

PONTOON  
REACH E16  
SHARED OWNERSHIP



# PIR S0

Digital illustration is indicative only

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# Connected to the things that matter



# E16



Digital illustration is indicative only

A vibrant new location just 12 minutes from Canary Wharf, Pontoon Reach brings you the best of London in a dynamic setting, close to the river Thames. River Walk sits at the heart of it all, a collection of contemporary 1, 2 and 3 bedroom apartments.

Central to these homes is the landscaped courtyard garden. With their lush planting, walkways and comfortable seating, this refreshing outdoor space is the perfect place for relaxing or reinvigorating in the open air.

Beyond Pontoon Reach, the Royal Docks provides a dynamic East London lifestyle where it's easy to unwind, with its eclectic mix of river view restaurants and bars, attractive gardens, cycle paths and water sports. The Royal Docks has transformed into an exciting new neighbourhood with fantastic transport links, connecting across London by tube, DLR, rail, bike, boat and even cable car. So from quick commutes into the City and Canary Wharf to weekend trips into the West End and Covent Garden, everything is within easy reach. And with London City Airport close by, those weekends away just got easier.

**PONTOON  
REACH E16**  
SHARED OWNERSHIP

City  
Airport

Excel London

Thames Barrier

⊖ Pontoon Dock

Royal Docks

Emirates  
Air Line

Thames  
Clipper

The O2

Trinity Buoy Wharf

Canary Wharf



# Connected to the past



H.M.S. Tintagel Castle berthed at London's Docks; c. 1960

## Discover the fascinating history of the Royal Docks – and the exciting future it's looking forward to.

In the 19th century, London's Royal Docks were a dynamic hub of commerce and trade, bustling with workers and ships, factories and warehouses. Opening in 1855, Victoria Dock used the very latest technology to handle the new iron-clad steamships bringing in goods from all over the world.

Over the following 100 years, the docks grew in size and importance, with Royal Albert Dock and King George V Dock opening in 1880 and 1921. Both passenger and cargo ships arrived there, with Royal Victoria Dock handling over 850,000 tons of shipping a year by 1860. Alongside the docks, other industries sprung up, including Samuel Winkworth Silver's rubber factory and Henry Tate's sugar refinery.

By now, the Royal Docks had become – and still are today – the world's largest enclosed dock system. After recovering from the Blitz, the docks enjoyed a brief post-war boom, before beginning to decline from 1960. In 1981, the Royal Docks finally closed to commercial shipping. But that wasn't the end of the story – with the establishment of the London Docklands Development Committee, the docks started looking at ways to reinvent themselves. A new era was set to begin.

Much may have changed since the docks' Victorian heyday, but life still throngs amongst them. Gleaming offices and residential buildings line the water's edge. City and Canary Wharf professionals race along the pavements on their morning runs.

# A new vision for East London



As the sun sets, these same residents take in the river views, or enjoy nights out in the global mix of dockside restaurants and bars. At weekends, canoeists and kayakers glide through the water instead of cargo ships, and in summer there's even a beach.

Shops, hotels and entrepreneurial businesses have moved in along with the influx of new residents. Students flock to the University of East London's state-of-the-art new campus next to Royal Albert Dock. New parks and amazing sports facilities have appeared, all making the most of the Royal Docks' unique and precious asset, the water. This historic part of London is completely reborn as a place to socialise, work and love life.



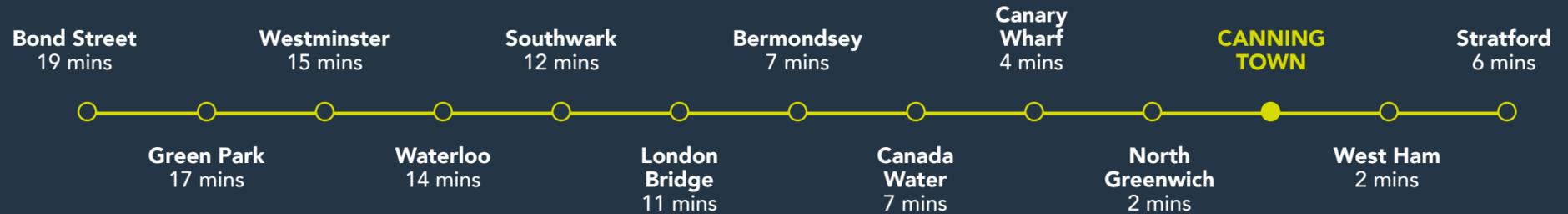
Connected to  
Canary Wharf  
The City and  
beyond...

