



GALLIONS PLACE

ROYAL ALBERT WHARF, E16

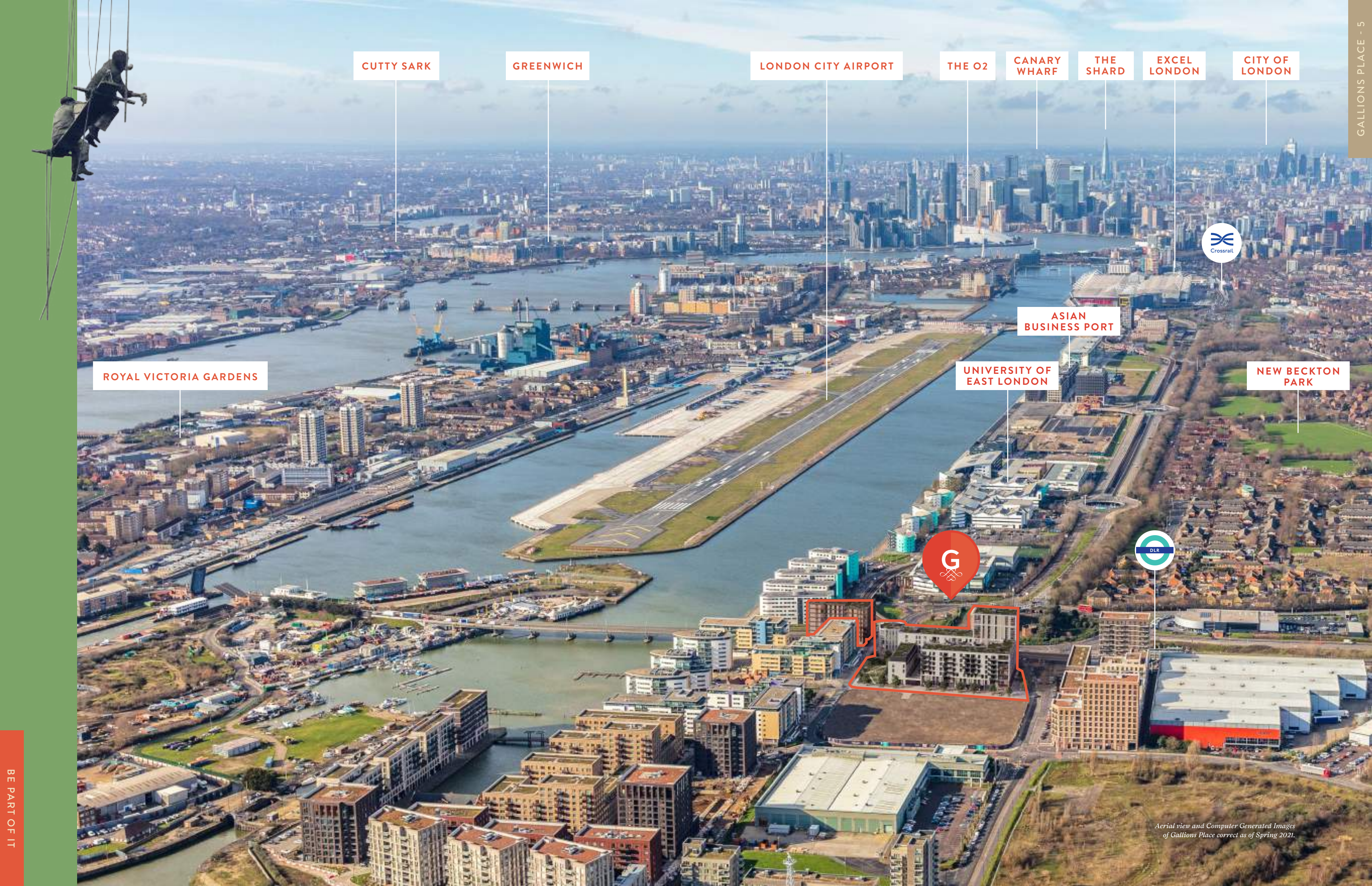




GALLIONS PLACE

ROYAL ALBERT WHARF, E16

An exciting riverside community
in the heart of Royal Albert Wharf,
Gallions Place brings you the best of
urban living in a reimagined corner
of historic East London.



CUTTY SARK

GREENWICH

LONDON CITY AIRPORT

THE O2

CANARY WHARF

THE SHARD

EXCEL LONDON

CITY OF LONDON

ROYAL VICTORIA GARDENS

ASIAN BUSINESS PORT

UNIVERSITY OF EAST LONDON

NEW BECKTON PARK





GALLIONS PLACE BE PART OF IT

In the heart of Royal Albert Wharf, an historic and distinctive corner of East London, where old traditions meet contemporary vision, sits Gallions Place - a landmark new development offering unparalleled living and a community to call home.

Brimming with potential both for 21st Century business and creative entrepreneurs, this bustling hub of modern homes, restaurants, cafes and riverside gardens, offers all you need for an exciting yet relaxing urban lifestyle.

In the heart of the Royal Docks and with superb connections to the rest of the capital, living here really does bring you the best of everything.



COURTYARD
AT CARGO HOUSE

*A landmark new
development offering
unparalleled living
and a community to
call home*



A PLACE WHERE CANOES AND KAYAKS HAVE REPLACED CONTAINER SHIPS

Thanks to the large scale regeneration which has opened up this huge expanse of water, canoes and kayaks have replaced the container ships that once docked here, and although the big old passenger ships no longer visit, a real sense of history and community remains.



