



GOODLUCK
HOPE · E14 ·



INTRODUCING

GOODLUCK HOPE • E14 •

Welcome to a new island neighbourhood in the heart of East London, perfectly surrounded by the water and bursting with creativity.

Island living in London

A brand new collection of 1 & 2 bedroom Shared Ownership apartments by Notting Hill Genesis. Situated in the sought after development of Goodluck Hope, a culturally inspired location bringing the best of art, design and architecture into one East London address.



Aerial photography of Goodluck Hope for indicative purposes only.

Explore the island

Goodluck Hope sits beside London City Island, a creator's playground just waiting to be explored.

Experience the best of both worlds at Goodluck Hope, where you will have full uninterrupted use of the five-star facilities and amenities available at London City Island.



London City Island

Goodluck Hope is home to the next generation of creative pioneers and collaborators. A family of cultural traders sharing their craft and creativity with the world.

ISLAND GROCER

Another residents' perk, The Grocer is a sleek, contemporary store featuring fresh, high quality produce. It also contains a popular Italian restaurant from the team behind Il Bianco at Canary Wharf.

CULTURAL HUB

Surround yourself with like-minded people. Goodluck Hope neighbours some of London's most unique cultural hotspots, including two Trinity Art Galleries and The London Film School.

ENGLISH NATIONAL BALLET

This state of the art facility features seven rehearsal rooms, a dedicated music room for the English National Ballet Philharmonic Orchestra and even a health suite including a gym, pilates studio, and hydrotherapy pool.

X marks the spot

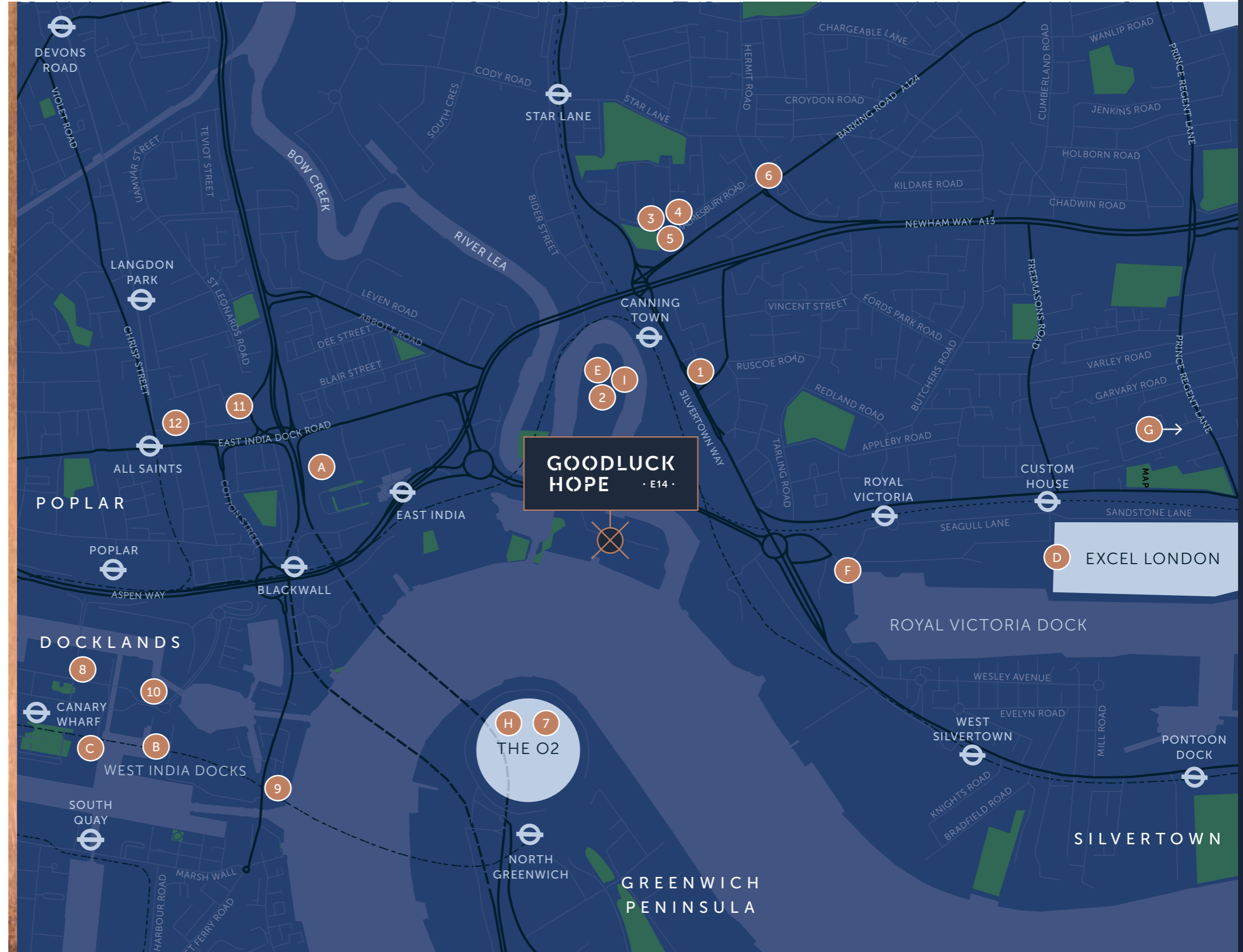
At Goodluck Hope you have East London at your feet. With the benefit of Canning Town DLR & Underground station just over a 10 minute walk away, you have the freedom to explore the many hidden gems this pocket of London has to offer.