WOLK

Live at Pontoon Reach and you can get around the capital quickly and easily. Pontoon Dock DLR station is just five minutes' walk away, so there's plenty of time for coffee on the way to work.

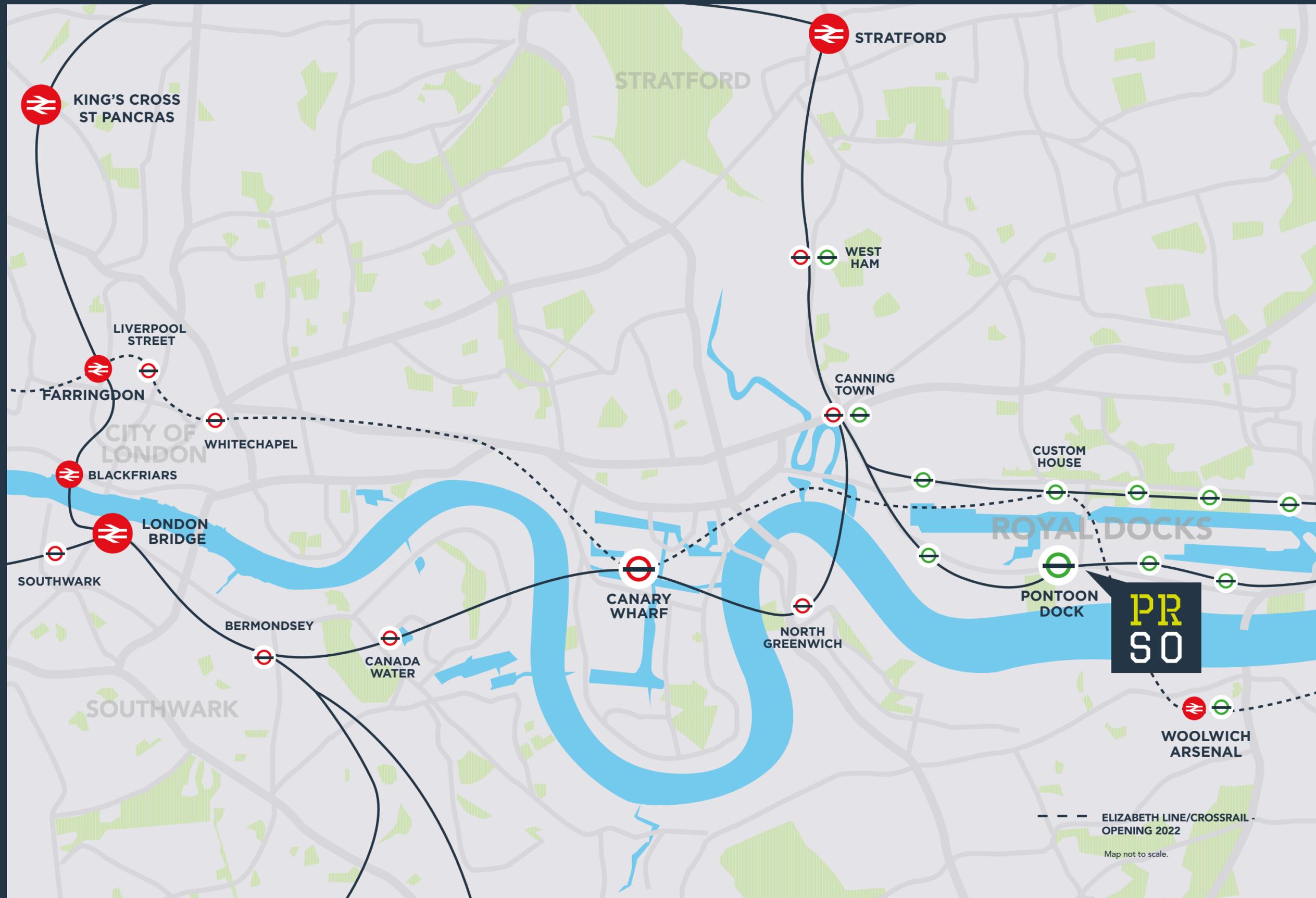
From Pontoon Dock, you can get to Bank station for the City in just 19 minutes, while Canary Wharf is even closer at 12 minutes. There's also the Elizabeth Line/Crossrail) to look forward to at Custom House, a nine minute bike ride from Pontoon Reach. This is set to revolutionise travel across the capital, cutting journey times so you can reach Liverpool Street in 10 minutes, Farringdon in 12, and Heathrow Airport in 44 minutes.

