10" x 9' 4"
- Bedroom 2  
 3.69m x 2.11m 12' 1" x 6' 11"
- 65.6 sq.m. 706 sq.ft.

**KEY**

- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit

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## Block B Plots 1723, 1823 & 1923



- APARTMENTS**  
 1723 Level 17  
 1823 Level 18  
 1923 Level 19



**DIMENSIONS**

- Living/Dining/ Kitchen  
 5.42m x 4.66m 17' 9" x 15' 4"
- Bedroom 1  
 3.71m x 3.43m 12' 2" x 11' 3"
- Bedroom 2  
 3.52m x 3.48m 11' 7" x 11' 5"
- 72.1 sq.m. 776 sq.ft.

**KEY**

- FF Fridge/Freezer
- DW Dishwasher
- W Wardrobe
- WD Washer/Dryer
- SC Service Cupboard
- HIU Heat Induction Unit

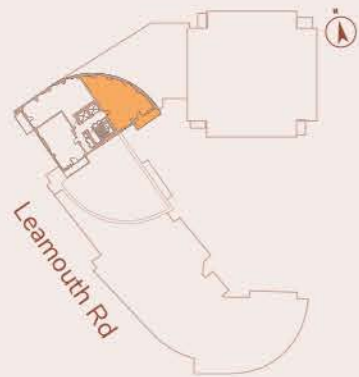
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# One Bedroom Apartments

## Block B

### Plots 1722, 1822 & 1922



#### APARTMENTS

1722	Level 17
1822	Level 18
1922	Level 19

#### DIMENSIONS

Living/Dining/ Kitchen	8.42m x 3.82m	27' 7" x 12' 7"
Bedroom 1	4.04m x 4.04m	13' 3" x 13' 3"
Bedroom 2	4.71m x 4.38m	15' 5" x 14' 5"
	76.7 sq.m.	825 sq.ft.

#### KEY

FF	Fridge/Freezer
DW	Dishwasher
W	Wardrobe
WD	Washer/Dryer
SC	Service Cupboard
HIU	Heat Induction Unit



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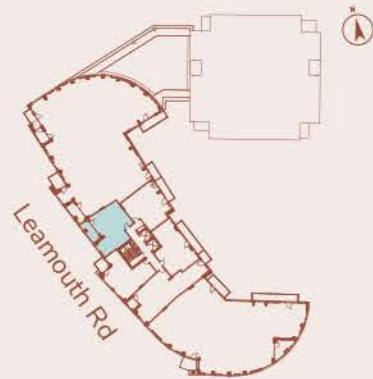
More than a home -  
it's a destination



# One Bedroom Apartments

## Block C

Plots 204, 304, 404 & 504



### APARTMENTS

204	Level 2
304	Level 3
404	Level 4
504	Level 5

### DIMENSIONS

Living/Dining/ Kitchen  
4.41m x 4.15m 14' 5" x 13' 7"

Bedroom  
4.87m x 3.23m 15' 11" x 10' 7"

Total Area  
52.3 sq.m. 563 sq.ft.

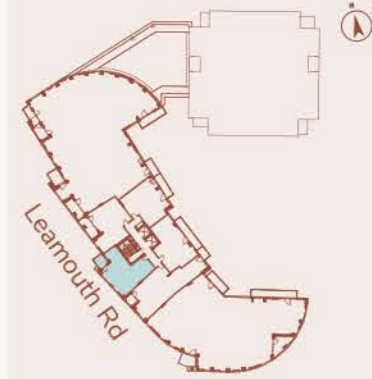
### KEY

FF	Fridge/Freezer
DW	Dishwasher
W	Wardrobe
WD	Washer/Dryer
SC	Service Cupboard
HIU	Heat Induction Unit

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## Block C

Plots 205, 305, 405 & 505



### APARTMENTS

205	Level 2
305	Level 3
405	Level 4
505	Level 5

### DIMENSIONS

Living/Dining/ Kitchen  
4.89m x 4.56m 16' 0" x 14' 11"

Bedroom  
4.75m x 3.05m 15' 7" x 10' 0"

Total Area  
51.9 sq.m. 558 sq.ft.