A NEW NEIGHBOURHOOD

The meeting place of the serenity of the Thames and the character of the Royal Docks, Royal Albert Wharf has fast become one of London's most innovative and atmospheric waterside destinations.

Adding another exciting chapter in the new history of the docks, this hub of innovation and regeneration has been carefully conceived around the creative community that now calls this characterful yet tranquil neighbourhood home.



*An exciting chapter
in the new history
of the Royal Docks*





ROYAL ALBERT WHARF

THE ROYAL DOCKS



25,000
new homes



60,000
new jobs

£8 BILLION
investment by 2037



25 minutes
to central London
on Crossrail
due 2022

A FUTURE BUILT FROM THE PAST

Once the largest enclosed docks in the world and London's great industrial heartland, the Royal Docks are going through rapid and exciting changes thanks to one of Europe's most significant urban development projects. Combining impressive investment and visionary planning, this thriving commercial and cultural waterfront district now offers a new way to live and work.





WHERE INNOVATION THRIVES

Once a great centre for shipbuilding and maritime industry, the Royal Docks is thrusting into the future to become London's 21st Century business hub propelled both by huge investment, infrastructure and ideas. A sure sign of its high regard is the imminent arrival of the Mayor of London's office, which moves to the area in 2022.

A £8 billion vision that is becoming a reality, the Royal Dock's economic renaissance is being driven by the Asian Business Port. Forging new links with the Asia-Pacific region, it will see the Royal Docks join the City and Canary Wharf as London's third business district.

It's a future founded on innovation and doing things differently. Along from the Excel Centre, is its futuristic neighbour The Crystal, a sustainable cities initiative and the new City Hall.

A new commercial district running beside London City Airport, RAD Centre, houses offices and workspaces for an array of small businesses. Nearby is Expressway a complex of workspaces and studios in a concrete building that wouldn't be out of place in Hackney Downs.



*A £22 billion vision that
is becoming a reality*





LONDON MADE EASY

In addition to the huge investment and regeneration, the Royal Docks future is being founded on its fantastic transport links, connecting across London by tube, DLR, rail, bike, boat and even cable car.

With commutes into the City taking less than 30 minutes and quick links into the rest of London, you have more time to enjoy life – whether it's a morning yoga session or a late afternoon trip into the West End for a spot of shopping or a night at the theatre.

When the Elizabeth Line of Cross Rail arrives in 2022 it will bring the rest of London even closer with trains into Liverpool Street taking 10 minutes and Heathrow Airport 45 minutes.

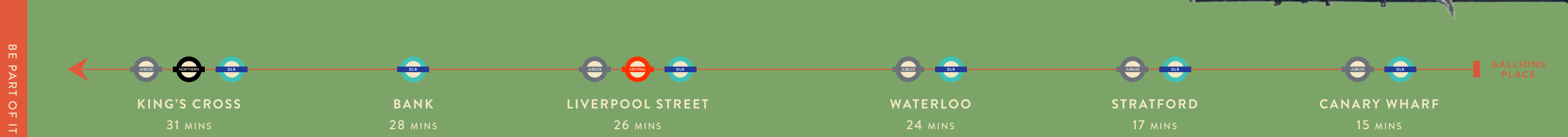


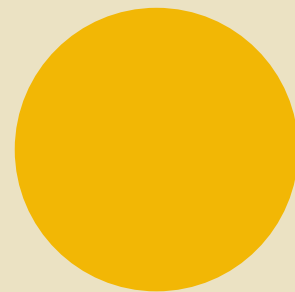
For a novel and picturesque way to get to work, the Thames Clipper whisks commuters from Woolwich down the river to Canary Wharf, London Bridge, and Waterloo. Or for more even more dramatic views take the Emirates Air Line cable car that crosses the river to Greenwich Square home of the O2. And with London City Airport easily accessible, your business and holiday options are all made easy.





RIVER THAMES
AS SEEN FROM
BERMONDSEY





YOUR LOCAL LIFE

FOOD & DRINK

1. The Well Bean Co
2. Galyons Bar & Kitchen
3. Café Spice Namaste
4. Burgereque
5. Nando's
6. Pier Masala
7. Henley Arms
8. The Windjammer
9. Husk Brewing
10. The Oiler Bar
11. Sunborn London
12. Tapa Tapa

RETAIL

13. Canary Wharf Shopping Centre
14. Gallions Reach Retail Park

PARKS

15. Beckton Park
16. Royal Victoria Gardens
17. Thames Barrier Park
18. Mudchute Park & Farm

LEISURE

19. National Maritime Museum
20. Greenwich Observatory
21. Emirates Airline
22. The O2
23. ExCel London
24. Trinity Buoy Wharf
25. Cutty Sark
26. Dock Beach
27. WakeUp Docklands
28. Everyman Cinema

FITNESS

29. Phoenix Gym
30. East London Gymnastics Centre
31. Newham Swords Fencing Club
32. Royal Docks Open Water Swimming

ESSENTIALS

33. Co-Op Gallions Reach
34. Lidl
35. Newham University Hospital
36. London City Airport





STAY CONNECTED

With a DLR station just 1 minute's walk away from home, Gallions Place already enjoys superb connectivity into Central London and beyond. Add to this Crossrail's imminent arrival, and life at Gallions Place continues to offer the perfect balance of tranquil waterside living in quick reach of the very best that the capital has to offer.



