

SHARED OWNERSHIP AT

POPLAR **RIVERSIDE**  
E14

POCHARD HOUSE



CGIs are indicative only and may be subject to change



Living at Poplar Riverside, you'll be joining a thriving community that offers so much right on your doorstep. You'll have your own town square, riverside pub, gym, crèche, local convenience store, café and restaurants.

Residents can enjoy the wonderful facilities of the Riverside Club, a stunning space that includes an open plan working area with Wi-Fi throughout and business meeting rooms. There are discreet meeting areas and bars together with outdoor terraces, a cinema and games room. On the first floor, the Riverside Spa includes a swimming pool, sauna and steam rooms, looking out over the River Lea.

What better way to spend Sundays than meeting up with new neighbours in the beautifully landscaped park? You can picnic under the trees, walk the criss-cross of carefully laid out paths or stroll peacefully along the 500 metres of riverbank, taking in the views.

Poplar Riverside is an oasis of calm that makes the perfect place to return to after a busy day.

## RIVERSIDE CLUB

Life's so busy these days it's important to have everything on hand. That's what the Riverside is all about. It means you can fit in an early morning swim or a quick workout and still get to work on time. Then return at the end of the day for a well-deserved drink at the bar and an exclusive, private viewing of that movie everyone's been talking about.

- 24hr concierge
- 20m swimming pool and vitality pool
- Spa including sauna, steam and salt inhalation room
- Experience Shower
- Changing rooms
- Cinema room
- Games room and Card room
- Private meeting rooms
- The Great Room
- The Workspace - both shared and private booths for meetings, more formal appointments can be held in the bookable meeting rooms
- Residents' Den Lounge
- Private call booth



CGIs are indicative only and may be subject to change

## LOVE POPLAR RIVERSIDE

This is a great opportunity to get onto the housing ladder in a one, two or three-bedroom apartment located within easy distance of central London. Even though you'll be living less than two miles from the skyscrapers of Canary Wharf your home will be surrounded by greenery, including a 2.5 acre riverside park that runs from the apartment buildings right down to the water's edge. You'll be close to the city, yet even closer to nature.



RIVER LEA

LEA TIDE PATH

LEVEN BANKS

PHASE 1

SANDPIPER LANE

BOWLINE HOUSE

CAMPION WAY

ST IVES PLACE

PORTER HOUSE

TEAL STREET

SHELDUCK SQUARE

TEAL STREET

PHASE 3

POCHARD HOUSE

TERRACE

TERRACE

CURLEW HOUSE

ALDER STREET

DUNLIP HOUSE

TERRACE

MALLARD STREET

LEVEN ROAD

TENNIS COURTS

# KEY

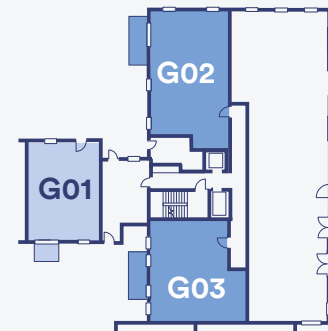
- 1 Parking for Sales and Marketing Suite
- 2 The Riverside Club
- 3 24-hour concierge
- 4 Children's play area
- 5 Leven Banks park
- 6 Green Link