London City Airport is only one stop on the DLR, so you can jet off to European cities for a weekend break or a day's business in no time at all.



As well as all the buzz of the Royal Docks, you can also enjoy easy access to many of the capital's famous destinations from Pontoon Reach.

London is a multitude of districts and neighbourhoods, each with their own character and identity. A quick journey on the DLR and you'll be amongst the historic buildings and sharp suits of the City, or the soaring towers of Canary Wharf. Or hop onto the tube network and head to the shops of Oxford Street and Regent Street, the bars and restaurants of Soho, and the cultural icons of Covent Garden and Piccadilly. Wherever you want to go, you can connect with your destination from Pontoon Reach.



--- ELIZABETH LINE/CROSSRAIL -  
OPENING 2022

Map not to scale.

With top entertainment venues, beautiful parks, watersports and fantastic leisure facilities, there's never a dull moment in the Royal Docks.



PLAY

Connected  
to the best of  
both worlds

Alongside its city connections, Pontoon Reach is also close to a stunning array of open green spaces. You can walk to the Thames Barrier Park in just six minutes, an eye-popping urban oasis like no other in London.

It's an inspiring landscape for you to discover, with a 130ft long 'green dock' providing a sheltered micro-climate for a rainbow of plants. The park also has 32 bubbling water fountains, with the Thames Flood Barrier as a unique focal point in the distance.

You can also explore nature in all its glory at the Greenwich Peninsula Ecology Park, an urban wetland that's home to a rich variety of species.

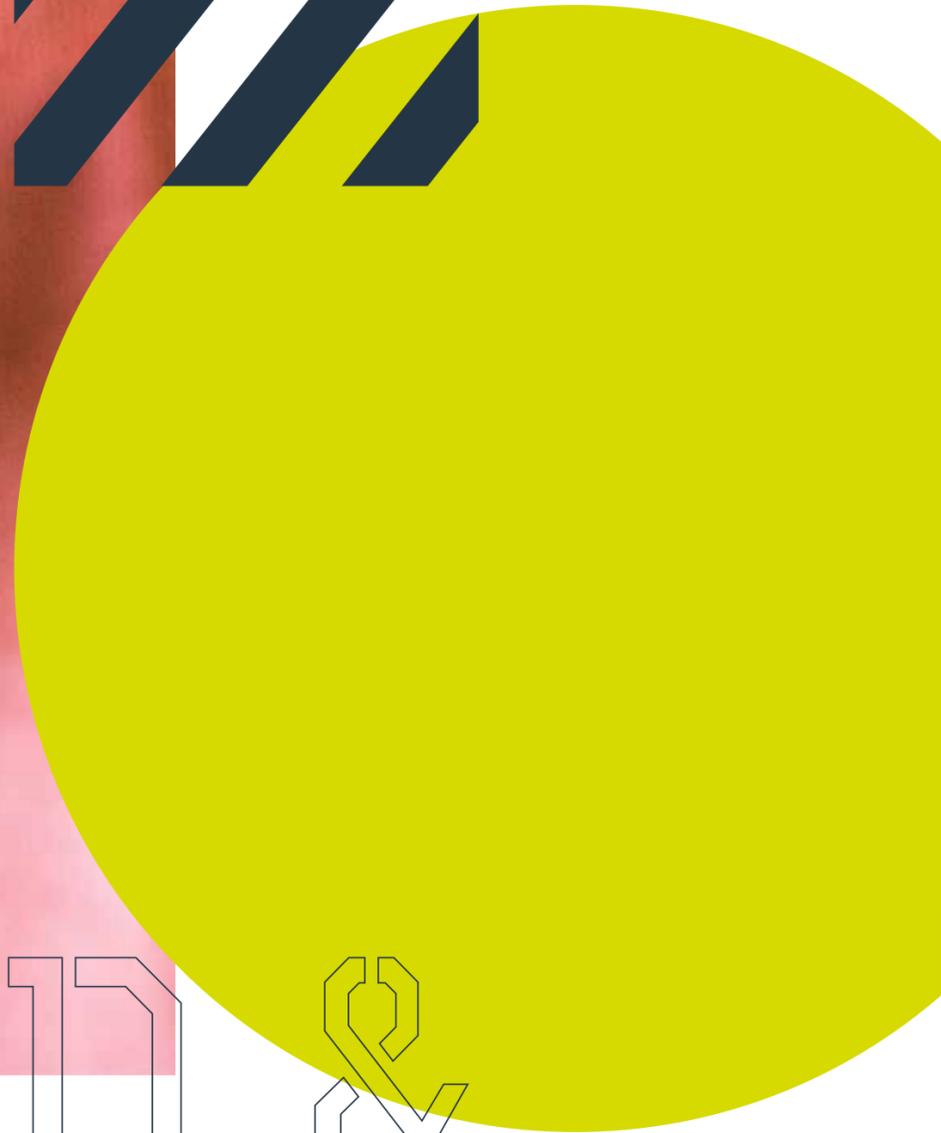
Immerse yourself here for a complete break from busy city life. Or for one of London's most beautiful Royal Parks, cross the river to Maritime Greenwich.