GALLIONS PLACE



BY FOOT

- GALLIONS REACH DLR 1 MIN
- RIVER THAMES 4 MINS
- GALYONS BAR & KITCHEN 4 MINS
- UNIVERSITY OF EAST LONDON 10 MINS
- GALLIONS PRIMARY SCHOOL 12 MINS
- ROYAL DOCKS 15 MINS



BY BICYCLE

- ROYAL VICTORIA GARDENS 4 MINS
- WOOLWICH FERRY 6 MINS
- THAMES BARRIER PARK 13 MINS
- WOOLWICH ARSENAL 19 MINS



BY DLR GALLIONS REACH - 1 MIN WALK

- CUSTOM HOUSE 8 MINS
- CANNING TOWN 11 MINS
- WEST INDIA QUAY (FOR CANARY WHARF) 20 MINS
- STRATFORD (FOR WESTFIELD) 23 MINS
- LONDON CITY AIRPORT 26 MINS
- BANK 28 MINS



BY CROSSRAIL FROM CUSTOM HOUSE - 10 MINS BY DLR

- CANARY WHARF 3 MINS
- LIVERPOOL STREET 10 MINS
- PADDINGTON 20 MINS
- HEATHROW AIRPORT 45 MINS

Transport times are approximate and calculated using [google.co.uk/maps](https://www.google.co.uk/maps), tfl.gov.uk & [crossrail.co.uk](https://www.crossrail.co.uk). Customs House Crossrail due to open in 2022.





A PLACE WHERE YOU CAN TAKE THE NIGHT OFF FROM COOKING

With a diverse selection of restaurants, gastropubs, coffee shops and bars, there's little you couldn't ask for in this bustling locale. Whether it's dinner for two, a night out with friends, or a lazy Sunday's pub lunch there's something for everyone and every occasion too.



A DAY IN YOUR LIFE

Whatever the season, your dockside locale provides an atmospheric backdrop to your days out. Strolling along the waterside while bumping into new friends after a morning run around Royal Albert Wharf, this is city living as it should be.

A great breakfast or brunch option right on your doorstep is The Chocolate Factory Shop of the Well Bean Café, experts in all things cocoa. Looking out onto the tranquil waters of the Upper Dock, it's the perfect place to plan your day ahead. Don't forget to grab an Organic Well Bean Bar before you go.



THE WELL BEAN CO

1-2 Upper Dock Walk,
London, E16 2GU



It wouldn't be East London without a brewery and tap room. When you're sipping on a hoppy ale at the fiercely independent Husk Brewery remember the docks were where the first IPAs were shipped.

HUSK BREWING LTD

58A Railway Arches
North Woolwich Road

Strolling along the waterside while bumping into new friends after a morning run around the Wharf, this is city living as it should be.

