

PONTOON  
REACH E16  
SHARED OWNERSHIP

RIVER WALK APARTMENTS

# 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.



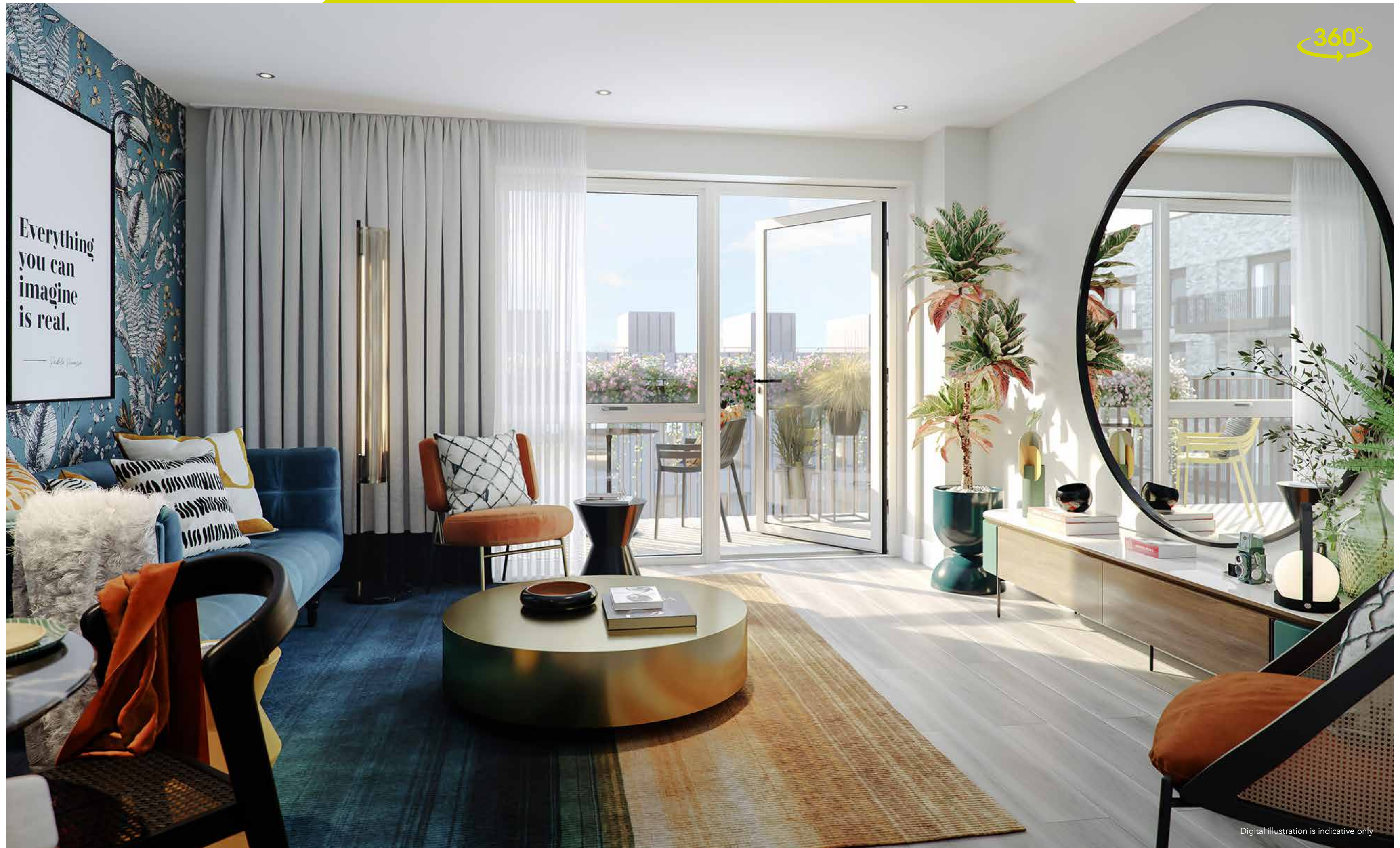
Digital illustration is indicative only



# 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. Green space extends around the building too, with landscaped areas and plans for new trees and a cycle path.





360°

Digital illustration is indicative only



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.





# 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
- Amtico 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 †Right of access maintained by management company. ††Managed by the Concierge, opening hours and restrictions of use will apply. Your attention is drawn to the fact it may not be possible to obtain the products as referred to in the specification. In such cases, a similar alternative will be provided. Peabody reserve the right to make these changes. Please ask a sales consultant for further information.

FIND  
YOUR  
PERFECT  
PLACE



Map not to scale



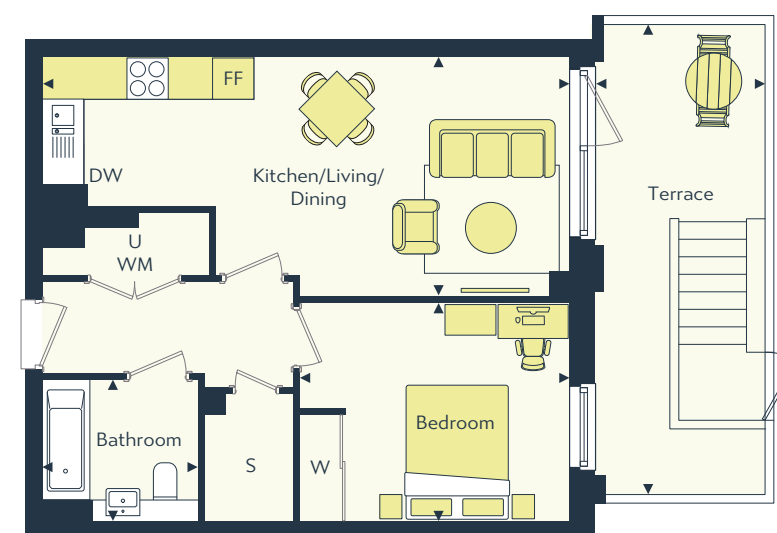
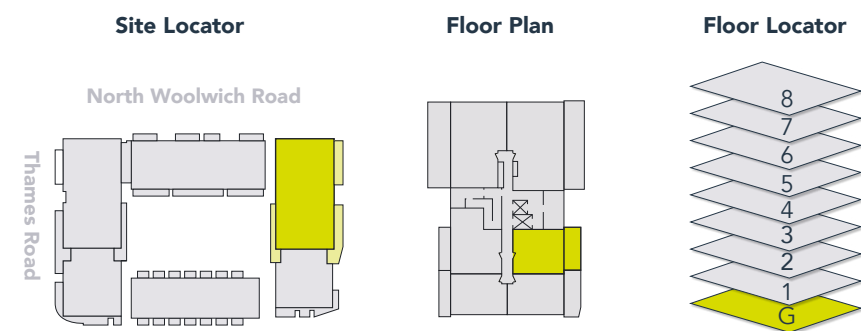


RIVER  
WALK  
APARTMENTS





# ONE BED



X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

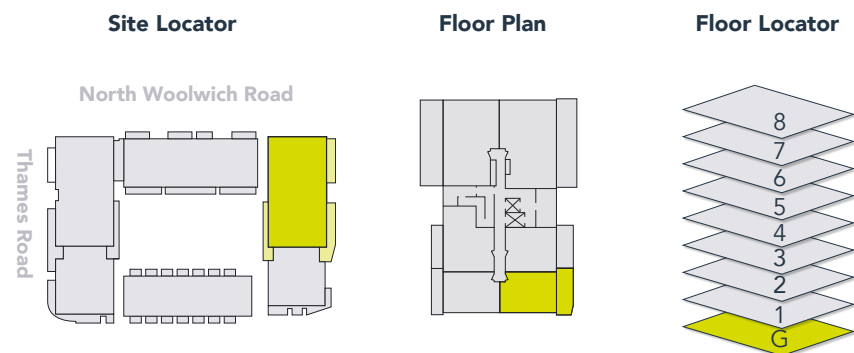
## ONE BED

One Wray Avenue  
Apartment 3

Gross Internal Floor Area 50m<sup>2</sup> / 538ft<sup>2</sup>

Kitchen/Dining/Living	7.5m x 3.4m	24'7" x 11'1"
Bedroom	3.8m x 3.1m	12'5" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'6"
Balcony	6.7m x 2.3m	22'0" x 7'6"



