



# Parkside

ROYAL  
ALBERT  
WHARF

THE ROYAL DOCKS

SHARED OWNERSHIP



# Where living comes naturally

**Welcome to Parkside, the next exciting phase of new homes within the transformation of Royal Albert Wharf. The vision is about creating a destination, a place to make friendships and build foundations. Discover and become part of a new district to call home.**

This award winning regeneration in East London will offer home owners a unique lifestyle with a perfect balance of access to outdoor space with diverse landscapes.

Parkside comprises of two landmark buildings, Guthrum Court and George Court and boasts a modern collection of 1 & 2 bedroom apartments available through Shared Ownership, overlooking a stunning new park, Northern Square. Not only does living at Parkside offer ease of access to open green space, you're only minutes away from the waterfront and transport connections to central London and the City via the DLR too.



# Introducing Parkside

at Royal Albert Wharf



Computer generated image of Guthrum Court, George Court and Northern Square at Parkside is indicative only.

**A unique park side location, with views over open space and a high level of interior specification awaits.**

Parkside's two landmark apartment buildings have been designed with comfort and space in mind, so living here will immediately feel like a natural fit.

Large windows maximise light, whilst the spacious private balconies mean you can claim your own personal outdoor oasis.

Parkside apartments feature open plan living with a modern design and clean finish, so you can truly push your space to fit all of your needs, whether that's to work, relax, socialise or grow.

Homes at Parkside come with high quality interiors, with features such as natural oak wood effect flooring throughout and a range of Zanussi kitchen appliances.

New homes from Notting Hill Genesis combine contemporary design and technology with open plan, bright and airy layouts.



- |   |                      |   |                          |    |                   |
|---|----------------------|---|--------------------------|----|-------------------|
| 1 | Proposed Restaurant* | 5 | Sales Gallery            | 9  | Proposed Nursery* |
| 2 | Proposed café*       | 6 | Management Office        | 10 | Retail            |
| 3 | Co-operative store   | 7 | RAW Labs and coffee shop | 11 | Bow Arts          |
| 4 | Concierge            | 8 | Proposed Gym*            |    |                   |

\*Proposed use subject to Lease agreements.

- Existing development at Royal Albert Wharf
- Parkside

## Parkside



# East London's newest neighbourhood

**Royal Albert Wharf has attracted a variety of home owners from across London and beyond due to its carefully crafted range of homes.**

This is a unique place to live with everything you need on your doorstep, places to eat and drink and convenient transport connections.

There's a great mix of people already living and working here, enjoying the open spaces and riverside walks. Royal Albert Wharf is a place that's shaping futures and creating a lasting legacy and now is your time to take your place at Parkside.







# A place to wander and wonder

**Royal Albert Wharf attracts buyers from all over the capital who are collectively joined together by their love of the location and the uniqueness of the place. There aren't many places in London that offer that sought-after feeling of open air and space.**

Right on your doorstep, there's the serene park at Northern Square, where you're free to practice your yoga or chill out with a book. If you fancy a stroll, just around the corner you can meander along to the riverside. For a unique view of Royal Albert Wharf, take to the Royal Docks on a paddleboard, and explore from the water. With Beckton Park, Royal Victoria Gardens and the Thames Barrier Park close by for outside space too, you really are well and truly spoilt for choice living here.



Computer generated image of Royal Albert Wharf is indicative only.







# The city and beyond

**Everyday life is easier when you're connected. Royal Albert Wharf has excellent transport links so you can travel to work and meet up with friends and family in no time.**

Gallions Reach DLR in zone 3 is on your doorstep, connecting you to the heart of London. There are also plenty of other ways to get around including cycle ways and footpaths along the river – there's no better way to start your day.

You can reach all of London's hotspots easily from Royal Albert Wharf, no matter how you like to get around. If cycling is your thing, you can pedal to Canary Wharf in just over 30 minutes – the nearby CS3 means a leisurely, traffic-free ride to work, places to eat and shop and you can start from just around the corner.



\* Use of London Underground will also be required. Train times taken from Transport for London and Google Maps.