## FLAT LOCATOR

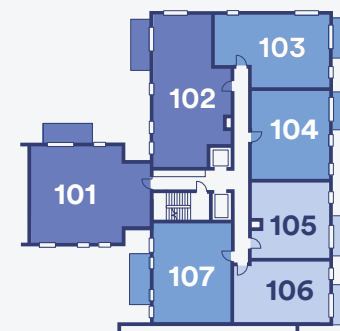
### POCHARD HOUSE



#### UPPER GROUND FLOOR



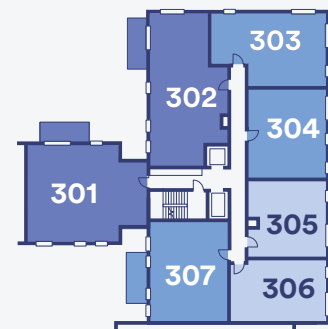
#### FIRST FLOOR



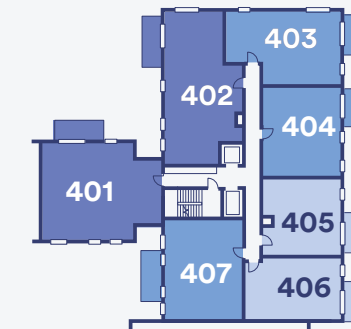
#### SECOND FLOOR



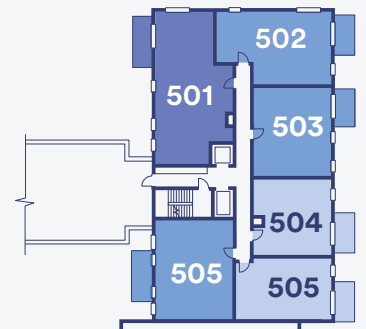
#### THIRD FLOOR



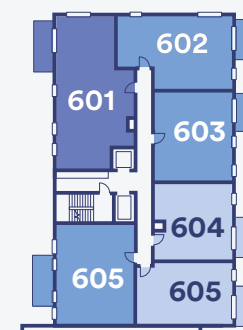
#### FOURTH FLOOR



#### FIFTH FLOOR



#### SIXTH FLOOR



#### Key

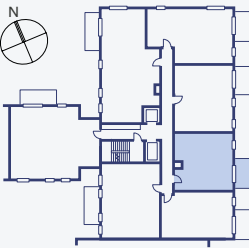
##### Shared Ownership Apartments

- One Bedroom
- Two Bedroom
- Three Bedroom

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific FLAT sizes and layouts may vary within the same unit type. For further clarification regarding specific individual FLATS, please ask our Sales Associates.

# One bedroom apartment

## TYPE 124



### BLOCK D4

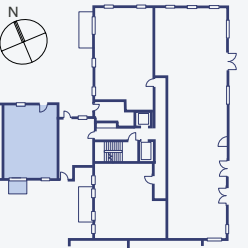
- 6<sup>th</sup> FLOOR: FLAT 604
- 5<sup>th</sup> FLOOR: FLAT 504
- 4<sup>th</sup> FLOOR: FLAT 405
- 3<sup>rd</sup> FLOOR: FLAT 305
- 2<sup>nd</sup> FLOOR: FLAT 205
- 1<sup>st</sup> FLOOR: FLAT 105

| DIMENSIONS           | TOTAL AREA: 50.3 SQ M 541.4 SQ FT |         |         |          |
|----------------------|-----------------------------------|---------|---------|----------|
|                      | Length                            | Width   | Length  | Width    |
| LIVING / DINING ROOM | 3.69m                             | x 3.12m | 12' 1"  | x 10' 2" |
| KITCHEN              | 4.24m                             | x 3.46m | 13' 10" | x 11' 4" |
| BEDROOM              | 3.73m                             | x 3.27m | 12' 2"  | x 10' 8" |
| BALCONY              | 3.43m                             | x 1.74m | 11' 3"  | x 5' 8"  |



# One bedroom apartment

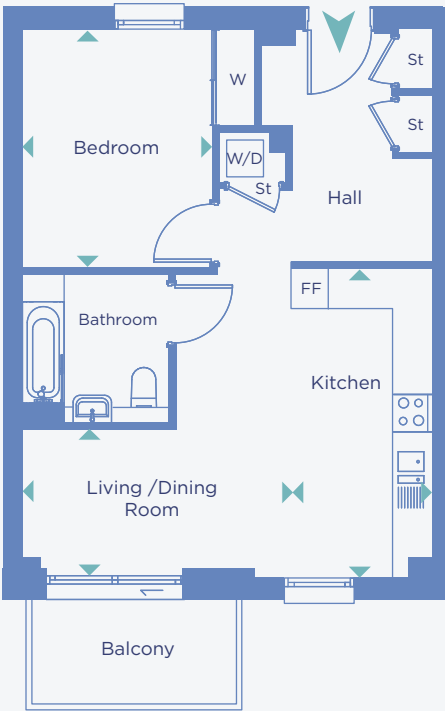
## TYPE 111H



### BLOCK D4

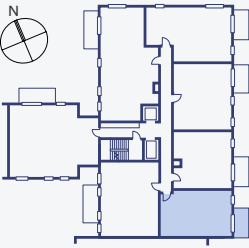
- UG<sup>RD</sup> FLOOR: FLAT G-01

| DIMENSIONS           | TOTAL AREA: 61.2 SQ M 658.7 SQ FT |         |         |          |
|----------------------|-----------------------------------|---------|---------|----------|
|                      | Length                            | Width   | Length  | Width    |
| LIVING / DINING ROOM | 4.47m                             | x 2.45m | 14' 7"  | x 8' 0"  |
| KITCHEN              | 5.09m                             | x 2.30m | 16' 8"  | x 7' 6"  |
| BEDROOM              | 3.95m                             | x 3.83m | 12' 11" | x 12' 6" |
| BALCONY              | 3.40m                             | x 1.74m | 11' 1"  | x 5' 8"  |



