



D O C K S I D E

AT MILLHARBOUR



D O C K S I D E

AT MILLHARBOUR



Computer generated image is indicative only

## APARTMENTS THAT MOVE YOU

Set where the river curves, trading ships first docked and windmills once turned, the Isle of Dogs is now the darling of East London. The pull of the water and the energy of Canary Wharf make this a place to live and play, as well as to work. A new, exciting part of London, a place to call home. In the heart of this river peninsula, Notting Hill Genesis is proud to present Dockside, a contemporary collection of one and two bedroom apartments, available through Shared Ownership.

Adjacent to Canary Wharf, residents can benefit from every local convenience they could wish for on their doorstep, as well as big brand and independent restaurants, bars and lifestyle outlets.

All apartments offer sweeping views of the rest of capital as well as easy access, with the DLR, Jubilee Line and river bus services all within minutes of the front door.



## THE PAST

The Isle of Dogs - a name first recorded in the 16th century to describe the river peninsula on which Dockside now sits - had its first renaissance as the result of the 19th century Industrial Revolution, which catalysed the area into its position as London's centre of ship building. This riverside community hummed with activity well into the 20th century, with local factories providing the British Army with much needed supplies during the First World War.

As the demands of the shipping industry evolved, the London Docklands Development Corporation have transformed the area into a place to call home. Whilst the windmills and shipping factories have fallen silent, an intelligent regeneration programme has given the area a new identity for the 21st century: a well-designed and thriving community of both homes and businesses.





Welcome to the neighbourhood, the Isle of Dogs  
named one of the UK's best places to live in  
The Sunday Times' 2019 ranking.







## THE PRESENT

A historic district with contemporary homes, the Isle of Dogs is designed for 21st century lifestyles.

As Canary Wharf's status as a financial business centre has become firmly established, an eclectic range of shops, bars, restaurants and gyms have opened in the area, helping to cement its growing reputation as a place to be.

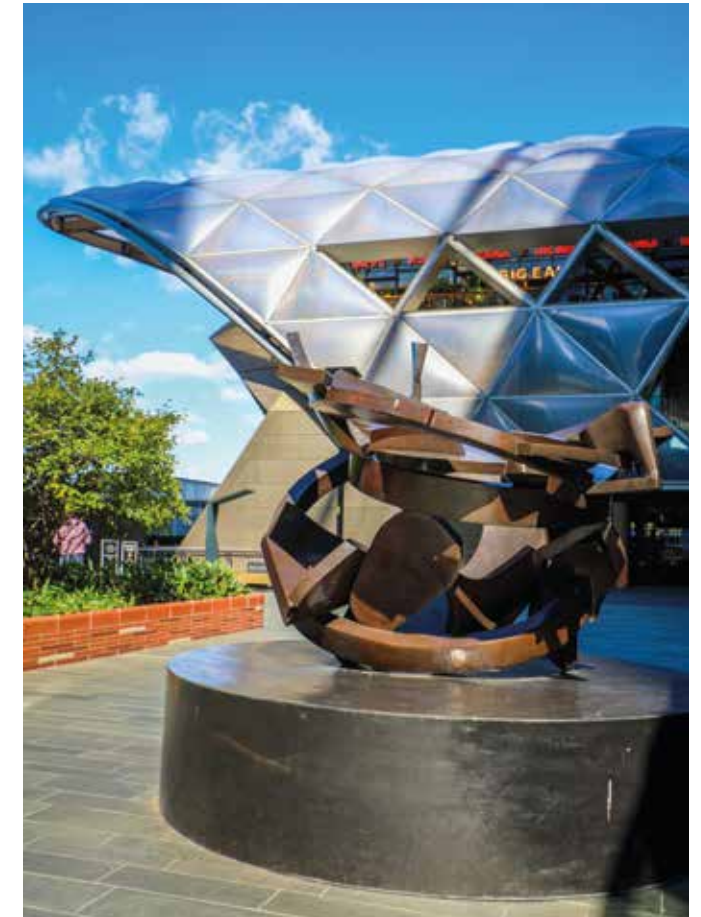
So much more than just a business district, the peninsula's renown has shifted from ships to sculpture, with the UK's largest collection of public art housed in Canary Wharf. Whether it be Monday morning or Friday night, Dockside is perfectly positioned for work, relaxation, culture and exercise.











## LIVE LOCAL

Those living in Dockside can benefit from the best of both worlds: a home in a community of its own, with some of the capital's best shopping, nightlife, food and drink and culture on the doorstep, and the fast pace of buzzing central London just a short journey away.



## THE AREA

There's no need to travel far for a special meal out or a catch-up with friends: Canary Wharf is growing in reputation as a foodie hub, offering a wide variety of high-end restaurants, including Plateau, Gaucho, The Ivy and ROKA as well as more casual options like Pizza Pilgrims, Shake Shack and street food within the Giant Robot food court.

The nightlife is equally rich, with cocktail bars such as Pagination and Rum and Sugar sitting alongside live music bars, pubs and rooftop terraces.



Canada Place Shopping Centre is home to designer and high street brands, including Reiss, Hobbs, The White Company and Oliver Bonas, and also incorporates a Waitrose.