The whole area is a UNESCO World Heritage Site and the park is one of its gems, with landscaped gardens, ancient trees, roaming deer and spectacular views of the City and Canary Wharf. With nearly 250 acres of open water, the Royal Docks offer another kind of playground.

On the north side of Royal Albert Dock, you'll find London Watersports Centre, where you can launch yourself into sailing, rowing, canoeing and raft building.



Digital illustration is indicative only.



Bars, pubs, cafés and even floating restaurants – you’ve got it all in the royal docks. From drinks with friends to intimate waterside dinners, every occasion is catered for.

For good food and drink locally, there are several places you can walk to from Pontoon Reach, with Chinese, Italian and traditional hearty breakfasts on the menu. For something rather different, try the restaurant and roof terrace café-bar of the Good Hotel, built on a floating platform on Royal Victoria Dock.

Head to Canary Wharf and you’ll have even more choice. In and around Cabot Square there’s an exciting mix of restaurants, cafés and bars, covering everything from business dinners to after-work drinks, date night suppers and relaxed weekend brunches. Over in Greenwich, there are yet more restaurants and pubs to try out, some of them right on the riverside.

# FOOD & DRINK





## Shoppers are in for a treat at Pontoon Reach, with its proximity to some of London's best retail destinations.

Westfield Stratford City, just 12 minutes via DLR and tube, is the UK's fourth largest shopping centre. There are at least 280 shops, including John Lewis, Waitrose and Marks & Spencer. The restaurants, cinema, hotels and casino make Westfield a leisure as well as shopping centre.

At Canary Wharf, the shopping choices are constantly increasing. Around Cabot Square, at least 120 brands currently compete for your custom, and there are more to choose from in Crossrail Place and Wood Wharf.

Quality fashion brands, technology and sports stores, banks, opticians, hairdressers and other beauty specialists are all part of the Canary Wharf offering.