# One bedroom apartments

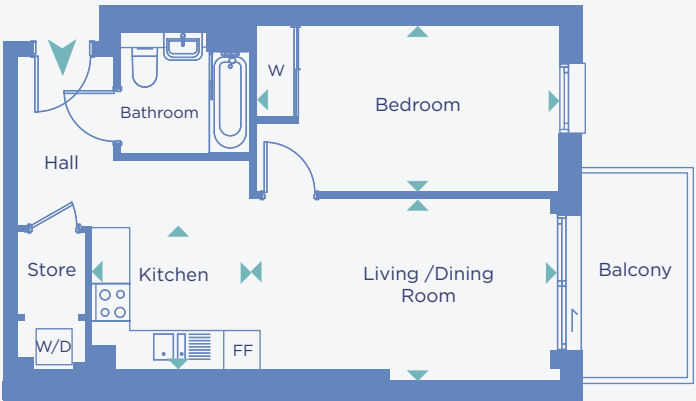
## TYPE 122



### BLOCK D4

- 6<sup>th</sup> FLOOR: FLAT 605
- 5<sup>th</sup> FLOOR: FLAT 505
- 4<sup>th</sup> FLOOR: FLAT 406
- 3<sup>rd</sup> FLOOR: FLAT 306
- 2<sup>nd</sup> FLOOR: FLAT 206
- 1<sup>st</sup> FLOOR: FLAT 106

| DIMENSIONS           | TOTAL AREA: 51.6 SQ M 555.4 SQ FT |         |        |          |
|----------------------|-----------------------------------|---------|--------|----------|
|                      | Length                            | Width   | Length | Width    |
| LIVING / DINING ROOM | 5.12m                             | x 3.00m | 16' 9" | x 9' 10" |
| KITCHEN              | 2.62m                             | x 2.36m | 8' 7"  | x 7' 8"  |
| BEDROOM              | 5.03m                             | x 2.75m | 16' 6" | x 9' 0"  |
| BALCONY              | 3.42m                             | x 1.74m | 11' 2" | x 5' 8"  |

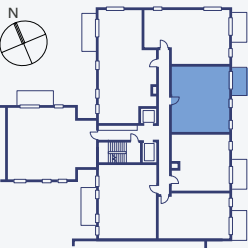


Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

KEY FF - Fridge / Freezer W - Wardrobe WM - Washing Machine

# Two bedroom apartment

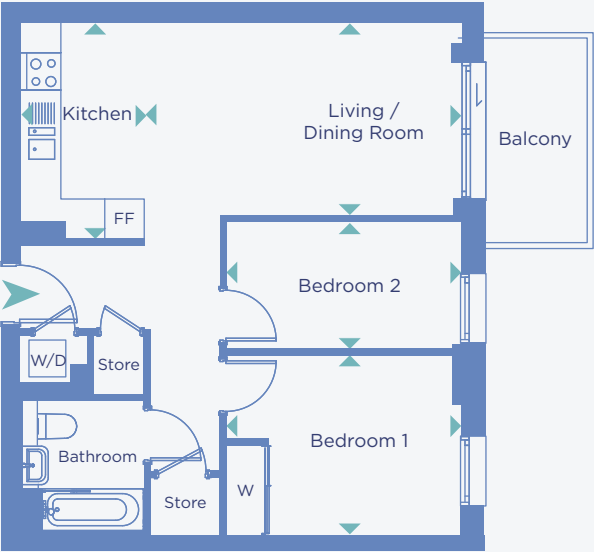
## TYPE 214



### BLOCK D4

- 6<sup>th</sup> FLOOR: FLAT 603
- 5<sup>th</sup> FLOOR: FLAT 503
- 4<sup>th</sup> FLOOR: FLAT 404
- 3<sup>rd</sup> FLOOR: FLAT 304
- 2<sup>nd</sup> FLOOR: FLAT 204
- 1<sup>st</sup> FLOOR: FLAT 104