# At home with local landmarks





# Indulge in your surroundings



**Royal Albert Wharf is within easy reach of the best that East London can offer. So whether you want a quick bite to eat after work or Friday night cocktails with friends, you are perfectly positioned.**

Fine dining and cosmopolitan café culture are all close to hand. From Tom's Kitchen and Iberica at Canary Wharf to the diverse range of East-End gastro-pubs and restaurants locally, you'll find an eclectic menu of tastes from all corners of the globe.

Whether you fancy elegant cocktails in a sophisticated bar or a big night out with friends, there is an excellent choice of venues within 30 minutes of Royal Albert Wharf. And if you're simply looking for a relaxed pint at a friendly local pub, Galyon's Bar & Kitchen is just a few minutes' walk, whilst nearby Canning Town also has a range of options, including restaurants and bars.



## Experience entertainment the East London way

Close to the City, Wilton's Music Hall is perfect for live music and world-class productions. What's more, The Royal Docks plays host to some great events, like 'Join the Docks', its annual autumn celebration of culture and creativity.

Within 25 minutes on the DLR, The Troxy is a grade II listed art deco building in Limehouse, reborn into a fantastic live events venue attracting many leading names in the music industry.





Canary Wharf has more than 120 stores across five malls, including cinema, places to eat, drink and shop.

**From markets to high street retail, the ultimate shopping experience in East London, is just a short distance away.**

There's a convenience store on your doorstep with the Co-operative located within Royal Albert Wharf and you'll find lots of supermarkets and popular high street stores in the Gallions Reach Shopping Park. You're also less than a 15 minute bus ride from Beckton and Gateway retail parks.

East London is well known for its iconic markets, like Queen's Market, a hub of international delicacies, and Brick Lane, famous for its authentic cuisine from around the world and its funky Sunday street market. What's more, Columbia Road flower market, with its fresh cut flowers, unusual plants and herbs is well worth a visit.

Stylish boutiques and luxury lifestyle brands are never far away either, with Westfield Stratford nearby and Canary Wharf with its host of stores selling everything from fashion and beauty products to stylish homeware essentials.





# Find your inner creativity

**Bow Arts, London's leading arts and creative learning provider is making big waves at Royal Albert Wharf, developing creative studios for artists and local entrepreneurs. Their exciting programme for the RAW Labs offers a packed events calendar throughout the year for residents and visitors to enjoy.**

"Our vision at Royal Albert Wharf is to develop a creative hub that can be used by everyone and to create these brilliant affordable spaces that give back to the community," says Joss Taylor, Bow Arts' Project Manager. "Artists hire out the spaces here and the license fees contribute towards community-led projects and the local education programme, which includes a

series of workshops we're running with Gallions Reach Primary School. It's a real commitment to developing the community here."

The waterfront studio spaces are attracting people from a wide spectrum of creative industries including artists, designers, painters and photographers: "The area is permeable – the studio spaces are all public-facing

and glass-fronted so residents walking by can see the creatives using the space and will feel an active part of the community. With an inspirational waterside setting, the studios have been designed with artists in mind.



“ We have an ever-changing calendar - from mindfulness sessions and vintage clothing sales to the weekly yoga class and film club, there's always something to do.

Joss Taylor,  
Bow Arts' Project Manager

**In addition Bow Arts in partnership with Notting Hill Genesis has developed RAW Labs, a multi-use community space that includes an event space and a coffee shop for everyone to enjoy: “The cafe is a central hub for residents to come together. There are also plenty of activities to get involved with in the upstairs event space; our events bring the community together and connect people.”**



RAW Labs is host to changing artist residencies at Royal Albert Wharf, offering professional artists the chance to work in an inspiring environment while engaging with local schools and the community by running regular educational workshops for everyone to enjoy. "Artists come from all over the world and during their residency they will run workshops for families living here and they'll create a legacy piece – art that they will leave behind for everyone to admire. This all links with our overarching ethos of giving back to the area and creating this ecosystem where residents can learn and grow together in an inspiring environment. Promoting a sense of togetherness is really important."



# Moving made simple

## 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 virtual viewing with our Sales Team and if you are thinking about taking the next step you will be booked in for a physical viewing.

### 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 Parkside 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 Parkside!

### 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 Parkside may vary.

### Who is eligible?

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



Show home images are taken from similar style Shared Ownership development at Royal Albert Wharf and are for illustrative purposes only.



# The finer details

Life and living is all about the finer details and here is what you can expect in your new home at Parkside.