### KEY

FF	Fridge/Freezer
DW	Dishwasher
W	Wardrobe
WD	Washer/Dryer
SC	Service Cupboard
HIU	Heat Induction Unit

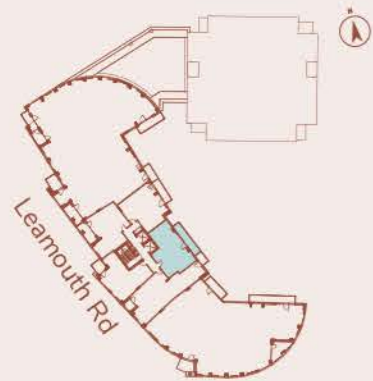
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# One Bedroom Apartments

# One Bedroom Apartments

## Block C

Plots 207, 307, 407 & 507



### APARTMENTS

207	Level 2
307	Level 3
407	Level 4
507	Level 5

### DIMENSIONS

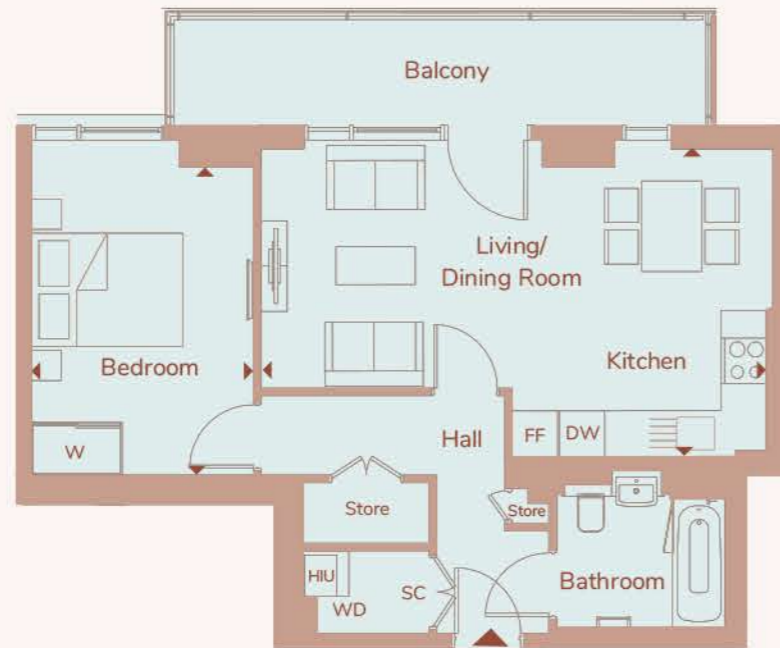
Living/Dining/ Kitchen  
6.77m x 4.11m 22' 3" x 13' 6"

Bedroom  
4.07m x 2.93m 13' 4" x 9' 7"

Total Area  
54.1 sq.m. 582 sq.ft.

### KEY

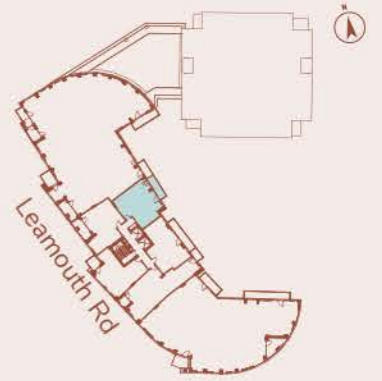
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## Block C

Plots 208, 308, 408 & 508



### APARTMENTS

208	Level 2
308	Level 3
408	Level 4
508	Level 5

### DIMENSIONS

Living/Dining/ Kitchen  
5.76m x 4.97m 18' 11" x 16' 4"

Bedroom  
5.27m x 2.75m 17' 3" x 9' 0"

Total Area  
52.4 sq.m. 585 sq.ft.

### KEY

FF	Fridge/Freezer
DW	Dishwasher
W	Wardrobe
WD	Washer/Dryer
SC	Service Cupboard
HIU	Heat Induction Unit

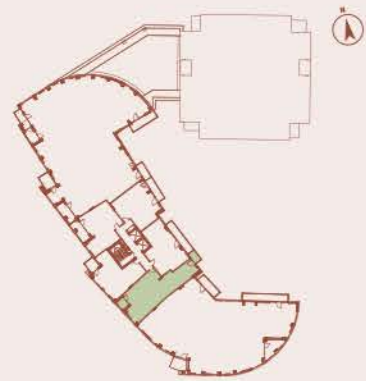


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# Two Bedroom Apartments

## Block C

Plots 206, 306, 406 & 506



### APARTMENTS

206	Level 2
306	Level 3
406	Level 4
506	Level 5

### DIMENSIONS

Living/Dining/ Kitchen	9.01m x 3.54m	29' 7" x 11' 7"
Bedroom 1	3.70m x 3.46m	12' 2" x 11' 4"
Bedroom 2	3.99m x 2.17m	13' 1" x 7' 1"
<b>Total</b>	<b>52.4 sq.m.</b>	<b>585 sq.ft.</b>

### KEY

FF	Fridge/Freezer
DW	Dishwasher
W	Wardrobe
WD	Washer/Dryer
SC	Service Cupboard
HIU	Heat Induction Unit



Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Plot specific elevations may vary.





# Orchard Wharf

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