The gyms and studios in the area include Third Space and Studio Lagree, allowing residents easy access to some of the capital's most celebrated workouts. An Everyman Cinema, The Space community theatre and The Crossrail Place Roof Garden all offer local cultural venues.



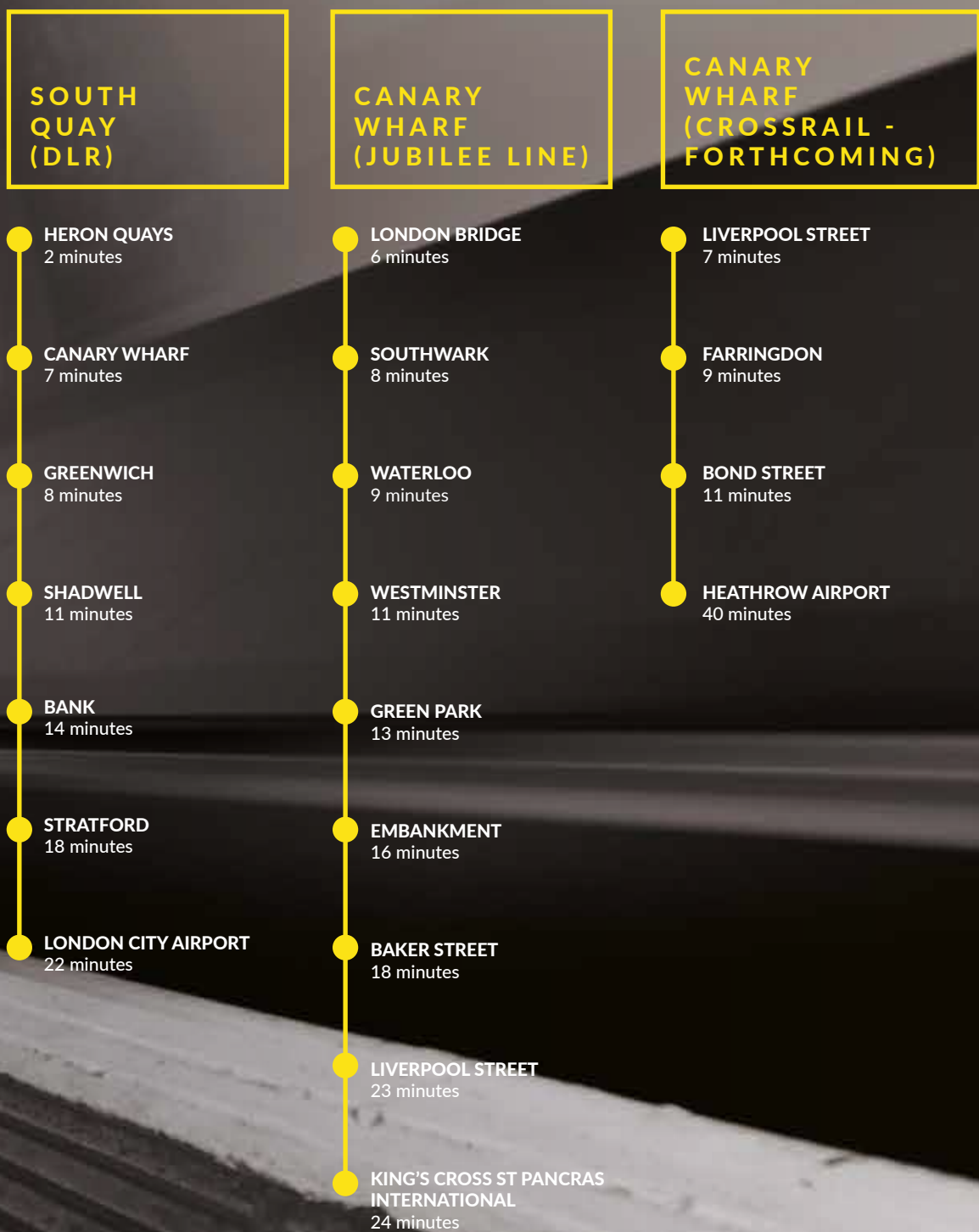




## STAY CONNECTED

With its own community identity, Dockside is nonetheless excellently connected to the centre of London, with transport infrastructure reflective of the area's recent regeneration. Residents of Millharbour can walk to the South Quay DLR in three minutes, from which Bank station is just a 15 minute journey.

Canary Wharf tube station is a ten minute walk, from which the West End can be reached in under 15 minutes on the Jubilee Line. The river bus can be easily accessed from the Canary Wharf stop, allowing residents to make the most of riverside living in their commute.









## THE APARTMENTS

These spacious, high specification apartments have been designed to take in the light and far reaching views offered by a home next to the water. Each apartment includes a balcony, further offering you a unique view over the capital. The homes have been carefully designed to maximise both living space and storage.