The historic town centre in Greenwich

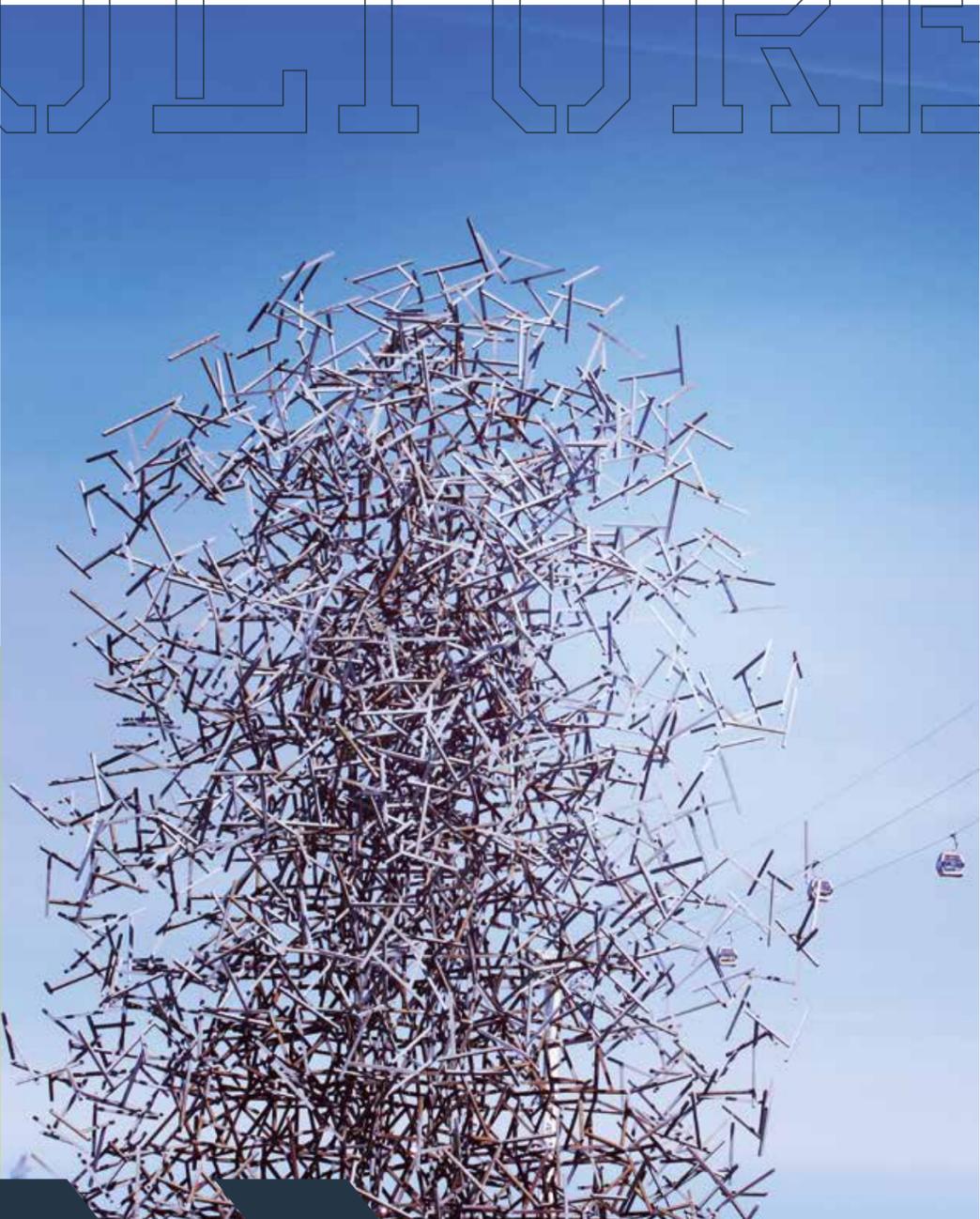
is also an exciting place to shop. It has many independent boutiques as well as high street brands, and Greenwich Market is a fantastic source of arts and crafts, antique and collectibles. This is where you can source bespoke clothing, jewellery, ceramics, gifts and delicious edible treats.

For your everyday needs, the local shops at Royal Wharf are just 5 minutes walk away, offering a combination of convenience and quality. Expect to find everything from Sainsbury's to the local farmers market run on the second Sunday of every month.



# RETAIL

# ART & CULTURE



Sculpture, dance, festivals, art – there’s a buoyant cultural scene in and around the docks. Or you can easily reach central London’s famous art and performance venues by DLR and tube.

The Museum of London Docklands provides a fascinating account of riverside East London from Roman times to today. Just south of the river, Royal Museums Greenwich is a collection of world-class attractions: the National Maritime Museum, Royal Observatory, the Queen’s House art gallery, and the magnificent Cutty Sark.

For the latest blockbusters, independent films or foreign titles, you have Cineworlds at both The O2 and West India Quay, and an Everyman at Canary Wharf. Local theatres include

Theatre Royal Stratford East, and Greenwich Theatre; both put on top productions and host big names in live performance.

Canary Wharf is also a prominent destination for art and culture. It’s effectively an open air art gallery, with surprising sculpture and installations everywhere, including a Henry Moore in Cabot Square. Plus there are temporary exhibitions and events, outdoor screenings, festivals and pop-ups all year round.

As an enterprise zone, the Royal Docks has its own strategy to encourage investment in places to live and work, and the infrastructure and services people need.