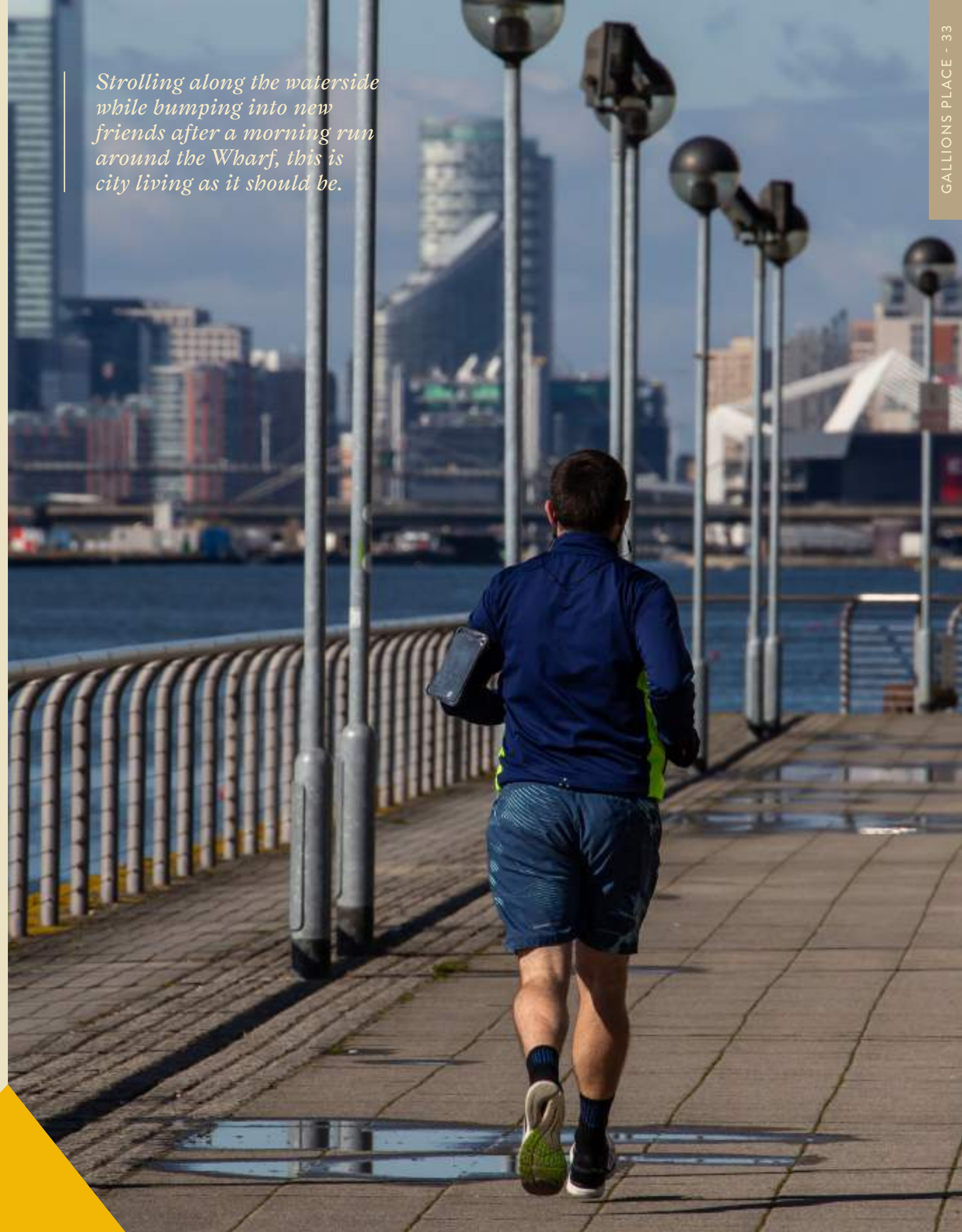




photo courtesy Windjammerr

It's the kind of local gastro pub where long friendships are made.

THE WINDJAMMER

25 Admiralty Avenue,
Silvertown, London E16 2PN

GALYONS BAR & KITCHEN

Gallions Hotel Basin Approach
Newham, London E16 2QS



photo courtesy Galyons Bar & Kitchen

Exploring the docks can be hungry work. With a dockside terrace and a modern British menu, Galyons Bar & Kitchen excels at dishes like Salt & Pepper Squid. Another great option is The Windjammer, with huge windows overlooking the docks and a lovely seating area outside it's the kind of local gastro pub where long friendships are made.

An Old Fashioned cocktail as the sun goes down over the river or a cosy craft ale to warm up winter; nights around the docks are always something special. The kind of waterside spot you might find in Red Hook, Brooklyn, or Neukölln, Berlin, The Oiler Bar is an old converted boat with wood panelled interiors and dramatic views across Victoria Dock.



photo courtesy Oiler Bar

THE OILER BAR

Western Beach Royal Victoria,
London E16 1AG



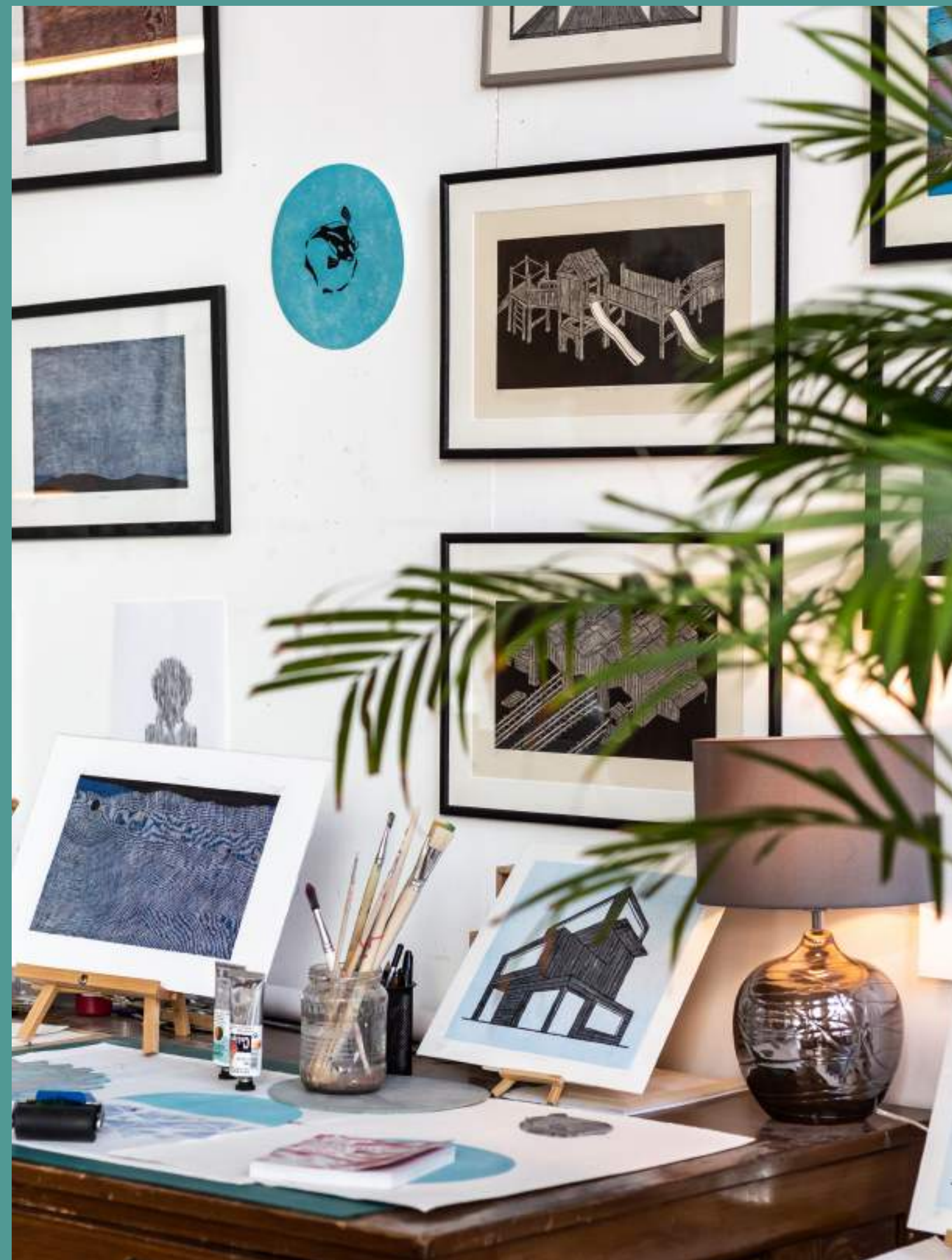
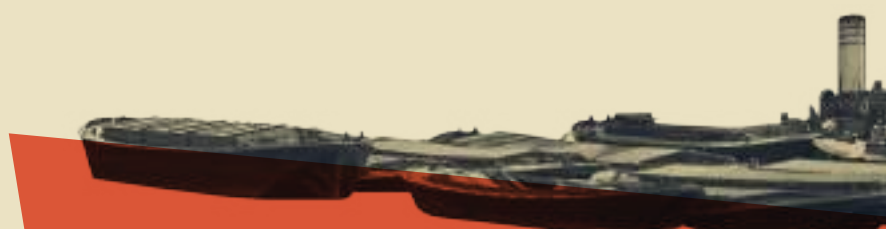