| DIMENSIONS           | TOTAL AREA: 61.4 SQ M 660.9 SQ FT |         |        |          |
|----------------------|-----------------------------------|---------|--------|----------|
|                      | Length                            | Width   | Length | Width    |
| LIVING / DINING ROOM | 5.26m                             | x 3.19m | 17' 3" | x 10' 5" |
| KITCHEN              | 3.57m                             | x 2.02m | 11' 8" | x 6' 7"  |
| BEDROOM 1            | 3.90m                             | x 2.98m | 12' 9" | x 9' 9"  |
| BEDROOM 2            | 3.90m                             | x 2.10m | 12' 9" | x 6' 10" |
| BALCONY              | 3.43m                             | x 1.74m | 11' 3" | x 5' 8"  |



Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

KEY FF - Fridge / Freezer W - Wardrobe WM - Washing Machine St - Store

# Two bedroom apartment

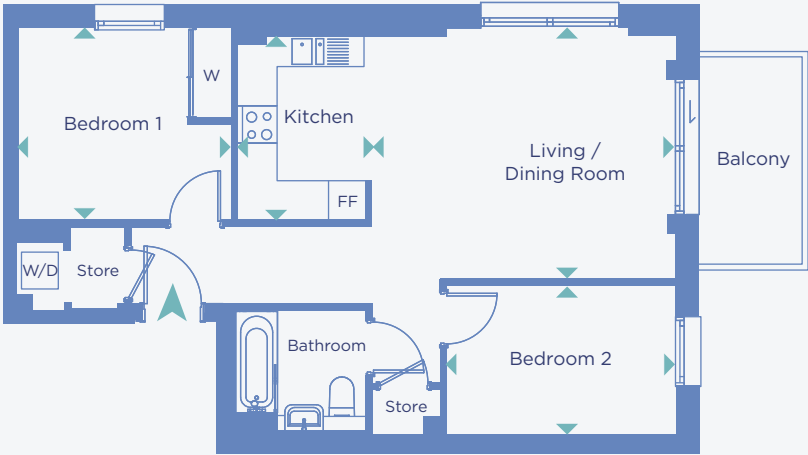
## TYPE 226



### BLOCK D4

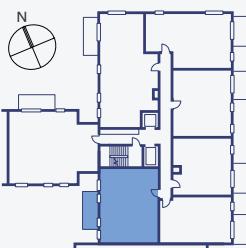
6<sup>th</sup> FLOOR: FLAT 602  
5<sup>th</sup> FLOOR: FLAT 502  
4<sup>th</sup> FLOOR: FLAT 403  
3<sup>rd</sup> FLOOR: FLAT 303  
2<sup>nd</sup> FLOOR: FLAT 203  
1<sup>st</sup> FLOOR: FLAT 103

| DIMENSIONS           | TOTAL AREA: 66.0 SQ M 710.4 SQ FT |         |        |          |
|----------------------|-----------------------------------|---------|--------|----------|
|                      | Length                            | Width   | Length | Width    |
| LIVING / DINING ROOM | 5.03m                             | x 4.18m | 16' 6" | x 13' 8" |
| KITCHEN              | 3.19m                             | x 2.23m | 10' 5" | x 7' 3"  |
| BEDROOM 1            | 3.51m                             | x 3.19m | 11' 6" | x 10' 5" |
| BEDROOM 2            | 3.81m                             | x 2.46m | 12' 6" | x 8' 0"  |
| BALCONY              | 3.44m                             | x 1.74m | 11' 3" | x 5' 8"  |