# SPECIFICATION

## General

- Recessed Phillips Master LED spot downlights with white bezels
- Textured loop pile carpet tiles to all common corridors and lift lobbies
- White internal doors

## Kitchen

- Amtico walnut 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 ellix mixer tap & Carron Phoenix zeta sink
- Pantry / larder cupboard

## Reception

- Amtico spacia black walnut flooring
- Matt, brilliant white finish to walls
- Comfort-cooling to living areas
- Recessed low-energy LED downlights
- Thermostatically-controlled central heating

## Bathrooms & 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

## Bedroom

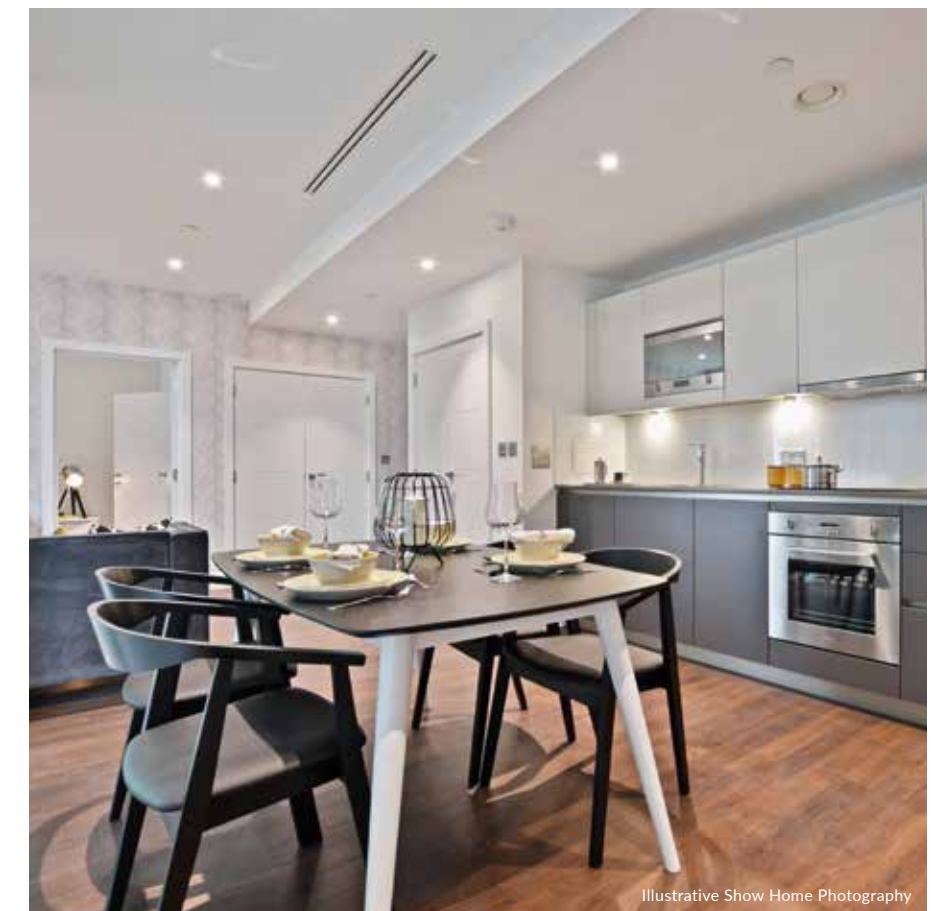
- Kendall classic taupe carpet with underlay
- Satellite and TV aerial sockets
- Telephone extension sockets
- White, high-gloss, floor-to-ceiling fitted wardrobe with a mirrored panel as appropriate
- Comfort-cooling in bedrooms

## Security

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

## Outdoor facilities

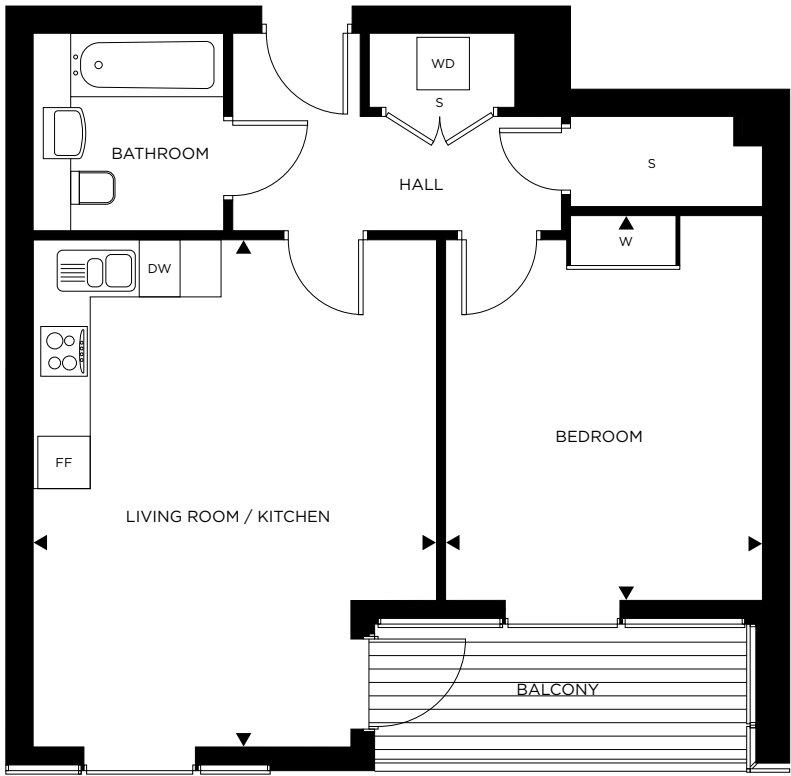
- Landscaped courtyard with water feature
- Cycle storage