YOUR CREATIVE COMMUNITY

Shaped by its geography and history, the Royal Docks is a proudly different corner of East London taking on much of its neighbours' artistic invention.

Start with a long walk around the dockside, discovering the four public artworks created by Jessie Brennan. Entitled Making Space, the works were created by Brennan to celebrate the people who live and work here.

In the same building as The Chocolate Factory, RAW Labs is the kind of creative hub you would find in Hackney, with artists studios and a strong connection to the community. Come here for exhibitions, workshops, drawing classes and film screenings.





MAKING LEARNING EASY

As well as a 21st Century centre for business, the Royal Docks is an interconnected hub of learning. At its heart is University of East London just a stone's throw from Gallions Place. As well as offering over 130 courses from science, to sports and creative industries, it houses state of the art facilities like Sports Dock, part of the London 2012 Olympic legacy. But it's not just a world class university that the docks are home to, and from small nurseries to community focused high schools the area has an impressive list of education choices.

EDUCATION

NURSERY & PRIMARY

Beckton & Royal Docks Children's Centre
E6 5UP | 1.6 miles

Alphabet House Nursery
E16 2GR. | 2.2 miles

Tiny Town Daycare
E16 1TU | 2.6 miles

Drew Primary School
E156 2DP | 1.7 miles

Calverton Primary School
E16 3ET | 1.8 miles

Britannia Village Primary School
E16 2AW | 2.7 miles

SECONDARY

Oasis Academy Silvertown
E16 2TS | 1.1 miles

Brampton Manor Academy
E6 3SQ | 1.8 miles

Royal Docks Academy
E16 3HS | 2 miles

UNIVERSITIES

University of East London
4 mins walk

UCL School of Management
25 mins via DLR

Birkbeck Stratford Campus
35 mins

UCL East
38 Mins via DLR

Loughborough University London
50 mins via DLR





On a summer's day it's hard not to be tempted by one of the club's open water swimming mornings



TIME TO UNWIND

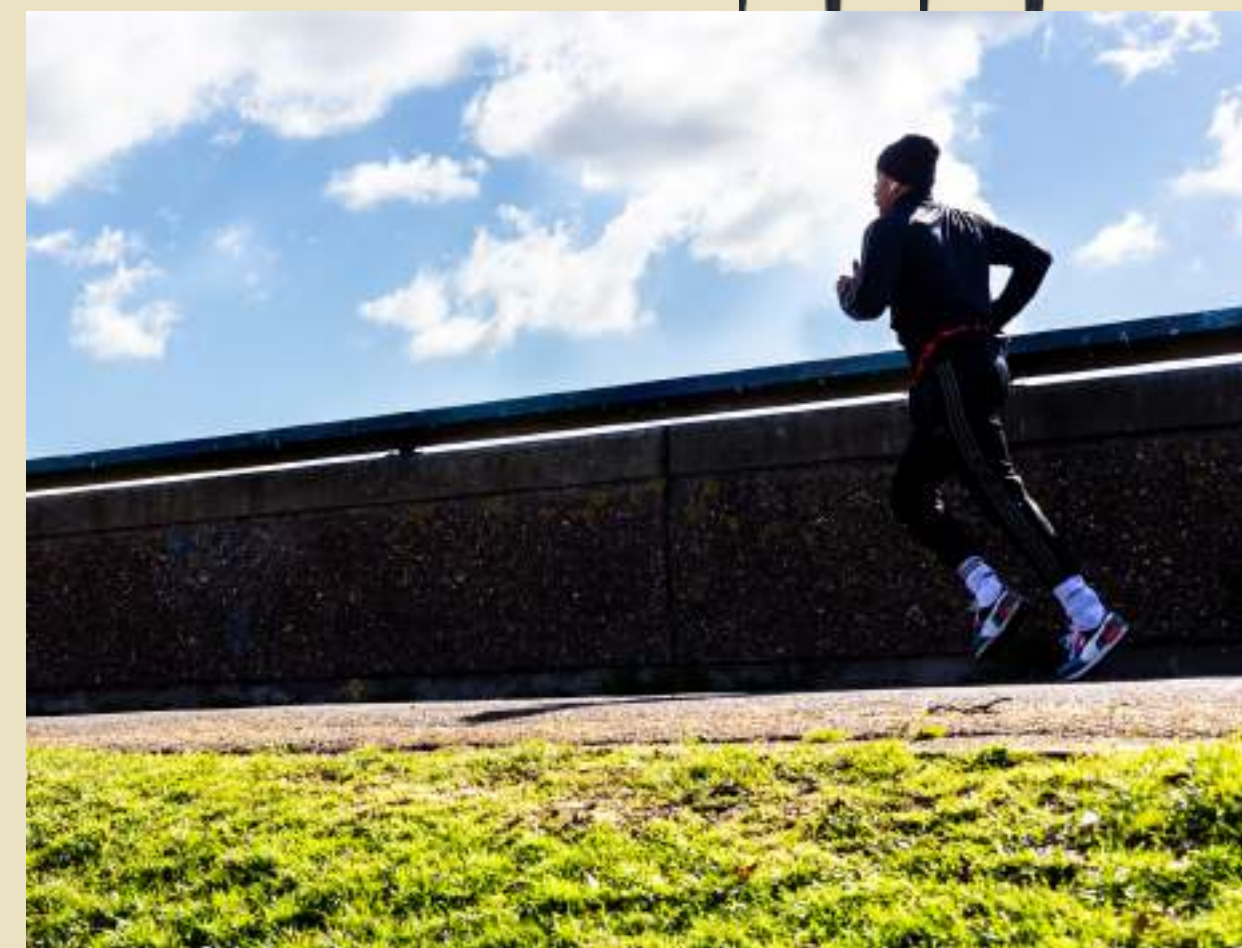
With jogging paths weaving through the historic streets, long cycle routes alongside the river and waterfront parks for al fresco yoga or Pilates, it's easy to feel good here.