## KITCHEN|DINING|LIVING ROOMS

- White gloss kitchen units
- Dark grey laminate worktops
- Zanussi appliances including integrated oven, four-zone ceramic hob and hood
- Integrated Zanussi fridge-freezer
- Zanussi washer dryer in utility cupboard
- White Manhattan glazed splashback
- Ideal Standard mixer tap
- Louisiana Oak Natural wood effect flooring
- Low energy downlights
- Recycling bins included

## BEDROOMS

- 80% wool carpet in neutral tones
- Multiroom point low energy LED downlights
- Satellite multi room to master bedroom
- Built-in wardrobe to principal bedroom (see plans for details)

## BATHROOMS|ENSUITES

- Ideal Standard sanitaryware
- Ideal Standard bath with rainshower over bath, mixer taps and glass shower screen
- Ideal Standard rainshower to en-suite
- Ceramic wall tiling
- Vanity unit to basin and full width mirror
- Chrome downlights
- Chrome shaver socket
- Heated chrome towel rail

## GENERAL

- Smart meters to each apartment
- White radiators with thermostat control
- Fibre broadband enabled

## ELECTRICAL

- TV points to all bedrooms
- Stainless steel light switches and electrical sockets to kitchen
- Low profile/slimline mains operated smoke and heat detector with battery backup
- Video entry phone system with touch sensitive display



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George Court

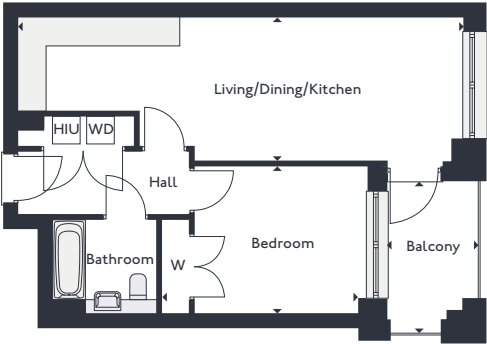


One bedroom apartments

GEORGE COURT



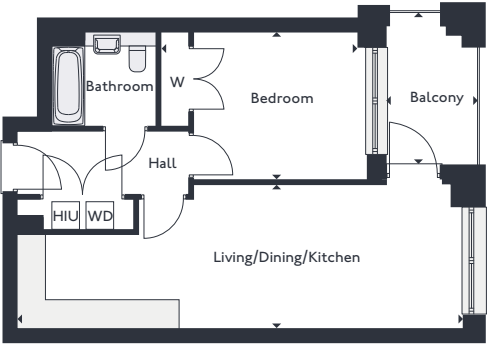
1 9  
4' 12'



Living/Dining/Kitchen	9.4m x 3m	30'10" x 9'11"
Bedroom	4.2m x 3.1m	13'8" x 10'3"
Balcony	1.9m x 3.2m	6'4" x 10'6"
<b>Gross internal area</b>	<b>50.9 m<sup>2</sup></b>	<b>548 sqft</b>

W - Wardrobe  
WD - Washer Dryer  
HIU - Heat Interface Unit

5' 13'  
8 16



Living/Dining/Kitchen	9.4m x 3m	30'10" x 9'11"
Bedroom	4.2m x 3.1m	13'8" x 10'3"
Balcony	1.9m x 3.2m	6'4" x 10'6"
<b>Gross internal area</b>	<b>50.9 m<sup>2</sup></b>	<b>548 sqft</b>

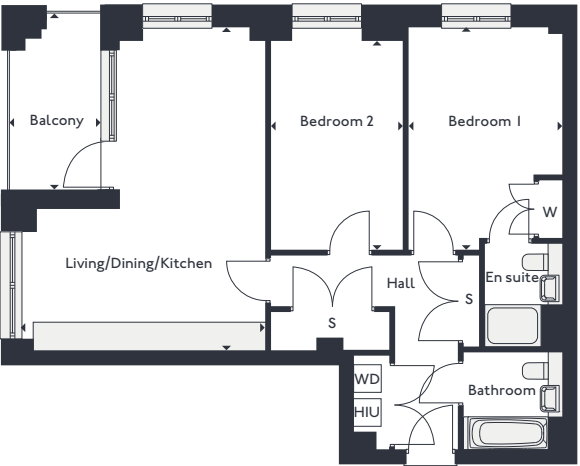
W - Wardrobe  
WD - Washer Dryer  
HIU - Heat Interface Unit