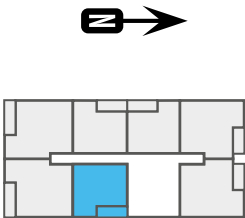


ONE BEDROOM APARTMENTS

APARTMENT NUMBERS	1701	1801	1901	2001	2101	2201	2301	2401	2501	2601	2701
LEVELS	17	18	19	20	21	22	23	24	25	26	27



Living Room / Kitchen	18'3"	x	14'4"	5.60 m	x	4.40 m
Bedroom	13'7"	x	11'4"	4.20 m	x	3.50 m
Total External Area	64.50 sq ft		6.00 sq m			
Total Internal Area	579.00 sq ft		53.80 sq m			

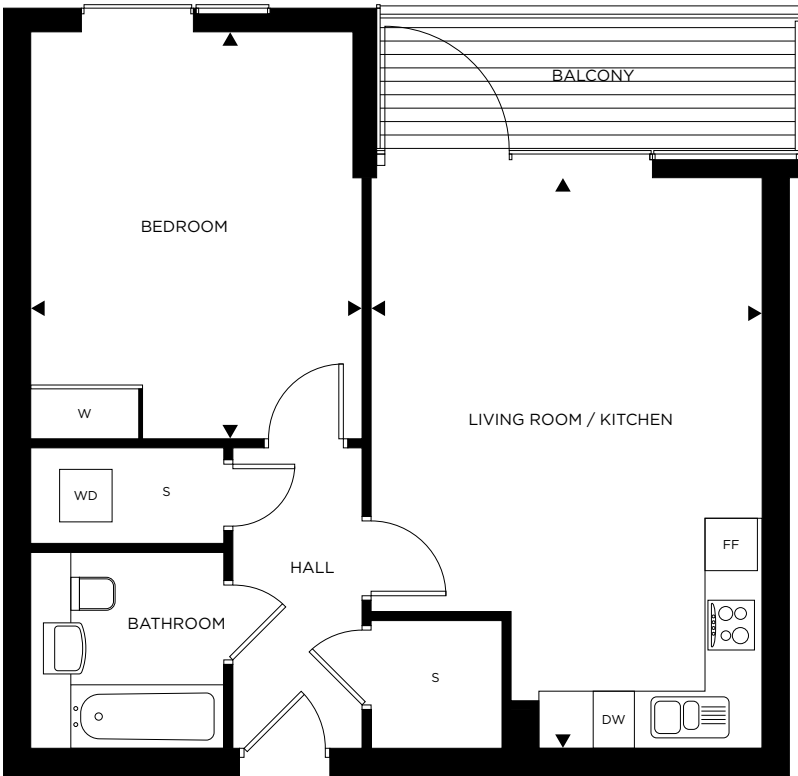


S: Store | W: Wardrobe | DW: Dishwasher | FF: Fridge Freezer | WD: Washer Dryer

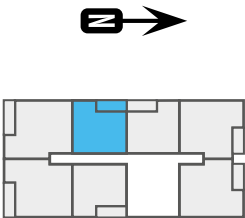
Floorplans and images are for illustrative purposes only, not to scale and should only be used for guidance.  
Any measurements quoted are approximations. Details within them may change.  
Please ask a member of the Sales Team about any of these details at the time of purchase.

ONE BEDROOM APARTMENTS

APARTMENT NUMBERS	1704	1804	1904	2004	2104	2204	2304	2404	2504	2604	2704
LEVELS	17	18	19	20	21	22	23	24	25	26	27



Living Room / Kitchen	20'4"	x	14'1"	6.23 m	x	4.31 m
Bedroom	14'5"	x	11'7"	4.45 m	x	3.59 m
Total External Area	72.10 sq ft		6.70 sq m			
Total Internal Area	602.70 sq ft		56.00 sq m			