A short walk past the sailboats on Gallions Point Marina are Royal Victoria Gardens where tree-lined paths down to the waterfront pass play areas, a paddling pool, and tennis courts.

One of London's most atmospheric riverside parks, the gardens of Thames Barrier Park are the vision of Parisian landscape architect Allain Provost and Patel Taylor. Sit beside the wildflower meadows while looking out onto the iconic silver hued Thames barrier.

Pick up the Royal Wharf Walk here and head west to the Pier soaking in the history and taking in the views before reaching Lyle Park, donated by Sir Leonard Lyle to workers in his sugar factory in the 1920s.

To fully experience the river, head to Docklands Sailing and Watersports Centre with courses in everything from sailing to paddle boarding. On a summer's day it's hard not to be tempted by one of the club's open water swimming mornings.





At night, come here for the renowned restaurants making the best of the impressive dockside setting, like Roka who have made an art of Northern Japanese Robatayaki cuisine, Plateau a refined French bistro with breathtaking cityscape views, or Iberica where Chef Nacho Manzano creates inventive tapas inspired by the seasons. The Street Food revolution has also well and truly arrived with Kerb food and Giant Robot both having outposts here. Afterwards why not round the night off in style with cocktails at The Alchemist “masters in the dark arts of molecular mixology”.



THE OTHER WHARF

Much more than a leading world centre for business, Canary Wharf brings you the best of London just a short hop away on the DLR. Spend a morning walking around the attractive gardens and riverside boardwalks, scattered with public artworks.

For something really different set the alarm and head to Billingsgate, the world’s oldest fish market, before bacon and scallops at Piggy’s café. You’re now ready for some serious shopping and with all the big brands as well as independent boutiques, you might decide the West End can wait.



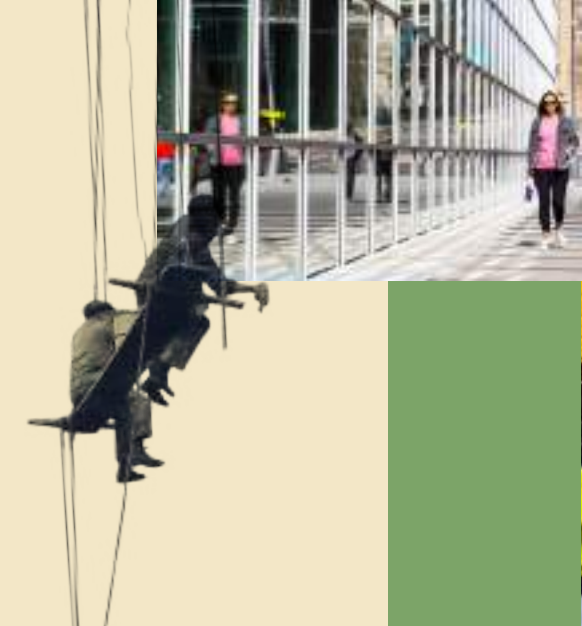




DISCOVER THE EAST

East London's creative renaissance began in Shoreditch now a well-established area of urban cool despite most of the artists moving further East into Hackney. Exploring these ever changing areas of East London makes for a great day out.

With its vast array of organic food stalls, quirky cafes, neighbourhood pubs, and vintage curios, Broadway Market is the perfect weekend trip. Join the hipsters in the queue at Climpson & Sons, who are at the forefront of London's specialty coffee scene. Or head to Brick Lane for vintage stalls, street art, and independent boutiques.