# Two bedroom apartments

GEORGE COURT

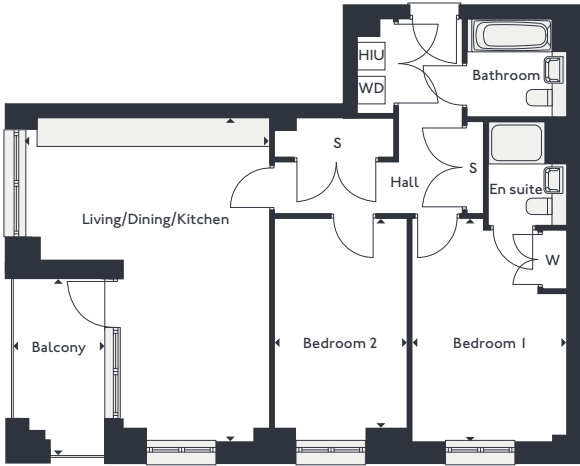
6 | 14 | 22



Living/Dining/Kitchen	4.9m x 6.8m	16'1" x 22'4"
Bedroom 1	3.3m x 4.7m	10'8" x 15'5"
Bedroom 2	2.8m x 4.4m	9'2" x 14'6"
Balcony	1.9m x 3.7m	6'4" x 12'3"
<b>Gross internal area</b>	<b>78.4 m<sup>2</sup></b>	<b>844 sqft</b>

S - Storage  
W - Wardrobe  
WD - Washer Dryer  
HIU - Heat Interface Unit

2\* | 10\* | 18\*  
3 | 11 | 19



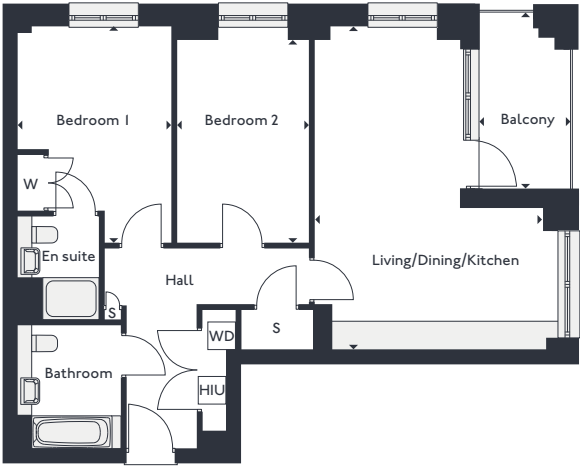
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S - Storage  
W - Wardrobe  
WD - Washer Dryer  
HIU - Heat Interface Unit

# Two bedroom apartments

GEORGE COURT

7 | 15 | 23



Living/Dining/Kitchen	4.8m x 6.8m	15'10" x 22'4"
Bedroom 1	3.3m x 4.6m	10'9" x 15'0"
Bedroom 2	2.8m x 4.3m	9'2" x 14'1"
Balcony	1.9m x 3.7m	6'4" x 12'3"
<b>Gross internal area</b>	<b>77.9 m<sup>2</sup></b>	<b>839 sqft</b>

S - Storage  
W - Wardrobe  
WD - Washer Dryer  
HIU - Heat Interface Unit  
♿ - Wheelchair accessible apartment



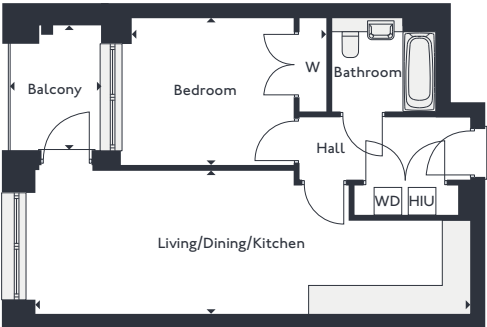


# Guthrum Court

# One bedroom apartments

GUTHRUM COURT

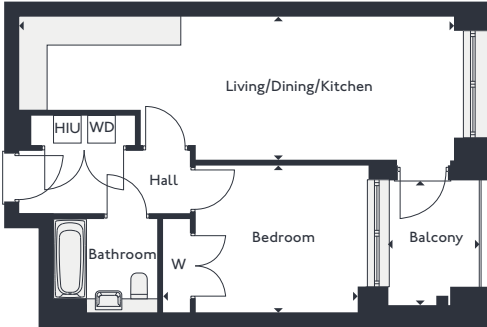
7' 12" | 15' 20" | 23'