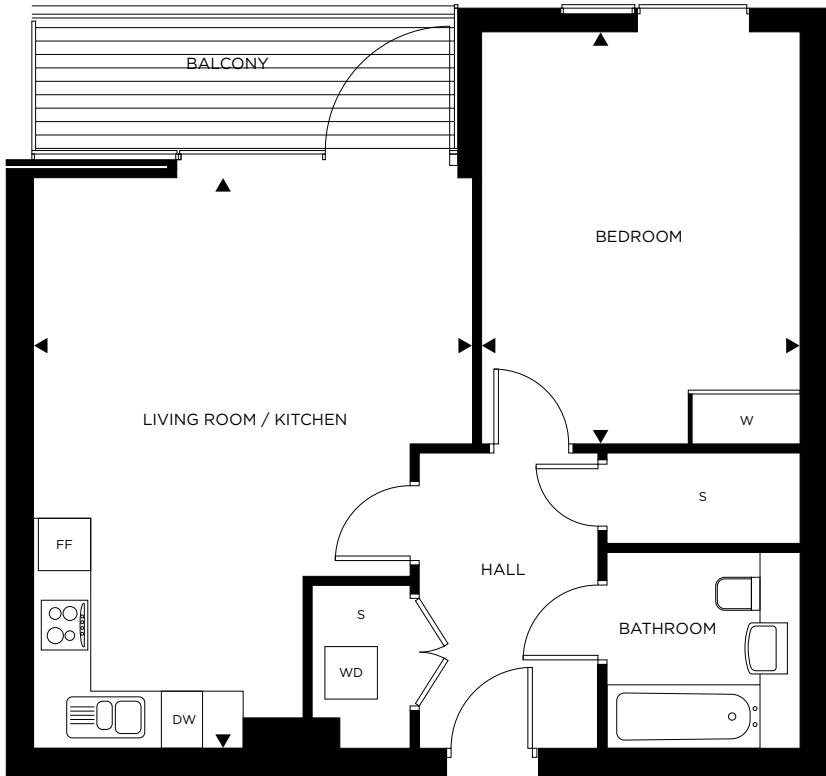
S: Store | W: Wardrobe | DW: Dishwasher | FF: Fridge Freezer | WD: Washer Dryer

Floorplans and images are for illustrative purposes only, not to scale and should only be used for guidance.  
Any measurements quoted are approximations. Details within them may change.  
Please ask a member of the Sales Team about any of these details at the time of purchase.

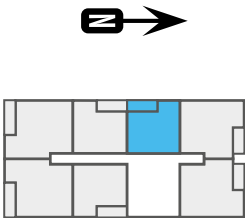


ONE BEDROOM APARTMENTS

APARTMENT NUMBERS	1705	1805	1905	2005	2105	2205	2305	2405	2505	2605	2705
LEVELS	17	18	19	20	21	22	23	24	25	26	27



Living Room / Kitchen	19'3"	x	13'5"	5.90 m	x	4.13 m
Bedroom	14'7"	x	11'3"	4.50 m	x	3.46 m
Total External Area	72.10 sq ft		6.70 sq m			
Total Internal Area	629.67 sq ft		58.50 sq m			

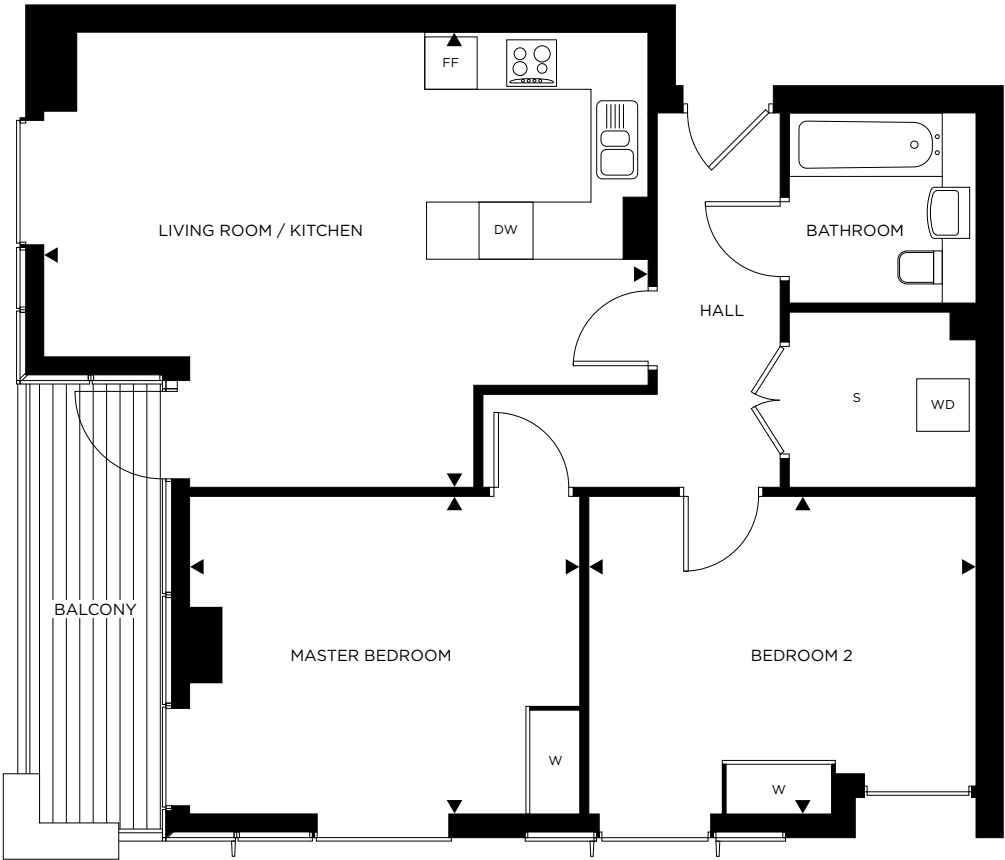


S: Store | W: Wardrobe | DW: Dishwasher | FF: Fridge Freezer | WD: Washer Dryer

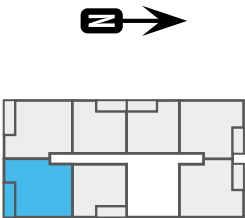
Floorplans and images are for illustrative purposes only, not to scale and should only be used for guidance.  
Any measurements quoted are approximations. Details within them may change.  
Please ask a member of the Sales Team about any of these details at the time of purchase.