The East's creative trajectory has now reached Stratford. As well as Westfield, it's home to the Queen Elizabeth Olympic Park. Alongside the grasslands and world-class arenas is the East Village cultural district. Here you will find a vibrant café culture at spots like Tina We Salute You next to The Dark Horse, a Brooklyn style bar with exposed pipework and concrete walls.

If you want to feel the atmosphere of the old East End head to Limehouse, just 15 minutes away on the DLR. Near the boats on Limehouse Basin is Narrow Street home of actor Sir Ian McKellen's gastropub The Grapes next to an elegant Georgian terrace.





A PLACE WHERE EVERYBODY NEEDS GOOD NEIGHBOURS

A clean lined collection of three contemporary buildings designed carefully with the whole community in mind; Gallions Place blends 21st Century architecture with all the character of the local neighbourhood.

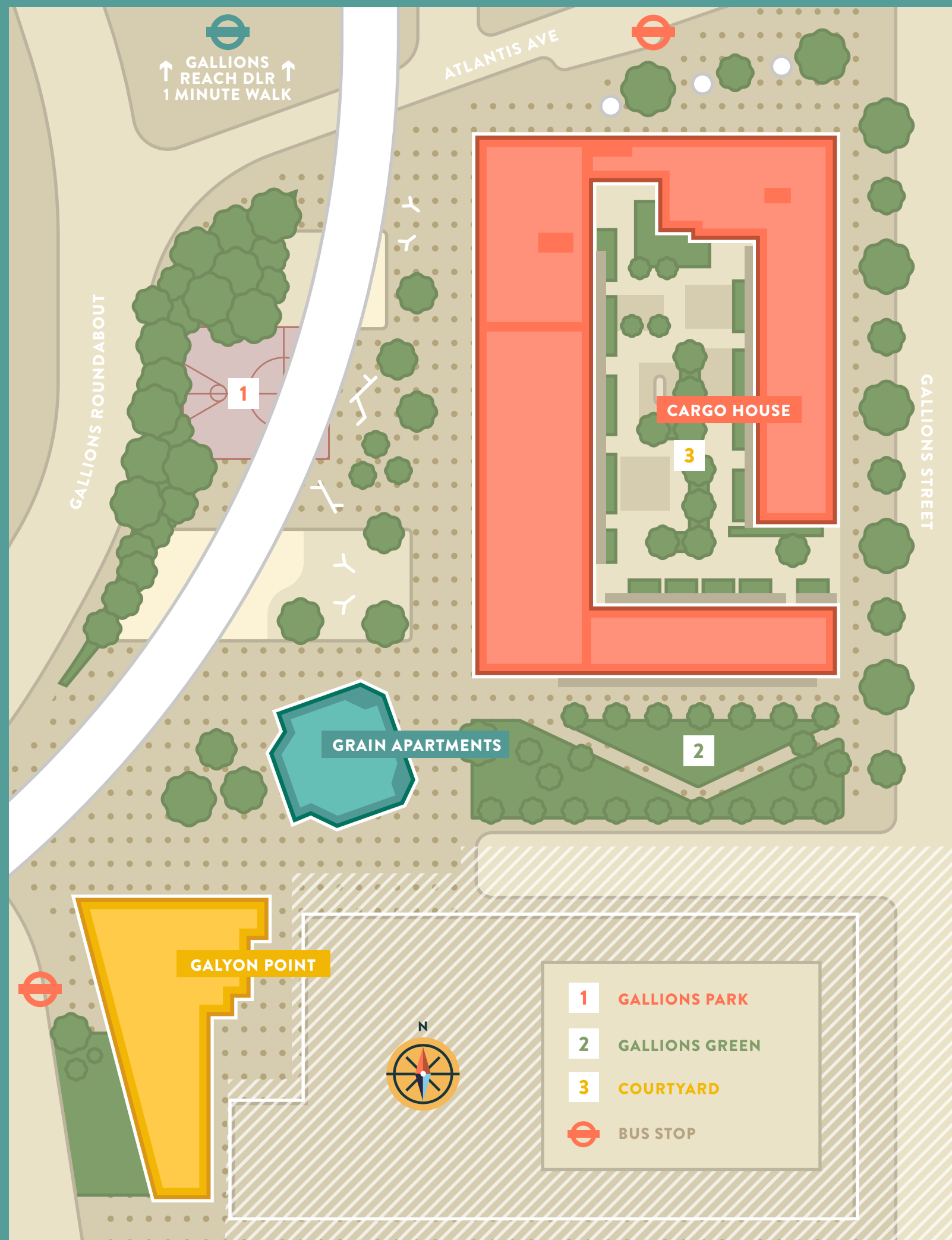
YOUR DOCKLANDS RETREAT

Combining large windows, and framed balconies; the development nods to the area's industrial heritage while blending seamlessly into the new dockside.

Particular consideration has been given to provide spacious, light filled rooms, modern bathrooms and contemporary kitchens with high-quality, integrated appliances to ensure flexible and enjoyable spaces to live, work and entertain.



*Aerial view and Computer Generated Images
of Gallions Place correct as of Spring 2021.*



Development not to scale and for illustrative purposes only

METICULOUSLY DESIGNED WITH CONNECTION AT ITS HEART

In each building, apartments have been thoughtfully planned across floors to create an authentic sense of community offering the opportunity of friendly doorstep chats that lead to new discoveries of what to do around your neighbourhood and beyond.