Living/Dining/Kitchen	9.4m x 3m	30'2" x 9'11"
Bedroom	4.1m x 3.1m	13'7" x 10'3"
Balcony	1.9m x 2.6m	6'4" x 8'8"
<b>Gross internal area</b>	<b>50.4 m<sup>2</sup></b>	<b>543 sqft</b>

W - Wardrobe  
WD - Washer Dryer  
HIU - Heat Interface Unit

1 | 8 | 11' | 16 | 19'

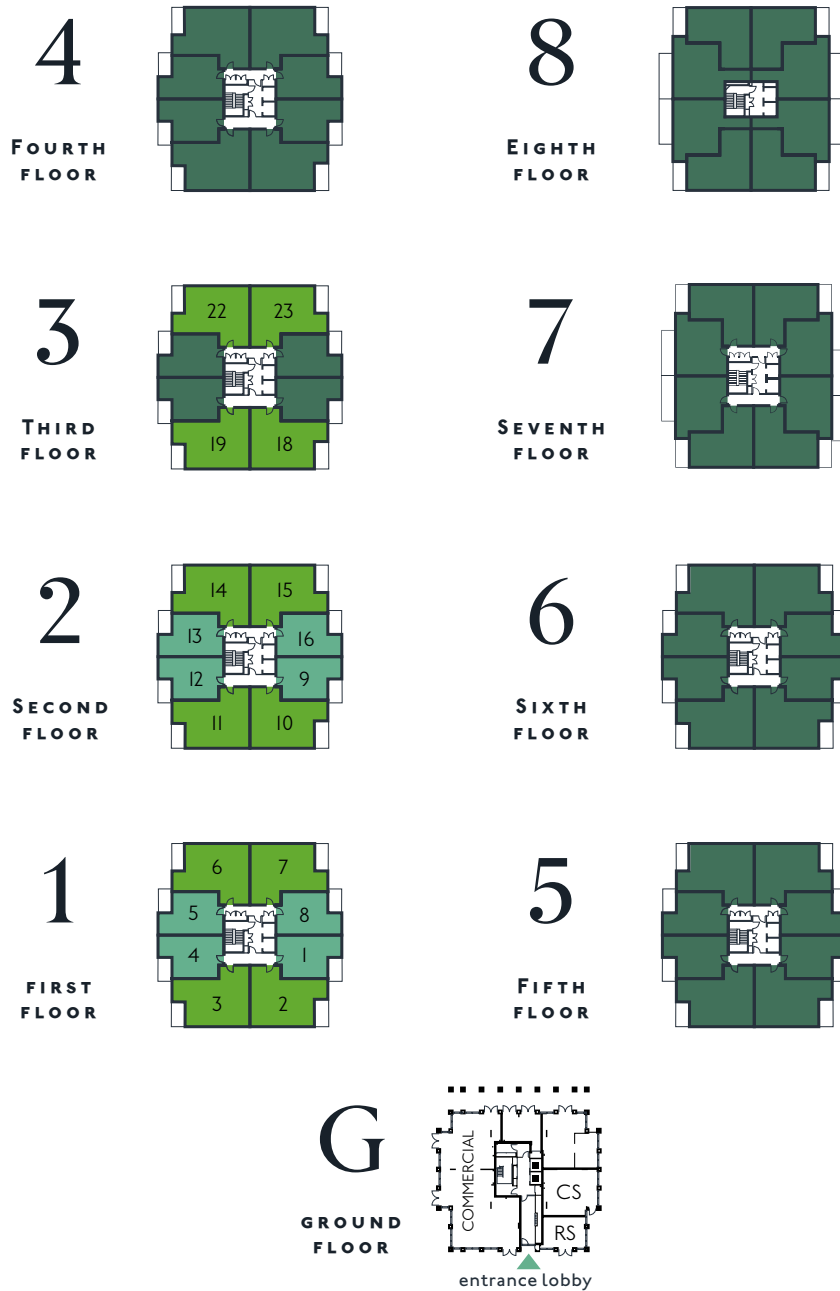


Living/Dining/Kitchen	9.2m x 3m	30'2" x 9'11"
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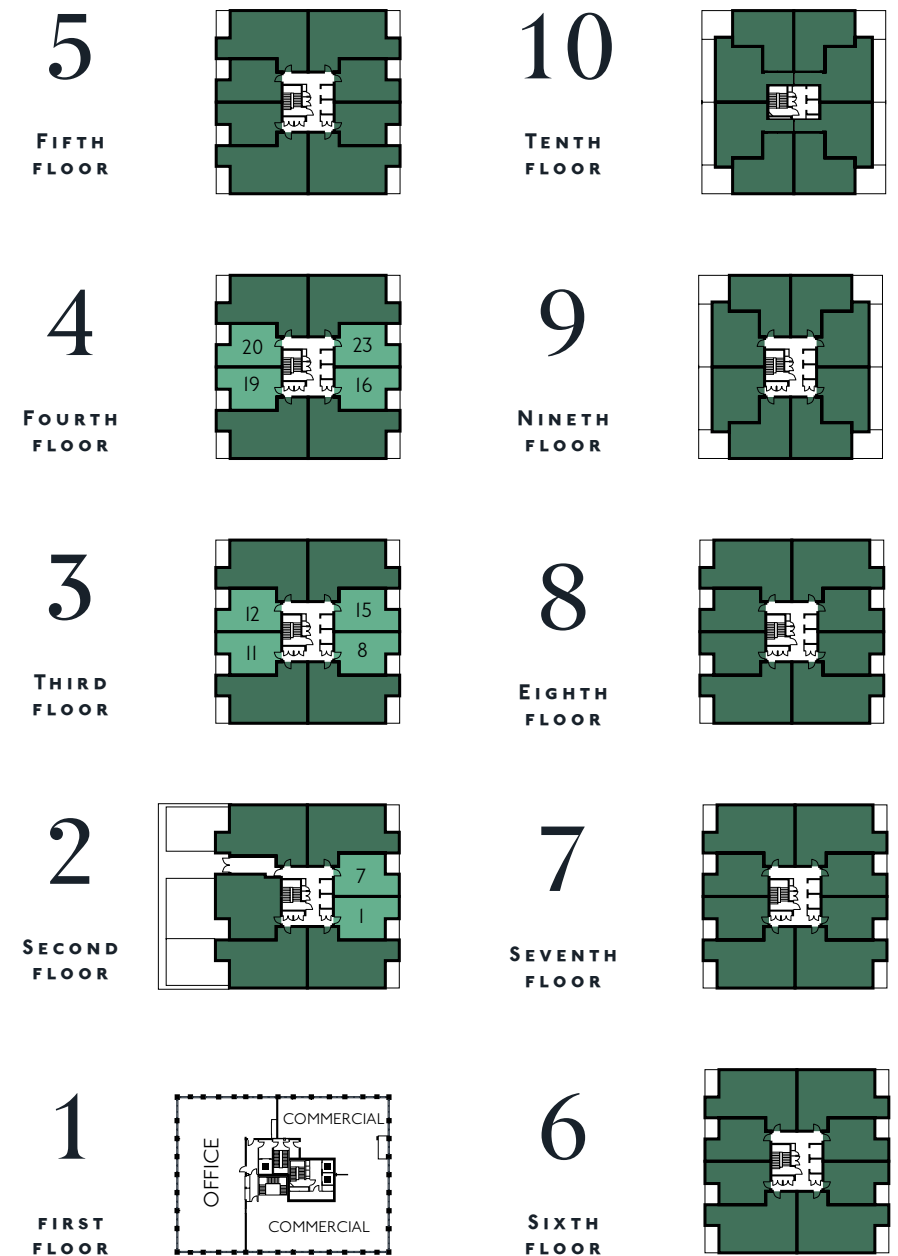
# George Court



Shared Ownership Apartments



# Guthrum Court



Commercial usages are based on planning proposals and are subject to future commercial lettings.



# The Apartments



## **PARKSIDE AT ROYAL ALBERT WHARF**

Sales Gallery: 8-9 Upper Dock Walk, E16 2GU

Tel: **020 3930 2571** Website: **[www.nhgsales.com/rawso](http://www.nhgsales.com/rawso)**

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