The aim is that the Royal Docks will become a world class hub for business and a thriving location for living and leisure. The future looks bright, with huge investment and many development projects already up and running, creating energy and vibrancy in the area.

Plans are well underway at RAD. This new business hub will eventually rival Canary Wharf, with new shops and leisure facilities too. And Crossrail is coming to Custom House station, so you'll be able to travel across London faster, all the way to Heathrow in just 44 minutes.

There's good news for road users too: the Silvertown Tunnel has the go ahead, connecting the Royal Docks to the Greenwich peninsula.



**£8 BILLION**

BEING INVESTED IN  
ROYAL DOCKS OVER  
THE NEXT 20 YEARS

**£1.7 BILLION**

PLANNED TO REVITALISE  
ROYAL ALBERT DOCK  
WITH RAD

**35,000 JOBS**

FORECAST TO BE CREATED  
WITHIN THE ENTERPRISE  
ZONE

# LIVE

The River Walk Apartments at Pontoon Reach, set the standard for modern living. Thoughtfully designed to enable you to make the most of your life.



Digital illustration is indicative only

# The natural way to enjoy your home

Outside space has been given pride of place at Pontoon Reach. In addition to the private landscaped courtyard garden, residents can enjoy balmy summer evenings or crisp autumn mornings on their private balcony or terrace. Selected apartments also have access to a roof garden.