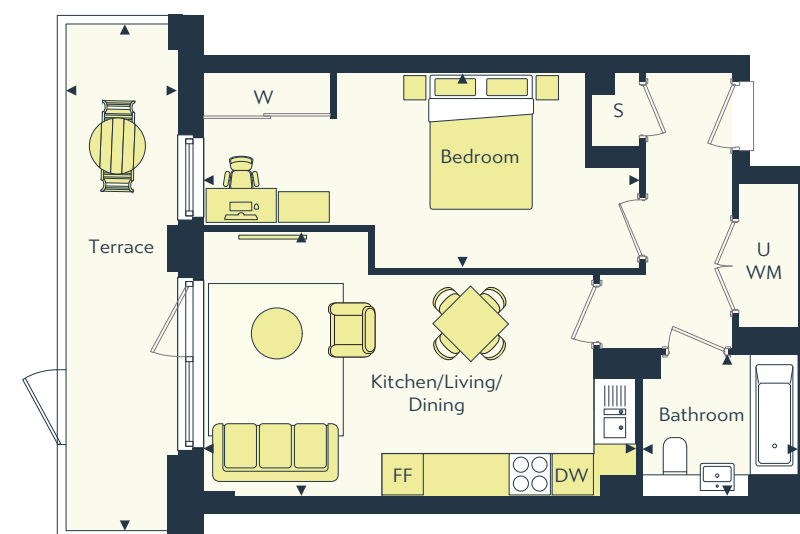
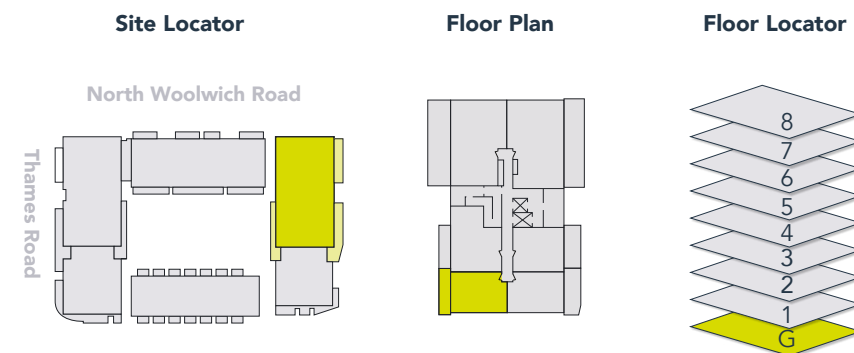


# ONE BED

One Wray Avenue  
Apartment 4

Gross Internal Floor Area 50m<sup>2</sup> / 538ft<sup>2</sup>

Kitchen/Dining/Living	6.1m x 3.7m	20'0" x 12'2"
Bedroom	6.2m x 2.8m	30'2" x 9'6"
Bathroom	2.2m x 2.0m	7'3" x 6'6"
Balcony	7.2m x 2.4m	23'7" x 7'10"



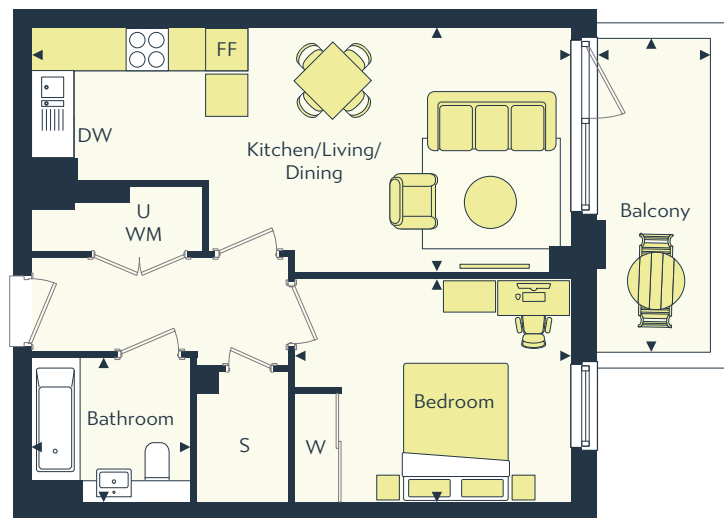
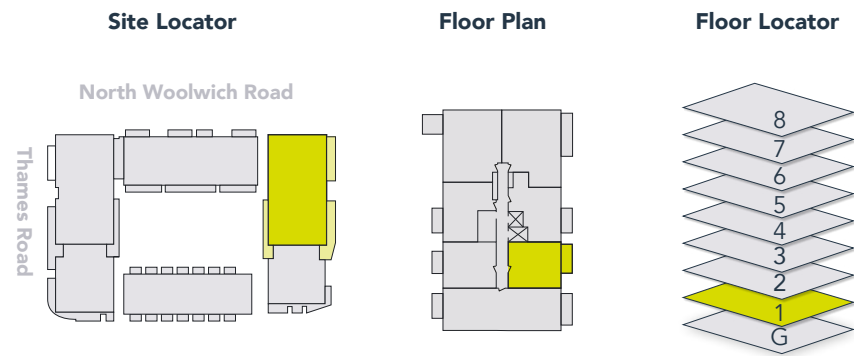
# ONE BED

One Wray Avenue  
Apartment 5

Gross Internal Floor Area 50m<sup>2</sup> / 538ft<sup>2</sup>

Kitchen/Dining/Living	6.1m x 3.7m	20'0" x 12'1"
Bedroom	6.2m x 2.8m	20'4" x 9'2"
Bathroom	2.2m x 2.0m	7'3" x 6'6"
Balcony	7.2m x 1.6m	23'7" x 5'3"



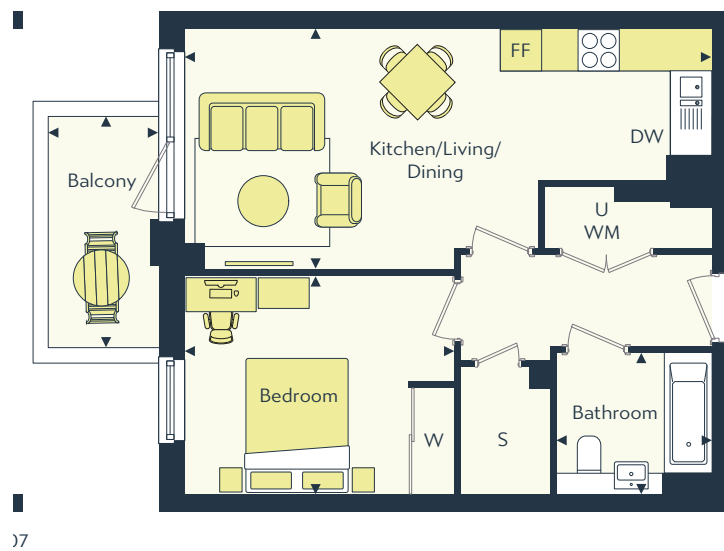
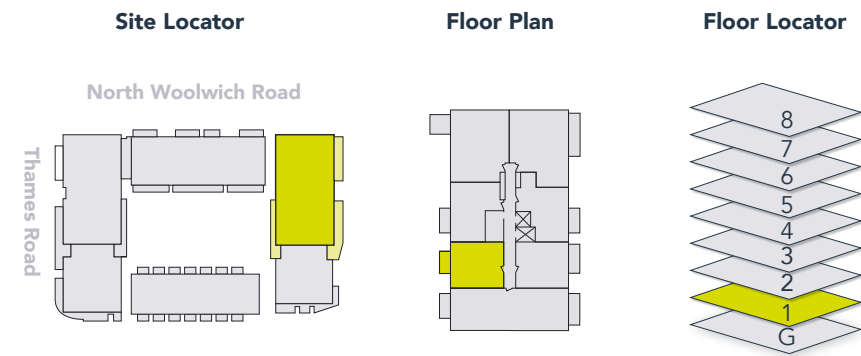


# ONE BED

One Wray Avenue  
Apartment 11

Gross Internal Floor Area 50m<sup>2</sup> / 538ft<sup>2</sup>

Kitchen/Dining/Living	7.5m x 3.4m	24'7" x 11'2"
Bedroom	3.8m x 3.1m	12'6" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Balcony	4.3m x 1.5m	14'1" x 4'11"



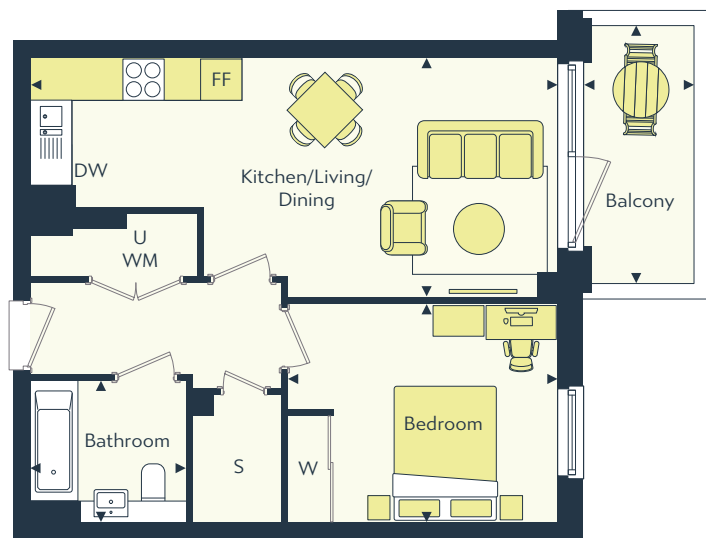
# ONE BED

One Wray Avenue  
Apartment 13

Gross Internal Floor Area 50m<sup>2</sup> / 538ft<sup>2</sup>

Kitchen/Dining/Living	7.5m x 3.4m	24'7" x 11'2"
Bedroom	3.8m x 3.1m	12'6" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Balcony	3.3m x 1.5m	10'10" x 4'11"