# Two bedroom apartment

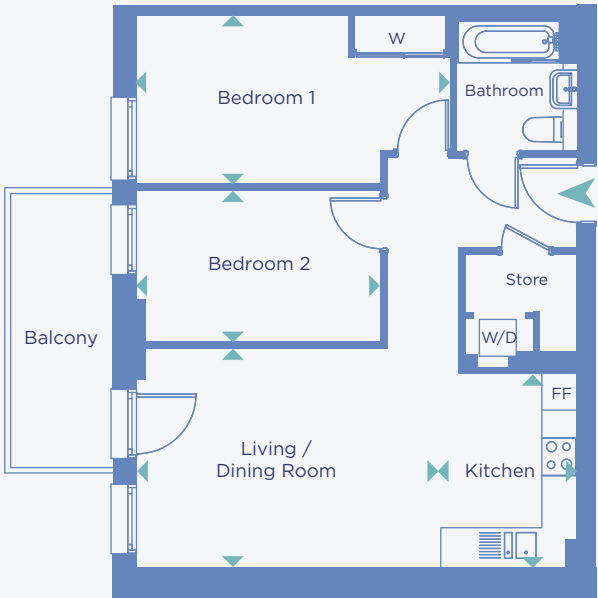
## TYPE 225



### BLOCK D4

6<sup>th</sup> FLOOR: FLAT 606  
5<sup>th</sup> FLOOR: FLAT 506  
4<sup>th</sup> FLOOR: FLAT 407  
3<sup>rd</sup> FLOOR: FLAT 307  
2<sup>nd</sup> FLOOR: FLAT 207  
1<sup>st</sup> FLOOR: FLAT 107

| DIMENSIONS           | TOTAL AREA: 68.0 SQ M 731.9 SQ FT |         |         |           |
|----------------------|-----------------------------------|---------|---------|-----------|
|                      | Length                            | Width   | Length  | Width     |
| LIVING / DINING ROOM | 5.02m                             | x 3.62m | 16' 5"  | x 11' 10" |
| KITCHEN              | 3.20m                             | x 2.34m | 10' 5"  | x 7' 8"   |
| BEDROOM 1            | 5.20m                             | x 2.79m | 17' 0"  | x 9' 1"   |
| BEDROOM 2            | 4.04m                             | x 2.50m | 13' 3"  | x 8' 2"   |
| BALCONY              | 4.55m                             | x 1.73m | 14' 11" | x 5' 8"   |

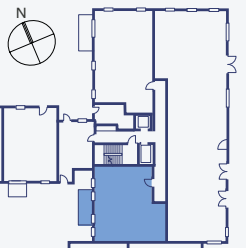


Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

KEY FF - Fridge / Freezer W - Wardrobe WM - Washing Machine

# Two bedroom apartment

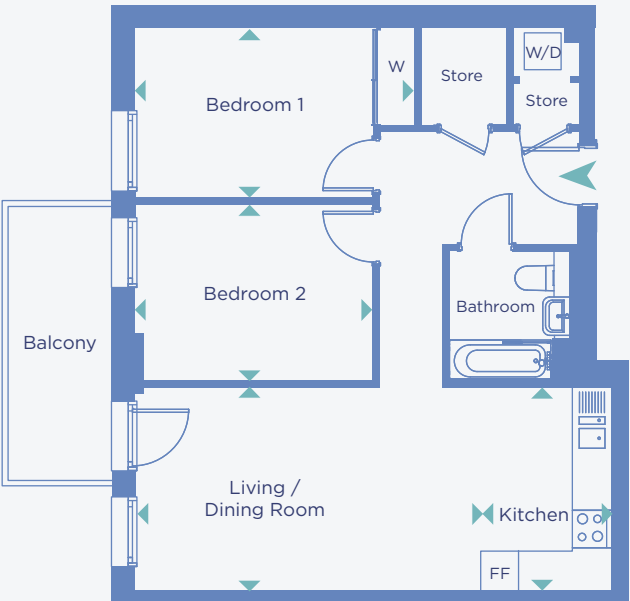
## TYPE 266



### BLOCK D4

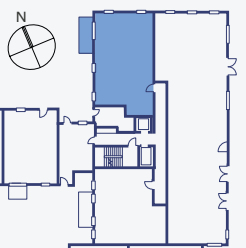
UG<sup>RD</sup> FLOOR: FLAT G03

| DIMENSIONS           | TOTAL AREA: 70.1 SQ M 754.5 SQ FT |         |         |          |
|----------------------|-----------------------------------|---------|---------|----------|
|                      | Length                            | Width   | Length  | Width    |
| LIVING / DINING ROOM | 5.73m                             | x 3.37m | 18' 9"  | x 11' 0" |
| KITCHEN              | 3.37m                             | x 2.15m | 11' 0"  | x 7' 0"  |
| BEDROOM 1            | 4.63m                             | x 2.80m | 15' 2"  | x 9' 2"  |
| BEDROOM 2            | 3.93m                             | x 2.92m | 12' 10" | x 9' 6"  |
| BALCONY              | 4.55m                             | x 1.73m | 14' 11" | x 5' 8"  |