TWO BEDROOM APARTMENTS

APARTMENT NUMBERS	1702	1802	1902	2002	2102	2202	2302	2402	2502	2602	2702
LEVELS	17	18	19	20	21	22	23	24	25	26	27



Living Room / Kitchen	16'7"	x	21'9"	5.10 m	x	6.70 m
Master Bedroom	11'6"	x	14'3"	3.54 m	x	4.37 m
Bedroom 2	11'6"	x	14'1"	3.54 m	x	4.32 m
Total External Area	77.50 sq ft		7.20 sq m			
Total Internal Area	852.50 sq ft		79.20 sq m			



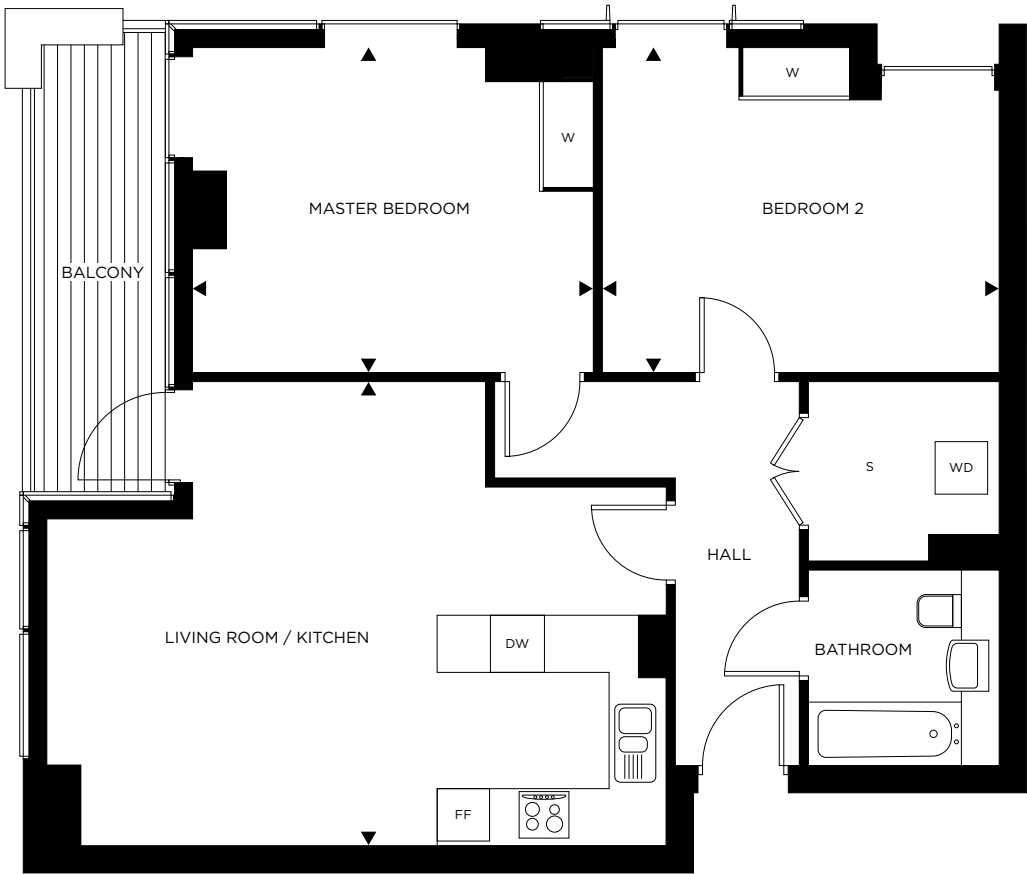
S: Store | W: Wardrobe | DW: Dishwasher | FF: Fridge Freezer | WD: Washer Dryer

Floorplans and images are for illustrative purposes only, not to scale and should only be used for guidance.  
Any measurements quoted are approximations. Details within them may change.  
Please ask a member of the Sales Team about any of these details at the time of purchase.

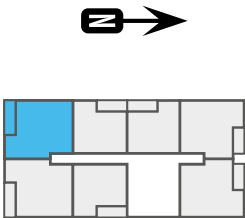


TWO BEDROOM APARTMENTS

APARTMENT NUMBERS	1703	1803	1903	2003	2103	2203	2303	2403	2503	2603	2703
LEVELS	17	18	19	20	21	22	23	24	25	26	27



Living Room / Kitchen	16'7"	x	21'9"	5.10 m	x	6.70 m
Master Bedroom	11'6"	x	14'3"	3.54 m	x	4.37 m
Bedroom 2	11'6"	x	14'1"	3.54 m	x	4.32 m
Total External Area	77.50 sq ft		7.20 sq m			
Total Internal Area	849.20 sq ft		78.90 sq m			