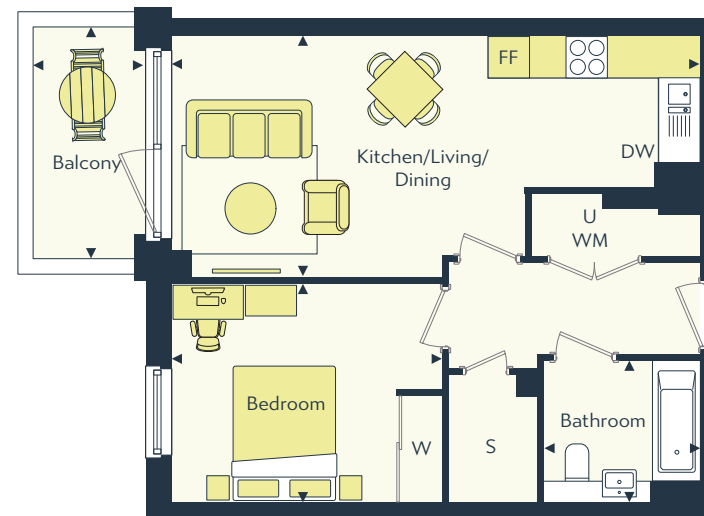
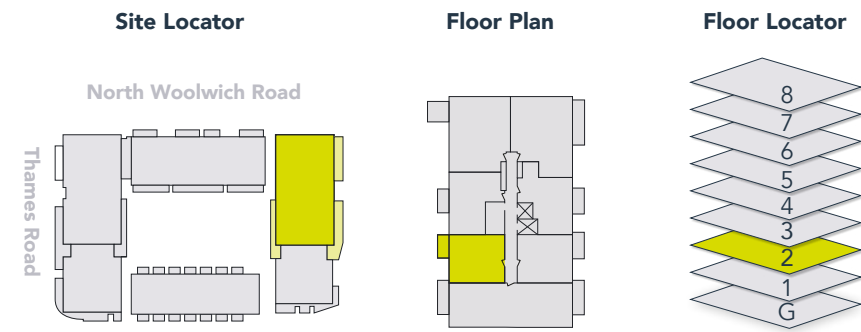


# ONE BED

One Wray Avenue  
Apartment 18

Gross Internal Floor Area 50m<sup>2</sup> / 538ft<sup>2</sup>

Kitchen/Dining/Living	7.5m x 3.4m	24'7" x 11'2"
Bedroom	3.8m x 3.1m	12'6" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Balcony	3.7m x 1.5m	12'2" x 4'11"



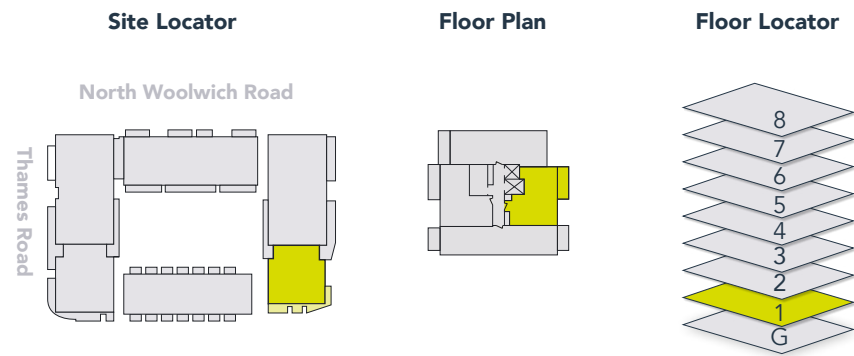
# ONE BED

One Wray Avenue  
Apartment 20

Gross Internal Floor Area 50m<sup>2</sup> / 538ft<sup>2</sup>

Kitchen/Dining/Living	7.5m x 3.4m	24'7" x 11'2"
Bedroom	3.8m x 3.1m	12'6" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'6"
Balcony	3.3m x 1.5m	10'10" x 4'11"





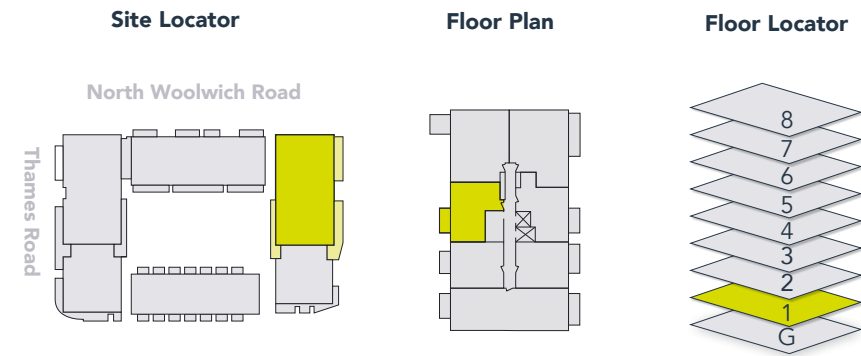
X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# ONE BED

Three Wray Avenue  
Apartment 5

Gross Internal Floor Area 50m<sup>2</sup> / 538ft<sup>2</sup>

Kitchen/Dining/Living	5.3m x 4.6m	22'11" x 17'8"
Bedroom	4.5m x 3.1m	14'9" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Balcony	4.7m x 1.5m	15'5" x 4'11"



X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

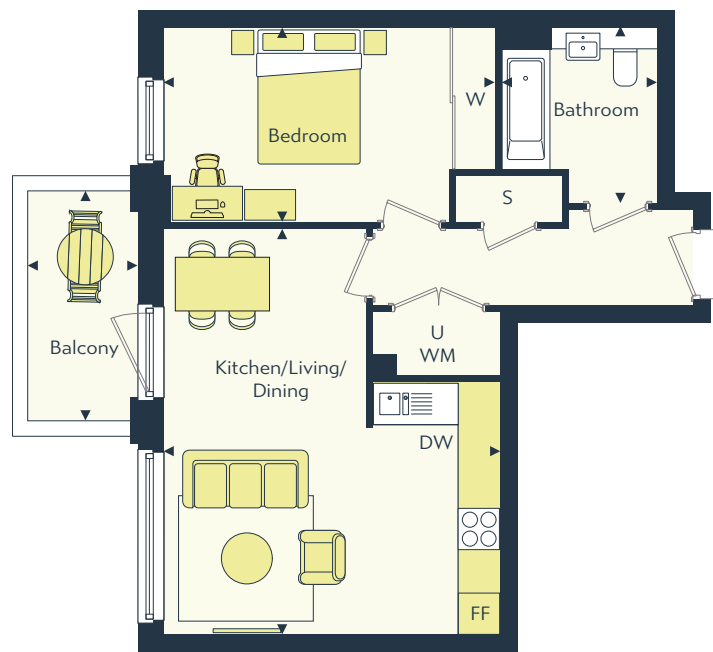
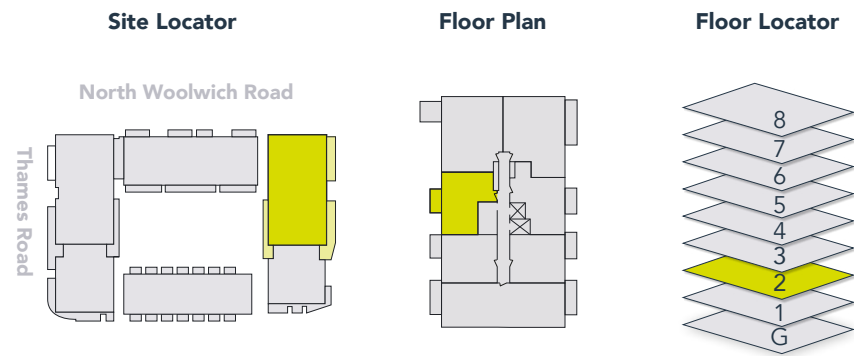
# ONE BED

One Wray Avenue  
Apartment 7

Gross Internal Floor Area 51m<sup>2</sup> / 549ft<sup>2</sup>

Kitchen/Dining/Living	4.8m x 5.8m	15'9" x 19'0"
Bedroom	4.7m x 2.7m	15'5" x 8'10"
Bathroom	2.2m x 2.5m	7'3" x 8'2"
Balcony	3.7m x 1.5m	12'2" x 4'11"





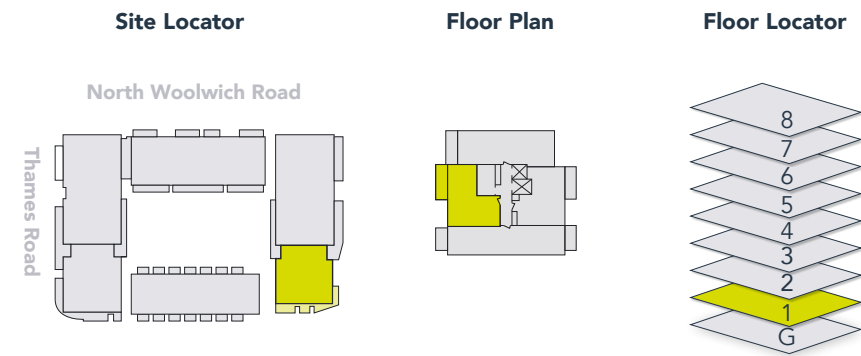
X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# ONE BED

**One Wray Avenue**  
Apartments 14

Gross Internal Floor Area 51m<sup>2</sup> / 549ft<sup>2</sup>

Kitchen/Dining/Living	4.7m x 5.8m	15'5" x 19'0"
Bedroom	4.7m x 2.8m	15'5" x 9'2"
Bathroom	2.2m x 2.5m	7'3" x 8'2"
Balcony	3.2m x 1.5m	10'6" x 4'11"