360°

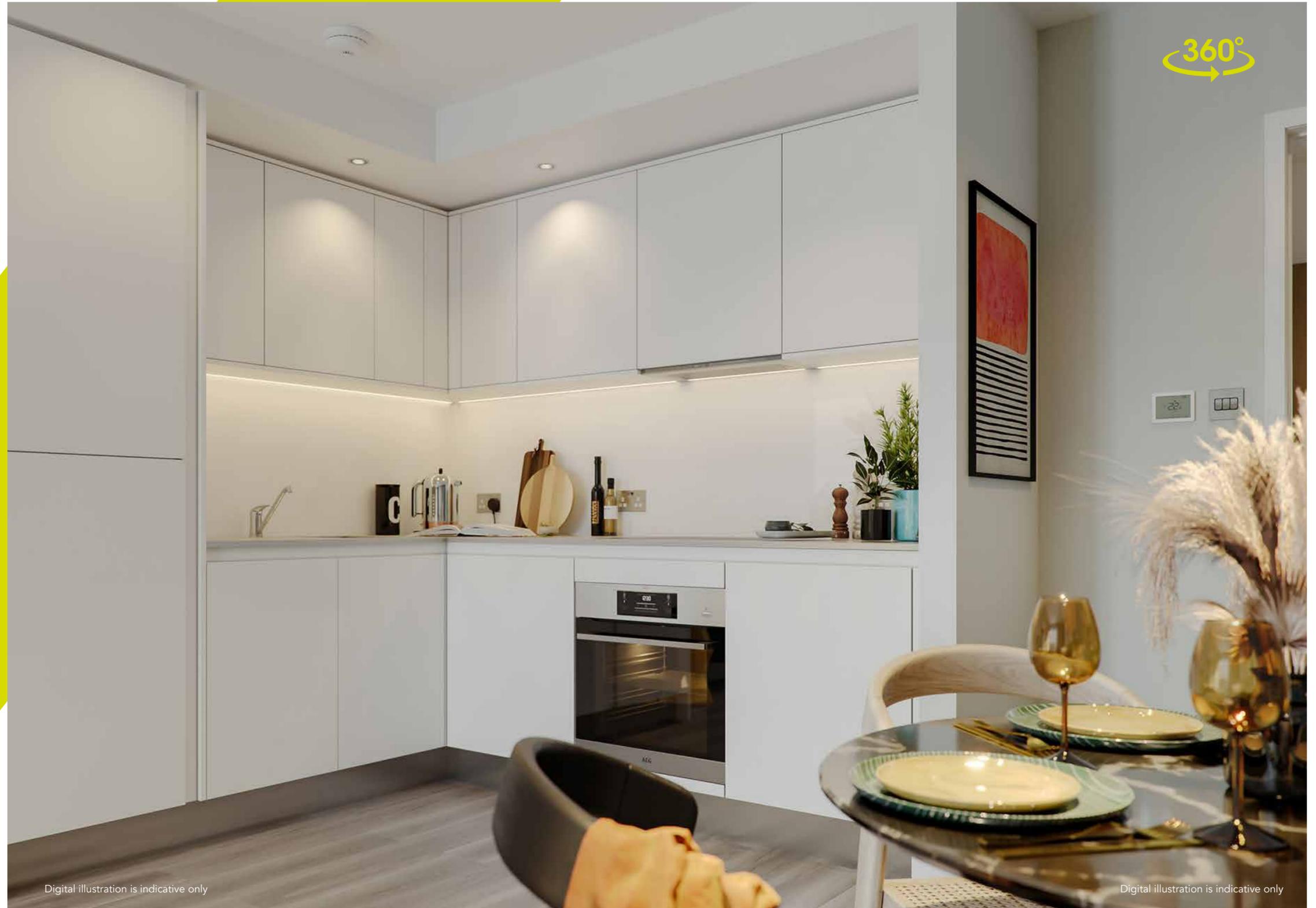


Digital illustration is indicative only

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The open plan kitchen features a range of streamlined, soft-close cabinets with laminate worktops lending a stylish yet practical touch. All appliances are included, of course. Together with Amtico Spacia flooring throughout the kitchen/living/dining area and the hall, it's a sociable place to chat, cook, eat, work or unwind on your own.

Take the virtual tour [→](#)





Digital illustration is indicative only

Retreat to your bedroom with comforting carpet underfoot, while underfloor heating in every room makes each step feel cosy and warm. Bathrooms and en suites are beautifully fitted and finished, bringing together wall hung white sanitaryware, ceramic wall and floor tiles.

All of this beauty is more than skin deep: the apartments are covered by a 10 year LABC warranty, and are built to very high standards of sustainable design.

[Take the virtual tour](#) →

# Specification



## KITCHEN

Interior designed fitted kitchen  
Matt finished cabinet doors with soft close, handle-less design and feature lighting  
Slimline laminate worktop  
Full height splashback  
Cutlery drawer inserts  
Stainless steel sink with mixer tap  
Integrated AEG oven  
Four zone AEG ceramic hob with integrated canopy hood  
Integrated Zanussi dishwasher\*  
Integrated Zanussi fridge freezer  
Free standing Zanussi washer-dryer located in hallway cupboard  
Recycling bin

## BATHROOM / EN SUITE

Ceramic wall and floor tiles  
Bespoke designed wall mounted vanity unit with mirrored door to bathroom. En-suite with full height and width mirror  
Semi inset washbasin  
WC with concealed cistern and chrome dual flush button  
White bath with timber effect bath panel

White shower tray with shower door (to all en suites)  
Shaver socket concealed in vanity unit (bathroom only)  
Polished chrome electric heated towel rail

## ELECTRICS

Brushed steel switches to kitchen/living/dining area  
Brushed steel sockets and switches to kitchen splashback  
LED downlights to hallway, kitchen/living/dining area and bathrooms  
Pendant lighting to all bedrooms  
Wiring for digital TV and wiring only for Sky Q to living area and bedroom 1  
Colour video door entry system  
Fob entry system to apartment building

## JOINERY

Oak veneer entrance and internal doors  
White skirtings and architraves  
Built-in wardrobe in bedroom 1

## WALL AND FLOOR FINISHES

White emulsion painted internal walls and ceilings  
Carpet to all bedrooms  
Antico Spacia to kitchen, dining, living rooms and hallways

## HEATING

Underfloor heating throughout

## COMMUNAL AREAS

Landscaped courtyard garden  
Residents' roof terrace for residents of 3 Wray Avenue only  
Lift to all floors  
Concierge service†

## GENERAL

2 year defect warranty  
10 year LABC building warranty  
Parking available to select apartments  
Cycle spaces in basement  
CCTV throughout communal areas  
Balcony or terrace area to all apartments with decking or paving††  
999 year lease

\* Dishwashers may vary in size dependent upon home type † Concierge service will be in a central location within the development †† Right of access maintained by management company h Managed by the Concierge, opening hours and restrictions of use will apply Peabody reserve the right to make these changes. Please ask a sales consultant for further information.



London has been our home for over 150 years

Peabody has over 150 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 55,000 homes.

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of £6.3bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of £175m, investing £252m in building new homes, and £68m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.

Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain, and long-lasting.

Recent Awards include...



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

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