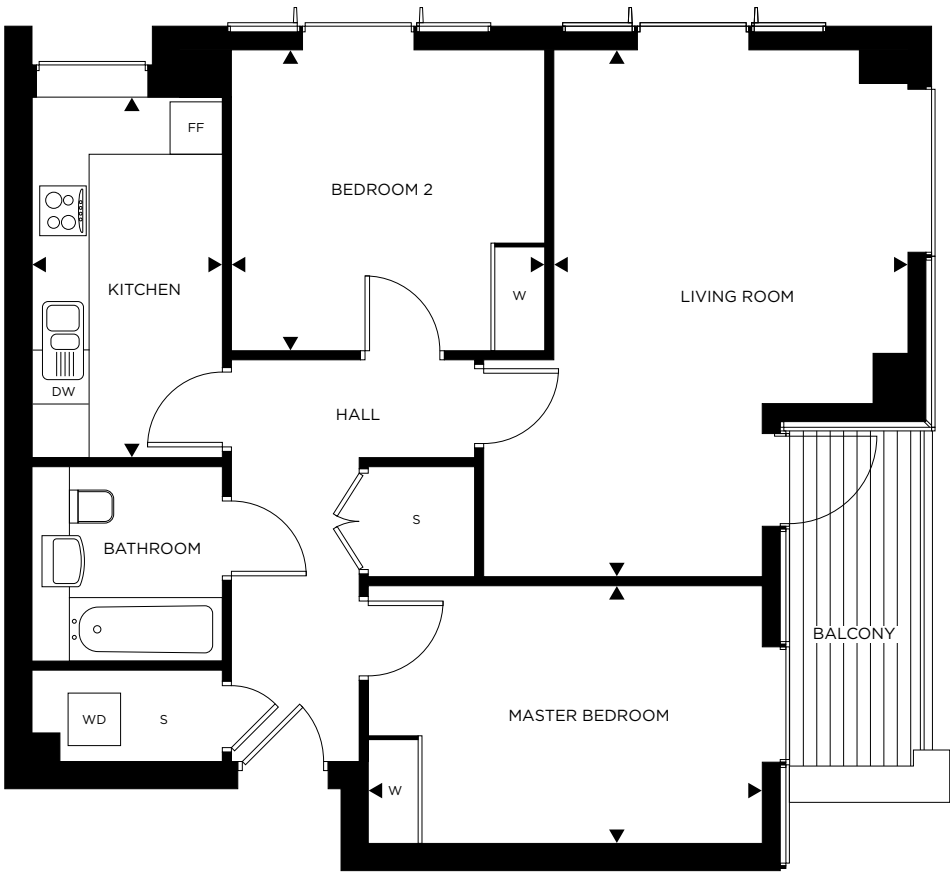


S: Store | W: Wardrobe | DW: Dishwasher | FF: Fridge Freezer | WD: Washer Dryer

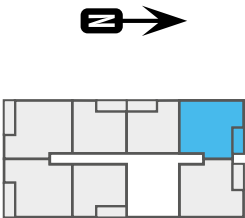
Floorplans and images are for illustrative purposes only, not to scale and should only be used for guidance.  
Any measurements quoted are approximations. Details within them may change.  
Please ask a member of the Sales Team about any of these details at the time of purchase.

TWO BEDROOM APARTMENTS

APARTMENT NUMBERS	1706	1806	1906	2006	2106	2206	2306	2406	2506	2606	2706
LEVELS	17	18	19	20	21	22	23	24	25	26	27



Living Room	19'0"	x	12'4"	5.80 m	x	3.80 m
Kitchen	6'8"	x	12'7"	2.10 m	x	3.90 m
Master Bedroom	9'1"	x	14'1"	2.80 m	x	4.30 m
Bedroom 2	10'8"	x	11'1"	3.30 m	x	3.40 m
Total External Area	59.20 sq ft		5.50 sq m			
Total Internal Area	782.50 sq ft		72.70 sq m			