X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

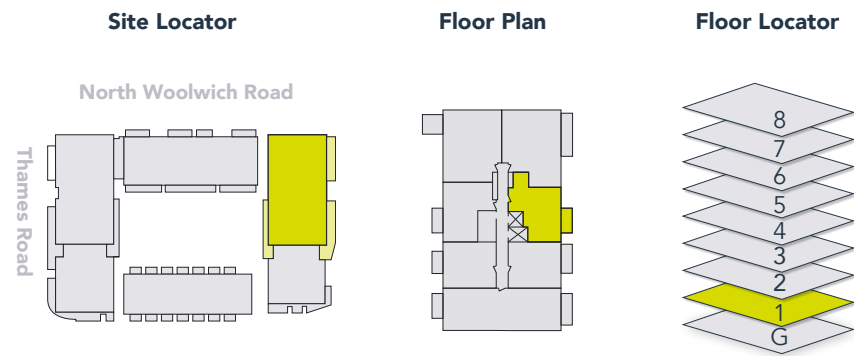
# ONE BED

**Three Wray Avenue**  
Apartment 7

Gross Internal Floor Area 51m<sup>2</sup> / 549ft<sup>2</sup>

Kitchen/Dining/Living	5.7m x 4.0m	18'8" x 13'1"
Bedroom	4.0m x 3.1m	13'1" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Balcony	4.7m x 1.5m	15'5" x 4'11"





X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# ONE BED

**One Wray Avenue**  
Apartment 10

Gross Internal Floor Area 53m<sup>2</sup> / 570ft<sup>2</sup>

Kitchen/Dining/Living	5.3m x 4.9m	17'5" x 16'0"
Bedroom	4.2m x 2.9m	13'9" x 9'6"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Balcony	3.7m x 1.5m	12'2" x 4'11"



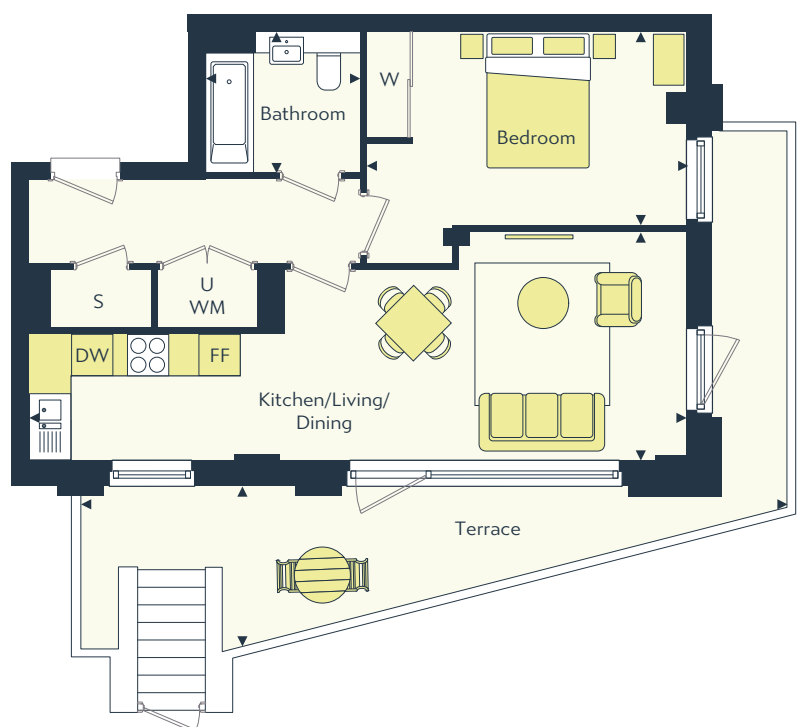
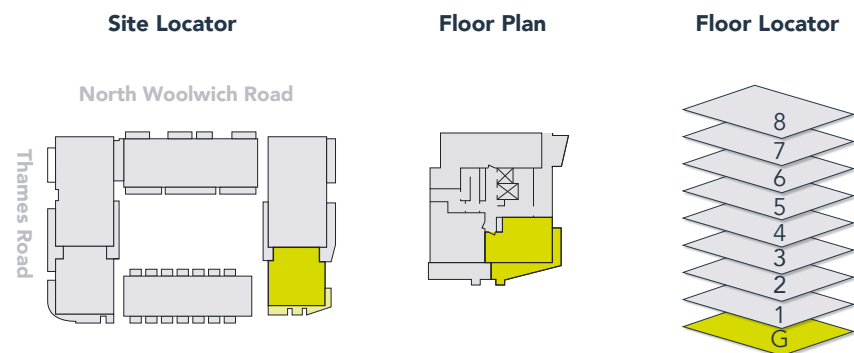
X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# ONE BED

**One Wray Avenue**  
Apartment 17

Gross Internal Floor Area 53m<sup>2</sup> / 570ft<sup>2</sup>

Kitchen/Dining/Living	5.3m x 4.9m	17'5" x 16'0"
Bedroom	4.2m x 2.9m	13'9" x 9'6"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Balcony	3.7m x 1.5m	12'2" x 4'11"



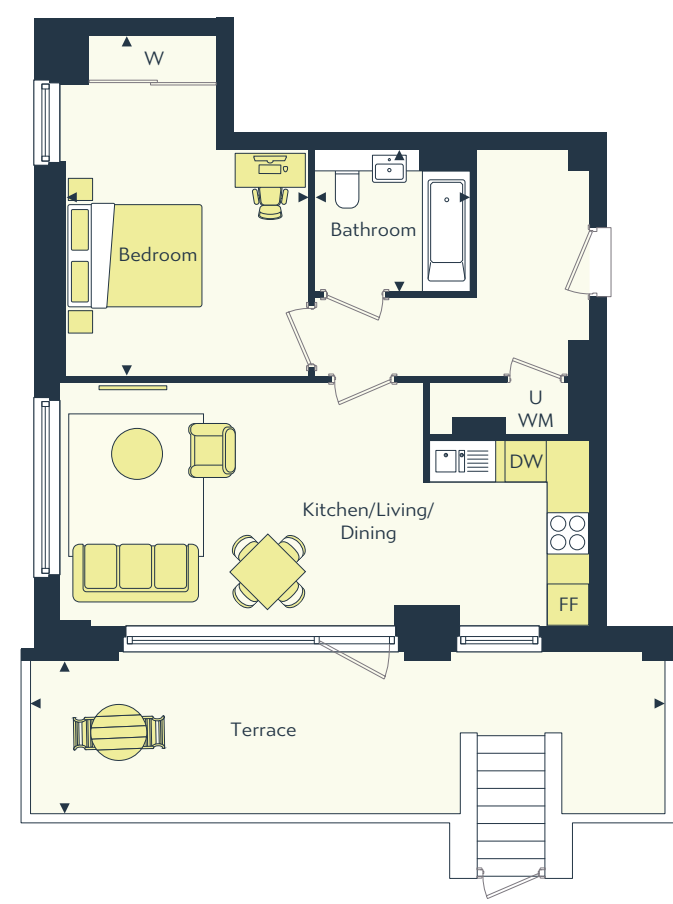
X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# ONE BED

**Three Wray Avenue**  
Apartment 2

Gross Internal Floor Area 53m<sup>2</sup> / 570ft<sup>2</sup>

Kitchen/Dining/Living	9.3m x 3.2m	30'6" x 10'6"
Bedroom	4.5m x 2.8m	14'9" x 9'2"
Bathroom	2.2m x 2.0m	7'3" x 6'6"
Balcony	10.0m x 2.2m	32'10" x 7'3"



X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# ONE BED

**Three Wray Avenue**  
Apartment 3

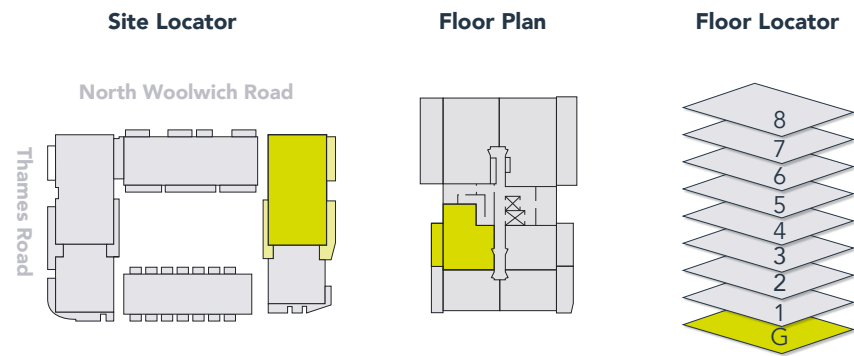
Gross Internal Floor Area 55m<sup>2</sup> / 592ft<sup>2</sup>

Kitchen/Dining/Living	7.5m x 3.4m	24'7" x 11'2"
Bedroom	4.8m x 3.4m	15'9" x 11'2"
Bathroom	2.2m x 2.0m	7'3" x 6'6"
Terrace	9.0m x 2.2m	29'6" x 7'3"