# Two bedroom apartment

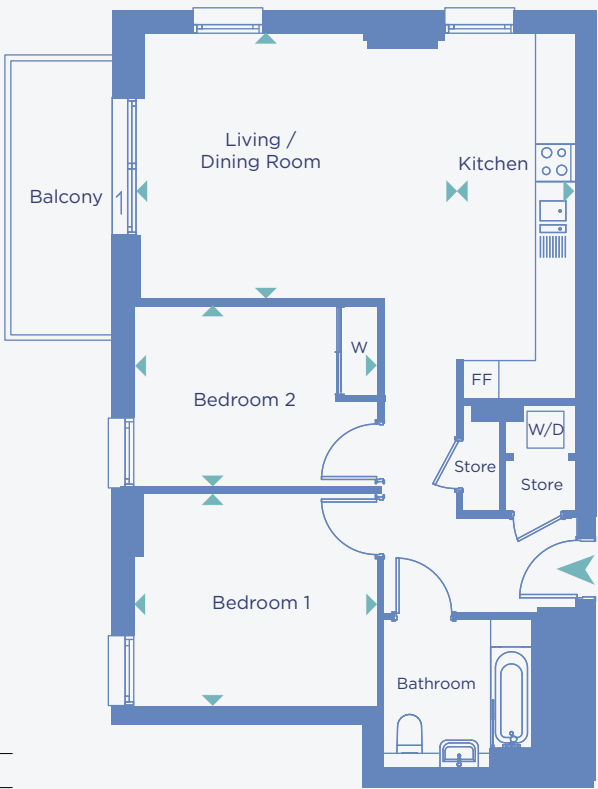
## TYPE 267



### BLOCK D4

UG<sup>RD</sup> FLOOR: FLAT G02

| DIMENSIONS           | TOTAL AREA: 83.5 SQ M 898.7 SQ FT |         |         |          |
|----------------------|-----------------------------------|---------|---------|----------|
|                      | Length                            | Width   | Length  | Width    |
| LIVING / DINING ROOM | 5.31m                             | x 4.40m | 17' 5"  | x 14' 5" |
| KITCHEN              | 6.05m                             | x 1.95m | 19' 10" | x 6' 4"  |
| BEDROOM 1            | 4.03m                             | x 3.53m | 13' 2"  | x 11' 6" |
| BEDROOM 2            | 4.03m                             | x 3.00m | 13' 2"  | x 9' 10" |
| BALCONY              | 4.55m                             | x 1.73m | 14' 11" | x 5' 8"  |



Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

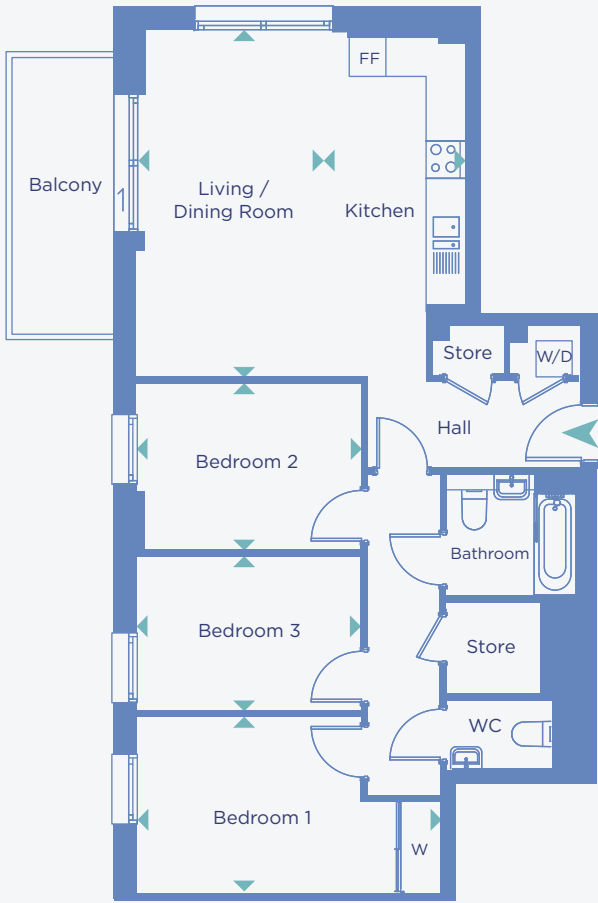
KEY FF - Fridge / Freezer W - Wardrobe WM - Washing Machine