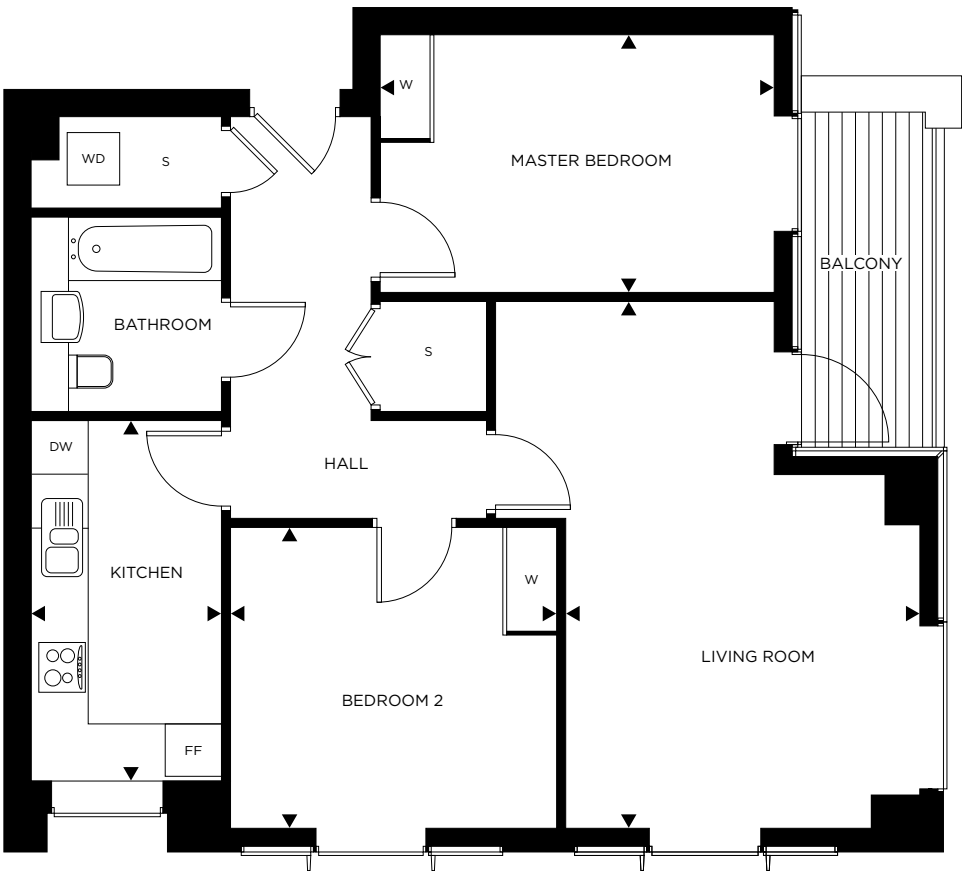
S: Store | W: Wardrobe | DW: Dishwasher | FF: Fridge Freezer | WD: Washer Dryer

Floorplans and images are for illustrative purposes only, not to scale and should only be used for guidance.  
Any measurements quoted are approximations. Details within them may change.  
Please ask a member of the Sales Team about any of these details at the time of purchase.

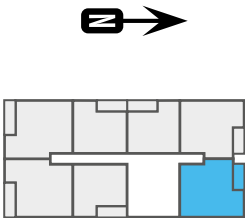


TWO BEDROOM APARTMENTS

APARTMENT NUMBERS	1707	1807	1907	2007	2107	2207	2307	2407	2507	2607	2707
LEVELS	17	18	19	20	21	22	23	24	25	26	27



Living Room	19'0"	x	12'4"	5.80 m	x	3.80 m
Kitchen	6'8"	x	12'7"	2.10 m	x	3.90 m
Master Bedroom	9'1"	x	14'1"	2.80 m	x	4.30 m
Bedroom 2	10'8"	x	11'1"	3.30 m	x	3.40 m
Total External Area	59.20 sq ft		5.50 sq m			
Total Internal Area	793.30 sq ft		73.70 sq m			



S: Store | W: Wardrobe | DW: Dishwasher | FF: Fridge Freezer | WD: Washer Dryer

Floorplans and images are for illustrative purposes only, not to scale and should only be used for guidance.  
Any measurements quoted are approximations. Details within them may change.  
Please ask a member of the Sales Team about any of these details at the time of purchase.



Illustrative Show Home Photography



## SHARED OWNERSHIP AT DOCKSIDE

### Typical steps to buying with Shared Ownership...

#### Find

##### 1 Start your journey

Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

##### 2 Are you eligible?

Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.

##### 3 Check out the development

Book your Dockside viewing with our sales team.

#### Apply

##### 4 Select your preferred home

Have you seen something you like? Tell us which apartment is your preferred one.

##### 5 We offer you a home

We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Dockside or at another of our developments.

##### 6 Purchasing interview

You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A sales consultant will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

#### Buy

##### 7 Instruct your solicitor

When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

##### 8 Exchange of contracts

You're nearly there, exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

##### 9 Home demonstration

When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, the heating and security systems.

##### 10 Legal completion

Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Dockside!

#### What is Shared Ownership?

Shared Ownership is a government funded part-buy part-rent scheme designed to help people to buy a home of their own. You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').

Shares available to buy at Dockside may vary.

#### Who is eligible?

Please speak to a member of the Sales Team for the latest eligibility criteria.



## ABOUT US

**Notting Hill Genesis is one of London's leading housing providers offering a range of property solutions including Shared Ownership sales and re-sales, open market sales and leasehold management.**

Notting Hill Genesis is one of the largest housing associations in the country, with around 64,000 homes across London and the south-east, serving more than 170,000 residents.

It was formed in April 2018 when Notting Hill Housing amalgamated with Genesis Housing Association. It is a social enterprise committed to creating thriving communities and providing homes for lower-income households.

NHG owns and manages homes across a range of tenures including social, affordable and private rent, leasehold, care and support, temporary housing and Shared Ownership, of which we are the largest provider in the country.



Notting Hill Genesis Sales is a trading name of Notting Hill Genesis.

Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation. Computer Generated Images of Dockside are for indicative purposes only. Local area photography is indicative only. Please speak to your sales team for more information. Details correct at time of print, October 2019.

Development address:  
Mastmaker Road, Isle of Dogs, London E14





020 3944 0918

[nhgsales.com](http://nhgsales.com)

**HOME OWNERSHIP** STARTS WITH US