TWO BED





↑  
N

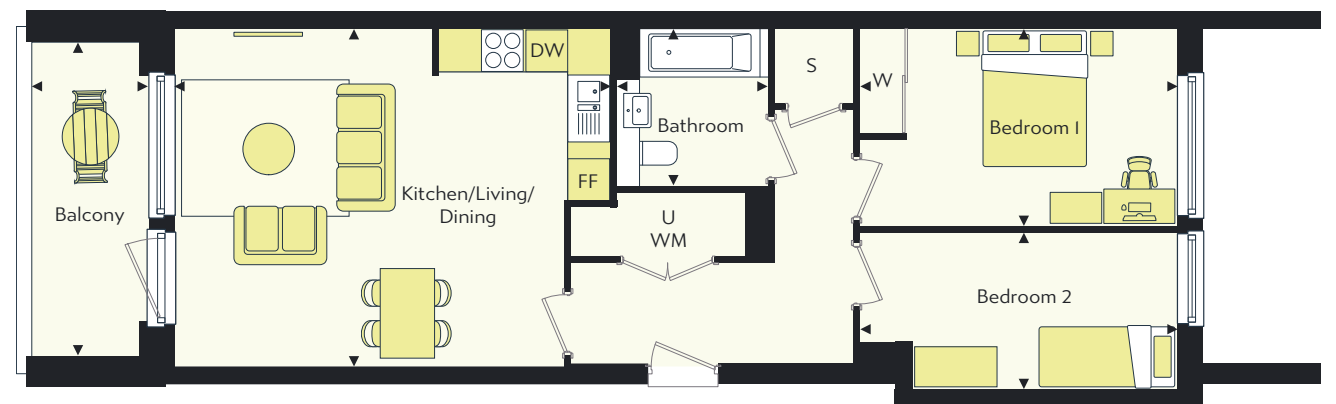
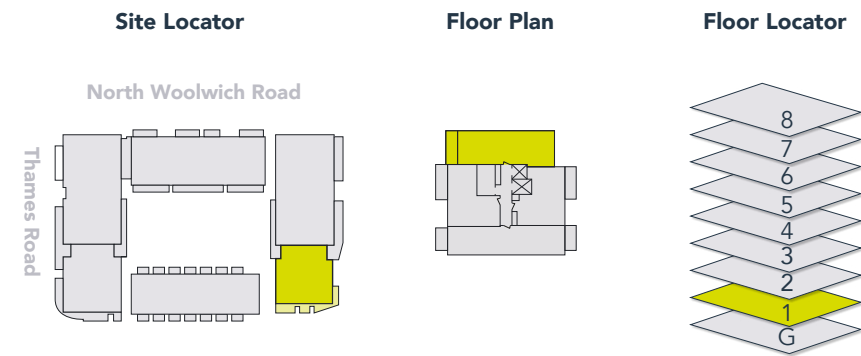
X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# TWO BED

**One Wray Avenue**  
**Apartment 6**

Gross Internal Floor Area 67m<sup>2</sup> / 721ft<sup>2</sup>

Dining/Living	3.6m x 4.4m	11'10" x 14'5"
Kitchen	2.1m x 3.0m	6'11" x 9'10"
Bedroom 1	4.8m x 2.9m	15'9" x 9'6"
Bedroom 2	3.2m x 4.0m	10'6" x 13'1"
Bathroom	2.2m x 2.0m	7'3" x 6'6"
Ensuite	1.5m x 2.2m	4'11" x 7'3"
Balcony	6.6m x 1.6m	21'8" x 5'3"



↑  
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X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

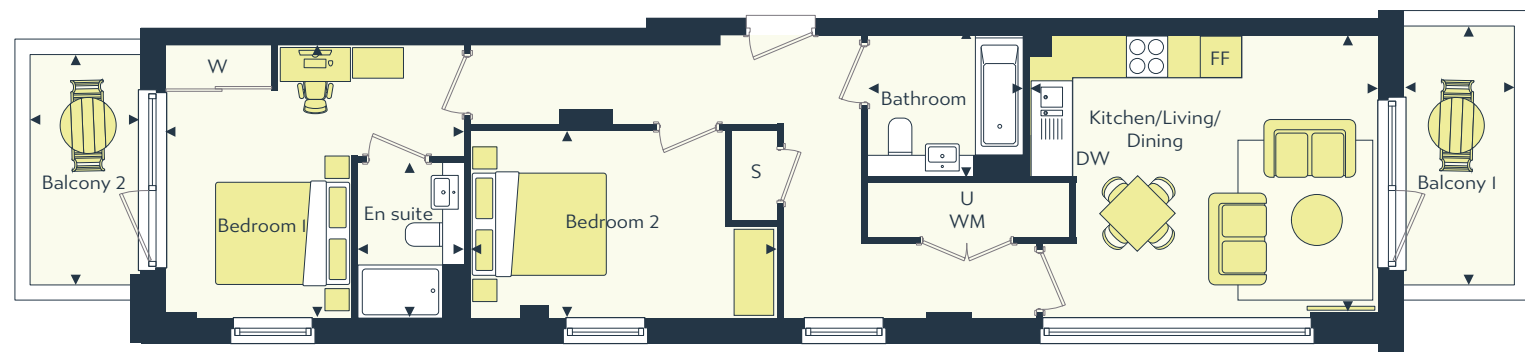
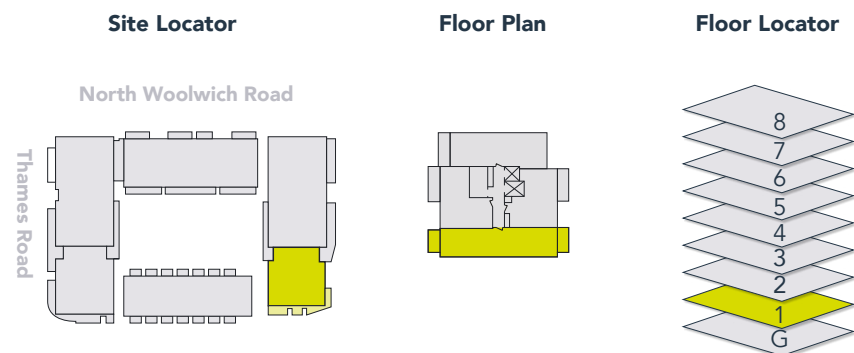
# TWO BED

**Three Wray Avenue**  
**Apartment 4**

Gross Internal Floor Area 68m<sup>2</sup> / 732ft<sup>2</sup>

Kitchen/Dining/Living	6.1m x 4.7m	20'0" x 15'5"
Bedroom 1	4.5m x 2.7m	14'9" x 8'10"
Bedroom 2	4.5m x 2.2m	14'9" x 7'3"
Bathroom	2.2m x 2.1m	7'3" x 6'11"
Balcony	4.4m x 1.5m	14'5" x 4'11"





Gross Internal Floor Area 70m<sup>2</sup> / 753ft<sup>2</sup>

Kitchen/Dining/Living	4.9m x 3.9m	16'1" x 12'10"
Bedroom 1	4.2m x 3.9m	13'9" x 12'10"
Bedroom 2	4.3m x 2.7m	14'1" x 8'10"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Ensuite	1.5m x 2.2m	4'11" x 7'3"
Balcony 1	3.7m x 1.5m	12'2" x 4'11"



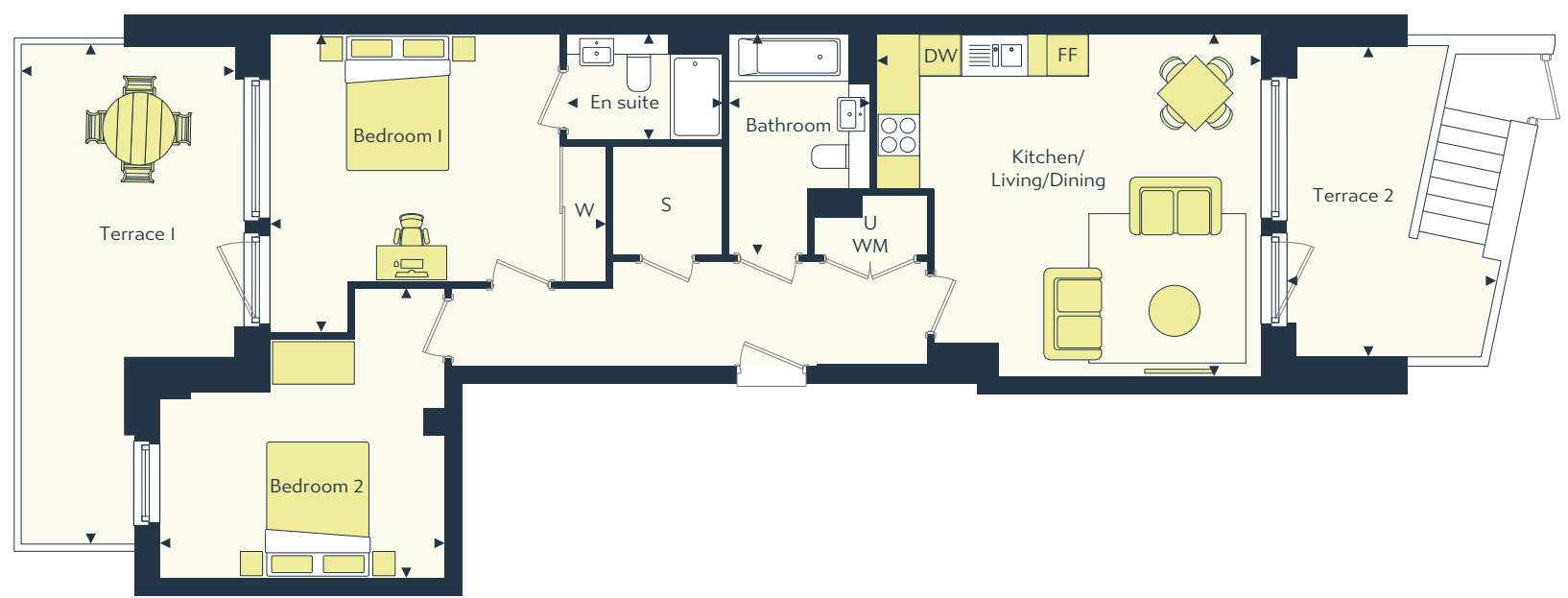
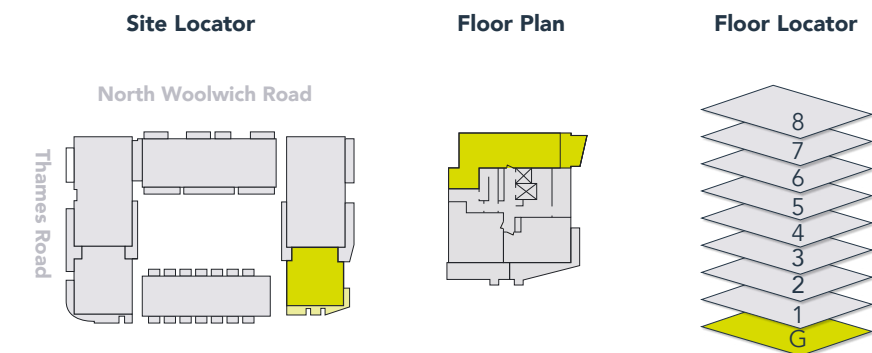
X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# TWO BED