Three bedroom apartment

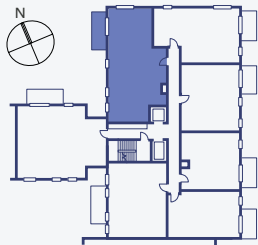
TYPE 312

BLOCK D4

- 6<sup>th</sup> FLOOR: FLAT 601
- 5<sup>th</sup> FLOOR: FLAT 501
- 4<sup>th</sup> FLOOR: FLAT 402
- 3<sup>rd</sup> FLOOR: FLAT 302
- 2<sup>nd</sup> FLOOR: FLAT 202
- 1<sup>st</sup> FLOOR: FLAT 102



| DIMENSIONS           | TOTAL AREA: 89.1 SQ.M    959.0 SQ.FT |         |         |          |
|----------------------|--------------------------------------|---------|---------|----------|
|                      | Length                               | Width   | Length  | Width    |
| LIVING / DINING ROOM | 5.73m                                | x 3.10m | 18' 9"  | x 10' 2" |
| KITCHEN              | 5.62m                                | x 2.34m | 18' 5"  | x 7' 8"  |
| BEDROOM 1            | 5.02m                                | x 2.90m | 16' 5"  | x 9' 6"  |
| BEDROOM 2            | 3.58m                                | x 2.75m | 11' 8"  | x 9' 0"  |
| BEDROOM 3            | 3.72m                                | x 2.55m | 12' 2"  | x 8' 4"  |
| BALCONY              | 4.55m                                | x 1.73m | 14' 11" | x 5' 8"  |



KEY    FF - Fridge / Freezer    W - Wardrobe    WM - Washing Machine

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works.  
All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Three bedroom apartment

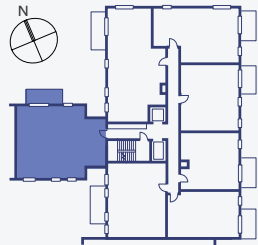
TYPE 303H

BLOCK D4

- 4<sup>th</sup> FLOOR: FLAT 401
- 3<sup>rd</sup> FLOOR: FLAT 301
- 2<sup>nd</sup> FLOOR: FLAT 201
- 1<sup>st</sup> FLOOR: FLAT 101



| DIMENSIONS            | TOTAL AREA: 92.9 SQ.M    999.9 SQ.FT |         |         |           |
|-----------------------|--------------------------------------|---------|---------|-----------|
|                       | Length                               | Width   | Length  | Width     |
| LIVING ROOM           | 4.75m                                | x 3.91m | 15' 7"  | x 12' 9"  |
| KITCHEN / DINING ROOM | 5.14m                                | x 3.05m | 16' 10" | x 10' 0"  |
| BEDROOM 1             | 3.81m                                | x 3.62m | 12' 6"  | x 11' 10" |
| BEDROOM 2             | 3.74m                                | x 3.06m | 12' 3"  | x 10' 0"  |
| BEDROOM 3             | 3.75m                                | x 2.47m | 12' 3"  | x 8' 1"   |
| BALCONY               | 4.58m                                | x 1.82m | 15' 0"  | x 5' 11"  |



KEY    FF - Fridge / Freezer    W - Wardrobe    WD - Washer/Dryer

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works.  
All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# VIBRANT EAST LONDON



- |                                   |                                  |                                    |
|-----------------------------------|----------------------------------|------------------------------------|
| 1. Hackney Marshes                | 8. Bartlett Park                 | 15. London City Airport            |
| 2. Victoria Park                  | 9. Tower Hamlets Cemetery Park   | 16. London Excel Exhibition Centre |
| 3. Queen Elizabeth Olympic Park   | 10. Chisp Street Market          | 17. Stratford/Westfield            |
| 4. East Bank/Stratford Waterfront | 11. Billingsgate Fish Market     | 18. Canary Wharf                   |
| 5. Three Mills                    | 12. Bow Creek Ecology Park       | 19. Hackney Wick                   |
| 6. Mile End Park                  | 13. Trinity Buoy Wharf           | 20. The Line public art walk       |
| 7. IFS Cloud Greenwich Peninsula  | 14. O2 Arena/Greenwich Peninsula |                                    |

For further information  
 0207 538 6460  
[sales.enquiries@poplarharca.co.uk](mailto:sales.enquiries@poplarharca.co.uk)