With a central courtyard for meeting with friends, and a selection of neighbourhood play spaces and landscaped gardens carefully planted to change with the seasons, Gallions Place has been meticulously designed with connection at its heart.











Cooking for two or entertaining a crowd, every kitchen detail has been designed with real-life living in mind



On the balcony, in the courtyard or at the park, both the individual homes and the community as a whole have been created for plentiful outdoor living





*Carefully built with
outstanding attention to
detail to create spaces for
work, rest and play*







SPECIFICATION



KITCHENS

- Contemporary handle-less kitchen in either white gloss (1 beds) or pearl grey gloss (2 & 3 beds)
- Feature lighting under wall units
- Silestone worktop with matching upstands and hob splashback
- Undermounted contemporary stainless steel sink & chrome mixer tap
- Bosch brushed steel single oven
- Bosch ceramic frameless hob
- Zanussi integrated extractor hood
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher

BATHROOMS & ENSUITES

- Large format Porcelanosa wall tiles with brushed aluminium edging detail (full height to bath and shower areas)
- Large format Porcelanosa floor tiles
- Contemporary sanitary ware, brassware & soft close WC
- Tiled bath panel in matching Porcelanosa tiles
- Foldable glass bath screen
- Rain showerhead to ensembles
- Chrome thermostatic mixers
- Single lever chrome mixer tap to basin
- Mirrored vanity unit
- Glass bath & bifold shower screens
- Chrome towel rail
- White gloss vanity worktop

OUTSIDE SPACE

- Exterior light
- Tiles on balconies and terraces

GENERAL FEATURES

- Zanussi washer dryer in separate utility cupboard
- Soft oak wood effect flooring to halls, living areas and kitchen
- Neutral carpet to bedrooms
- White matt paint finish to all walls & ceilings
- Satin white finish square edge architraves, doorframes and skirting
- Satin white finish internal doors with satin & polished door handles

HEATING

- Underfloor heating throughout
- Hot water supplied by central heating plant via heat interface unit (HIU)

FIXTURES & FITTINGS

- LED downlights to all living & wet areas with pendants to bedrooms
- Built-in wardrobes with soft closing sliding doors in a mirror finish to master bedroom
- Sky Q, TV & telephone outlets to living room, with TV outlets to bedroom 1
- Home office point where applicable

SECURITY & PEACE OF MIND

- Video Entry phone without handset (touch sensitive display)
- Lava Grey Fleetwood laminate real wood effect front door
- Mains powered smoke/heat detectors with battery back-up
- NHBC Guarantee

COMMUNAL SPACES

- 12hr concierge service
- Bicycle storage provided to all blocks
- Limited Car Parking available by separate negotiation



The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Executive for more information.



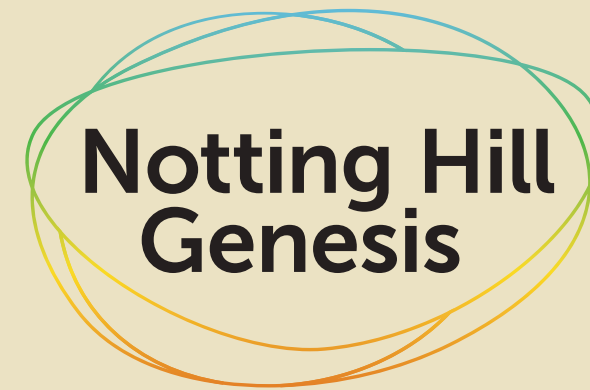
Developing For You

“Our fresh approach to design, build and customer service creates homes and places where people love to live”

Vistry Ventures, part of the FTSE 250 listed Vistry Group is one of the largest top five housebuilders in the UK. The group includes the talents of the Linden Homes, Bovis Homes and Drew Smith brands, alongside Vistry Partnerships who are a hybrid business fusing partner delivery programmes, mixed tenure housing and regeneration.

Vistry Ventures delivers high quality private sale new homes and developments across London with a strong focus on creating exciting spaces that add to a neighbourhood's sustainability and vibrancy. Working in joint ventures with housing associations, local authorities and government agencies means it is possible to create sustainable, thriving communities, which are much in demand throughout the capital.

Our fresh approach to design, build and customer service creates homes and places where people love to live, reflected in our 5 star HBF rating for customer satisfaction.



Home ownership starts with us

“Our vision is to provide homes that build a better place for all”

At Notting Hill Genesis, we build and maintain quality affordable homes, creating diverse and thriving communities.

Notting Hill Genesis are one of the largest housing associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures, are a leading provider of Shared Ownership, and are committed to realising our vision, which is to provide homes that build a better place for all.

Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.

Continuing the regeneration of Royal Albert Wharf, Notting Hill Genesis is working in partnership with Vistry Ventures and the Greater London Authority to provide homes that build a better place for all. Delivering 241 new homes, including 47 for affordable rent, 48 shared ownership homes and 1,569sqm of commercial space as well as a newly landscaped park and other public amenity spaces.

CONTACT DETAILS

A JOINT VENTURE BETWEEN:



T 020 3993 7930
E SALES@GALLIONSPLACE.CO.UK

SELLING AGENT

CBRE

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 350mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we are constantly reviewing our designs and specification to ensure we deliver the best product to our customers. Computer Generated Images not to scale. Computer Generated Image interiors, additional lighting, furniture and decorative treatments not included in the standard specification. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. Issued Aug '21.

Brand & Design by **WEARECAPRI.COM**





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