Three Wray Avenue  
Apartment 6

Gross Internal Floor Area 70m<sup>2</sup> / 753ft<sup>2</sup>

Kitchen/Dining/Living	4.9m x 3.9m	16'1" x 12'10"
Bedroom 1	4.2m x 3.9m	13'9" x 12'10"
Bedroom 2	4.3m x 2.7m	14'1" x 8'10"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Ensuite	1.5m x 2.2m	4'11" x 7'3"
Balcony 1	3.7m x 1.5m	12'2" x 4'11"



X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# TWO BED

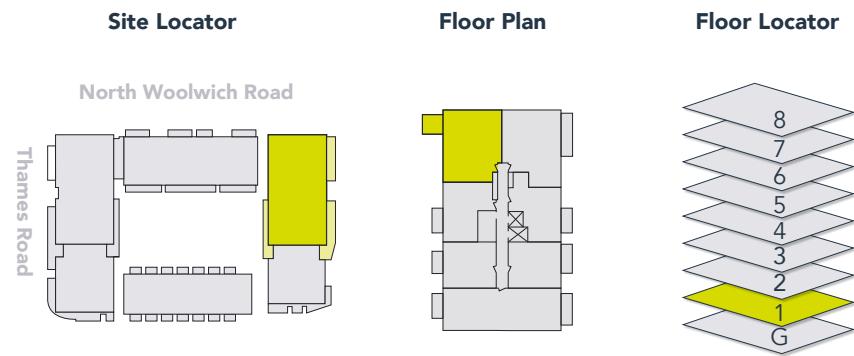
Three Wray Avenue  
Apartment 1

Gross Internal Floor Area 79m<sup>2</sup> / 850ft<sup>2</sup>

Kitchen/Dining/Living	5.5m x 4.9m	18'0" x 16'1"
Bedroom 1	4.2m x 4.8m	13'9" x 15'9"
Bedroom 2	4.2m x 4.2m	13'9" x 13'9"
Bathroom	3.1m x 2.0m	10'2" x 6'6"
Ensuite	1.5m x 2.2m	4'11" x 7'3"
Terrace 1	7.1m x 3.0m	23'3" x 9'10"
Terrace 2	4.4m x 2.9m	14'5" x 9'6"

THREE BED





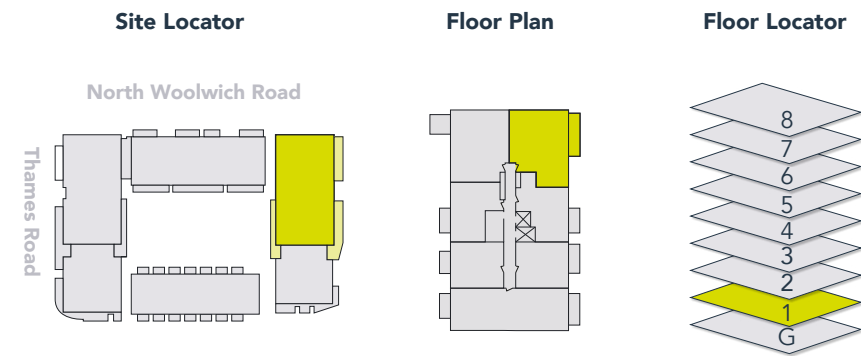
X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# THREE BED

One Wray Avenue  
Apartment 8

Gross Internal Floor Area 86m<sup>2</sup> / 926ft<sup>2</sup>

Kitchen/Dining/Living	5.5m x 4.6m	18'0" x 15'1"
Bedroom 1	5.1m x 3.4m	16'9" x 11'2"
Bedroom 2	4.7m x 2.8m	15'5" x 9'2"
Bedroom 3	5.1m x 2.1m	16'9" x 6'11"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Ensuite	1.5m x 2.2m	4'11" x 7'3"
Balcony	3.3m x 2.9m	10'10" x 9'6"



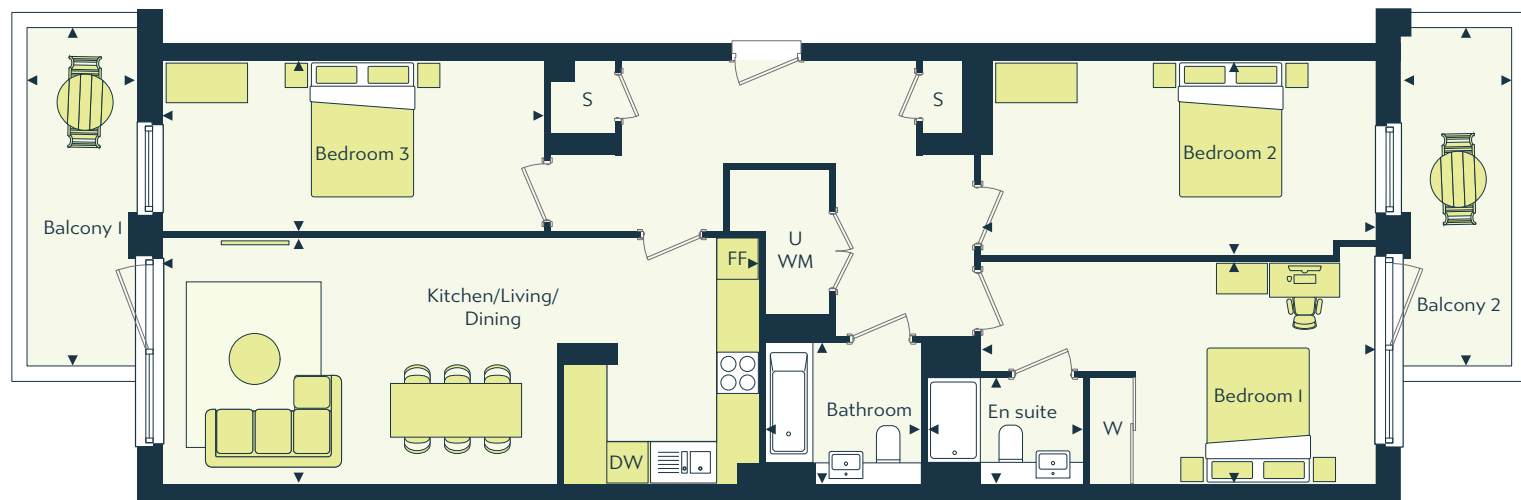
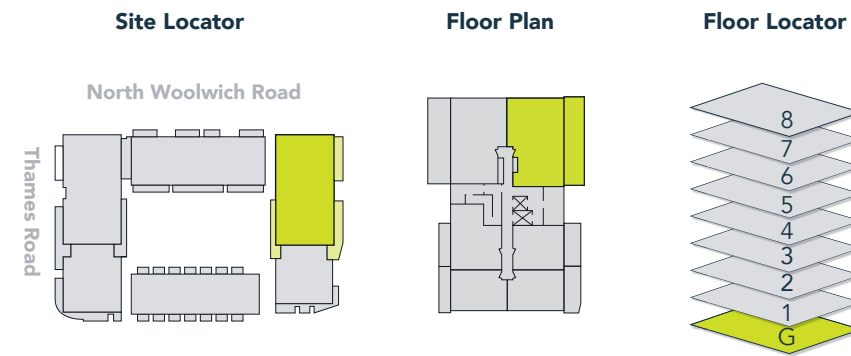
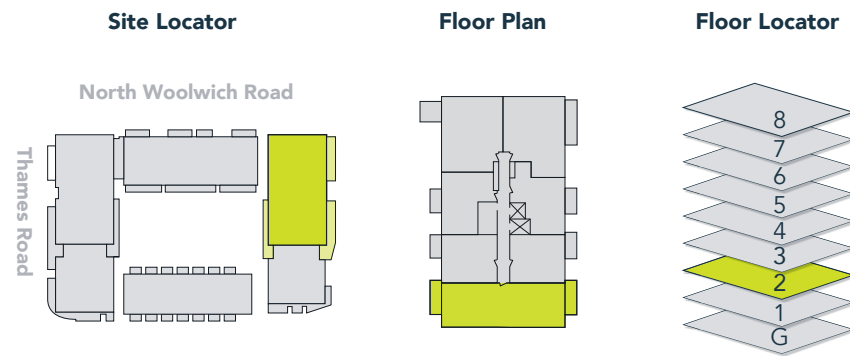
X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# THREE BED

One Wray Avenue  
Apartment 9

Gross Internal Floor Area 86m<sup>2</sup> / 926ft<sup>2</sup>

Kitchen/Dining/Living	5.9m x 5.0m	19'4" x 16'5"
Bedroom 1	3.4m x 3.5m	11'2" x 11'6"
Bedroom 2	4.5m x 2.8m	14'9" x 9'2"
Bedroom 3	3.2m x 2.3m	10'6" x 7'6"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Ensuite	1.5m x 2.2m	4'11" x 7'3"
Balcony	6.4m x 1.5m	20'12" x 4'11"



↑  
N

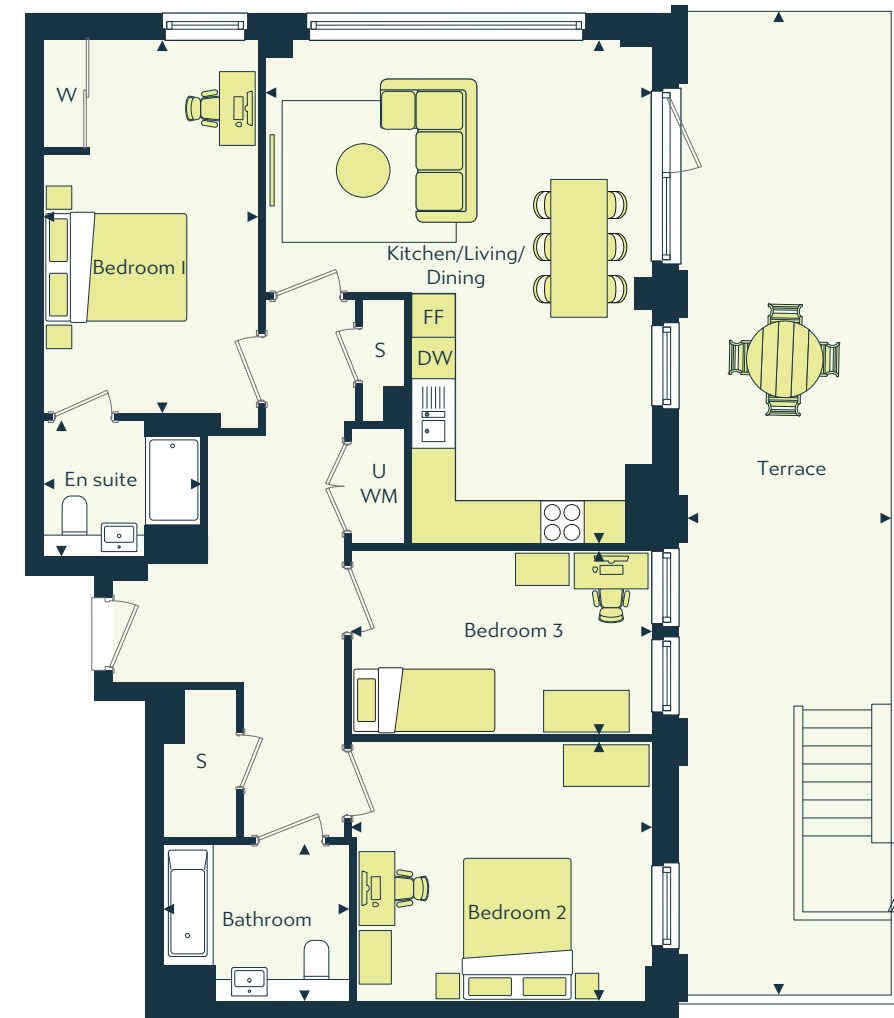
X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

# THREE BED

One Wray Avenue  
Apartment 19

Gross Internal Floor Area 104m<sup>2</sup> / 1,119ft<sup>2</sup>

Kitchen/Dining/Living	8.5m x 3.5m	27'11" x 11'7"
Bedroom 1	5.6m x 3.1m	18'4" x 10'2"
Bedroom 2	5.6m x 2.7m	18'4" x 8'10"
Bedroom 3	5.4m x 2.4m	17'9" x 7'10"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Ensuite	1.5m x 2.2m	4'11" x 7'3"
Balcony 1	4.7m x 1.5m	15'5" x 4'11"
Balcony 2	4.7m x 1.5m	15'5" x 4'11"



↑  
N

X - Lift | S - Storage | WM - Washing Machine | U - Utility | W - Built-in wardrobe | FF - Fridge/Freezer | DW - Dishwasher

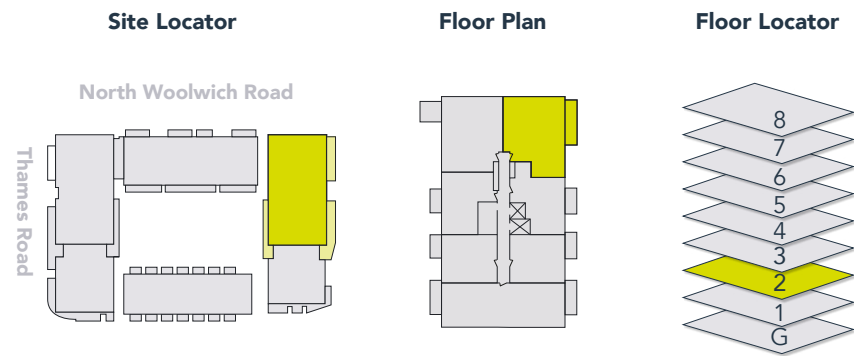
# THREE BED

One Wray Avenue  
Apartment 2

Gross Internal Floor Area 107m<sup>2</sup> / 1,151ft<sup>2</sup>

Kitchen/Dining/Living	6.7m x 5.4m	21'11" x 17'8"
Bedroom 1	5.2m x 3.0m	17'1" x 9'10"
Bedroom 2	4.2m x 3.6m	13'9" x 11'9"
Bedroom 3	4.2m x 2.5m	13'9" x 8'2"
Bathroom	2.2m x 2.6m	7'3" x 8'6"
Ensuite	1.9m x 2.2m	6'2" x 7'3"
Balcony	13.8m x 2.8m	45'3" x 9'2"



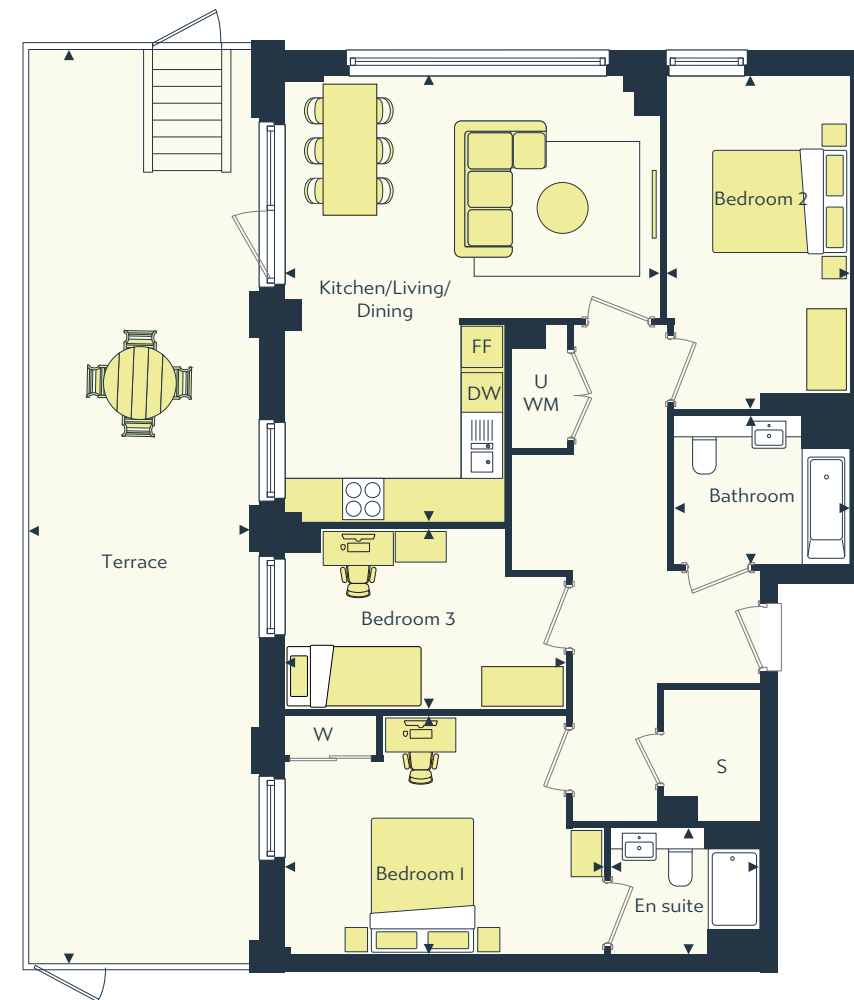
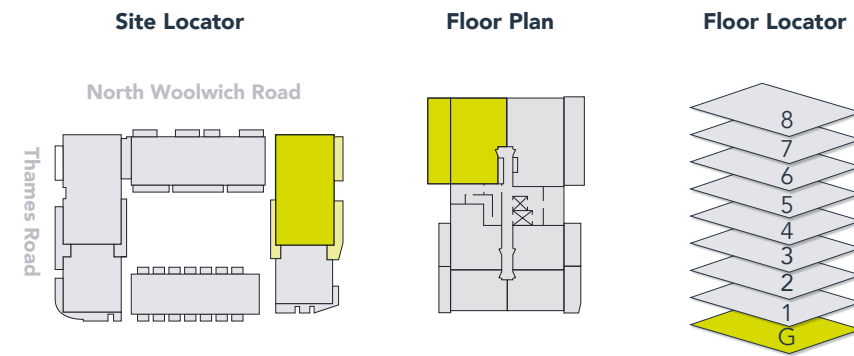


# THREE BED

One Wray Avenue  
Apartment 16

Gross Internal Floor Area 86m<sup>2</sup> / 926ft<sup>2</sup>

Kitchen/Dining/Living	5.9m x 5.0m	19'4" x 16'5"
Bedroom 1	3.4m x 3.5m	11'2" x 11'6"
Bedroom 2	4.5m x 2.8m	14'9" x 9'2"
Bedroom 3	3.2m x 2.3m	10'6" x 7'6"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Ensuite	1.5m x 2.2m	4'11" x 7'3"
Balcony	6.4m x 1.5m	20'12" x 4'11"

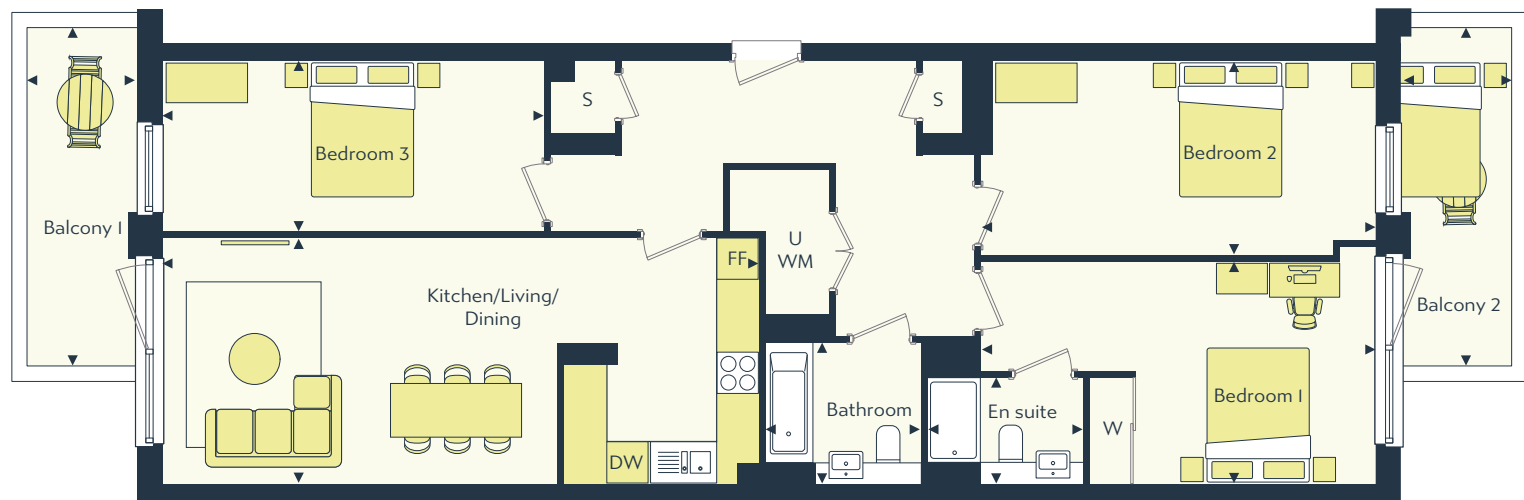
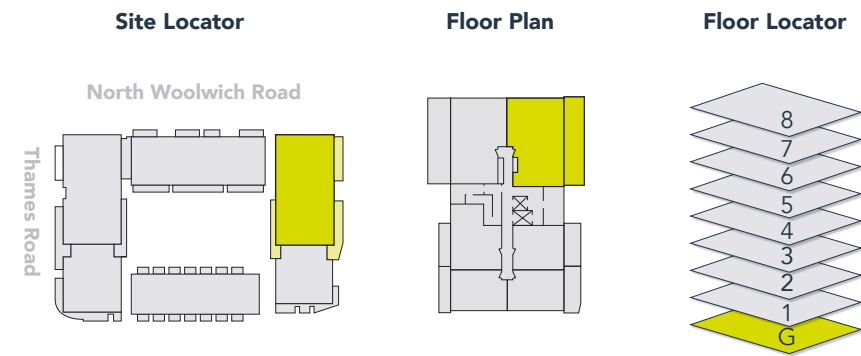
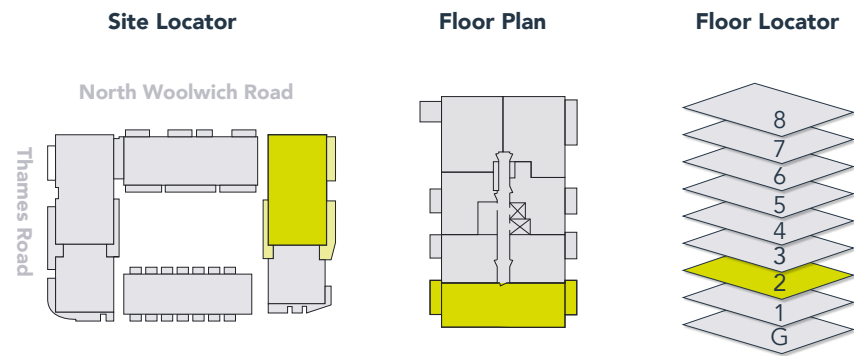


# THREE BED

One Wray Avenue  
Apartment 1

Gross Internal Floor Area 102m<sup>2</sup> / 1,098ft<sup>2</sup>

Kitchen/Dining/Living	6.6m x 5.5m	21'8" x 18'1"
Bedroom 1	4.7m x 3.5m	15'5" x 11'6"
Bedroom 2	2.7m x 4.9m	8'10" x 16'1"
Bedroom 3	2.7m x 4.2m	8'10" x 13'9"
Bathroom	2.2m x 2.6m	7'3" x 8'6"
Ensuite	1.9m x 2.2m	6'2" x 7'3"
Terrace	13.5m x 3.3m	44'3" x 10'9"



# THREE BED

One Wray Avenue  
Apartment 19

Gross Internal Floor Area 104m<sup>2</sup> / 1,119ft<sup>2</sup>

Kitchen/Dining/Living	8.5m x 3.5m	27'11" x 11'7"
Bedroom 1	5.6m x 3.1m	18'4" x 10'2"
Bedroom 2	5.6m x 2.7m	18'4" x 8'10"
Bedroom 3	5.4m x 2.4m	17'9" x 7'10"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Ensuite	1.5m x 2.2m	4'11" x 7'3"
Balcony 1	4.7m x 1.5m	15'5" x 4'11"
Balcony 2	4.7m x 1.5m	15'5" x 4'11"



# THREE BED

One Wray Avenue  
Apartment 2

Gross Internal Floor Area 107m<sup>2</sup> / 1,151ft<sup>2</sup>

Kitchen/Dining/Living	6.7m x 5.4m	21'11" x 17'8"
Bedroom 1	5.2m x 3.0m	17'1" x 9'10"
Bedroom 2	4.2m x 3.6m	13'9" x 11'9"
Bedroom 3	4.2m x 2.5m	13'9" x 8'2"
Bathroom	2.2m x 2.6m	7'3" x 8'6"
Ensuite	1.9m x 2.2m	6'2" x 7'3"
Balcony	13.8m x 2.8m	45'3" x 9'2"



# VIRTUAL APARTMENT



Gross Internal Floor Area 83m<sup>2</sup> / 893ft<sup>2</sup>

Dining/Living/Kitchen	6.1m x 4.3m	20'0" x 14'1"
Bedroom 1	4.8m x 2.7m	15'9" x 8'10"
Bedroom 2	4.6m x 3.8m	15'1" x 12'6"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Ensuite	1.6m x 2.2m	5'3" x 7'3"
Balcony	5.3m x 1.6m	17'5" x 5'3"

Take a look around







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.

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