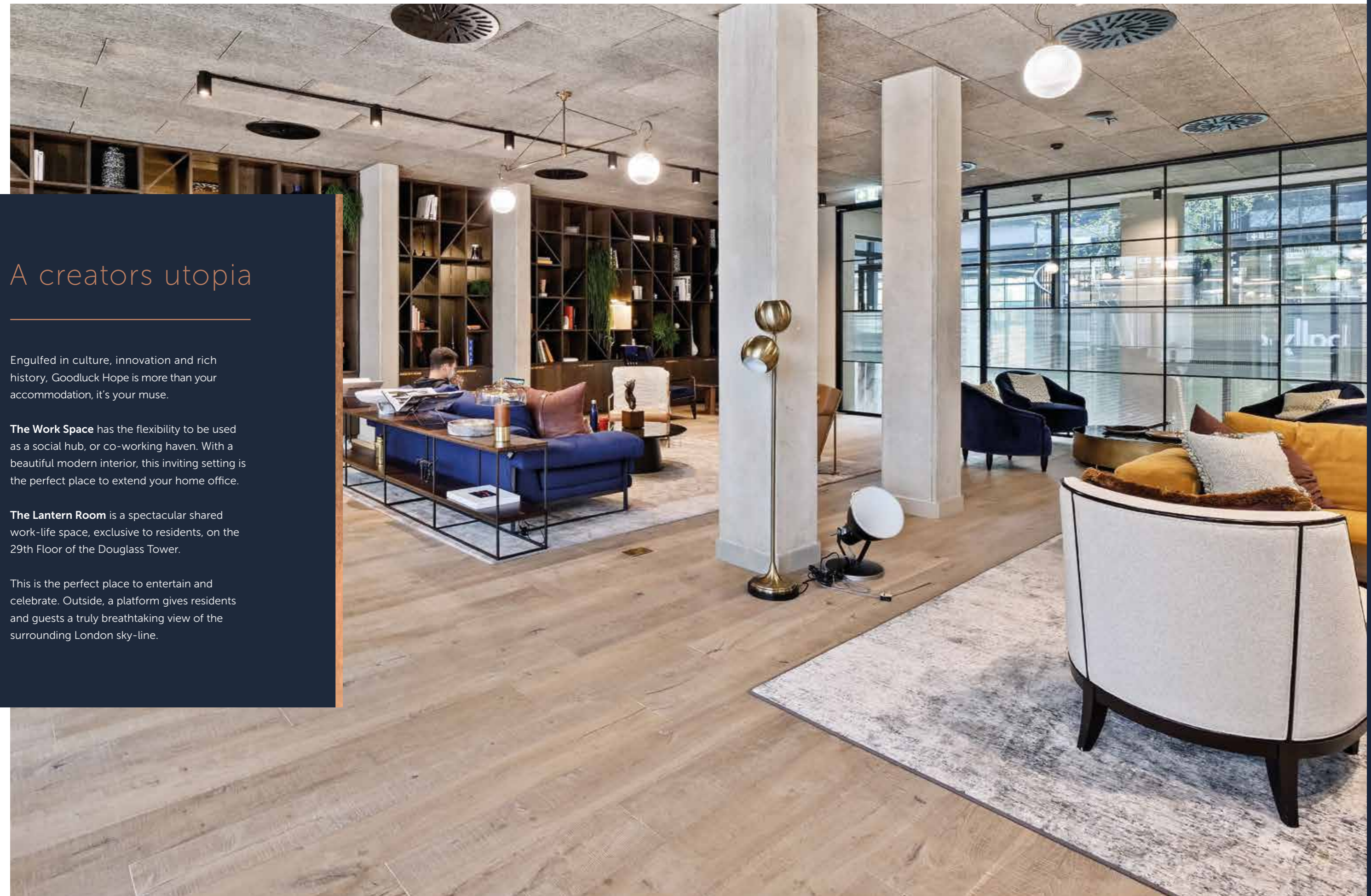
FOOD & DRINK DESTINATIONS

- 1 Pepenero
- 2 City Island Grocer
- 3 Efes Restaurant
- 4 Meydan Sofrasi
- 5 Andy's Restaurant
- 6 Squires
- 7 The O2
- 8 The Big Easy
- 9 The Gun
- 10 Rocket
- 11 Madina Grill
- 12 Super Three

RETAIL & LEISURE OUTLETS PLACES OF INTEREST

- A The Retail Place
- B Churchill Place Shopping Mall
- C Canada Place
- D ExCel London
- E Clubhouse
- F Emirates Air Line
- G London City Airport
- H Icon Outlet
- I Echo @ London City Island





A creators utopia

Engulfed in culture, innovation and rich history, Goodluck Hope is more than your accommodation, it's your muse.

The Work Space has the flexibility to be used as a social hub, or co-working haven. With a beautiful modern interior, this inviting setting is the perfect place to extend your home office.

The Lantern Room is a spectacular shared work-life space, exclusive to residents, on the 29th Floor of the Douglass Tower.

This is the perfect place to entertain and celebrate. Outside, a platform gives residents and guests a truly breathtaking view of the surrounding London sky-line.

The Sauna



Inspiration everywhere

Immerse yourself in a sanctuary of exotic plants from around the world in the landscaped courtyard, or switch from work mode to chill mode as you unwind with a coffee at the Clubhouse.

Goodluck Hope is home to multiple green sanctuaries, providing calm within the city.

The communal gardens are enriched with plentiful greenery and relaxed seating areas, and offers residents views over the Thames onto Canary Wharf and the O2.

The Courtyard offers a tranquil oasis filled with an array of botanical plants from around the world, and the stand-out feature, our members only sauna.

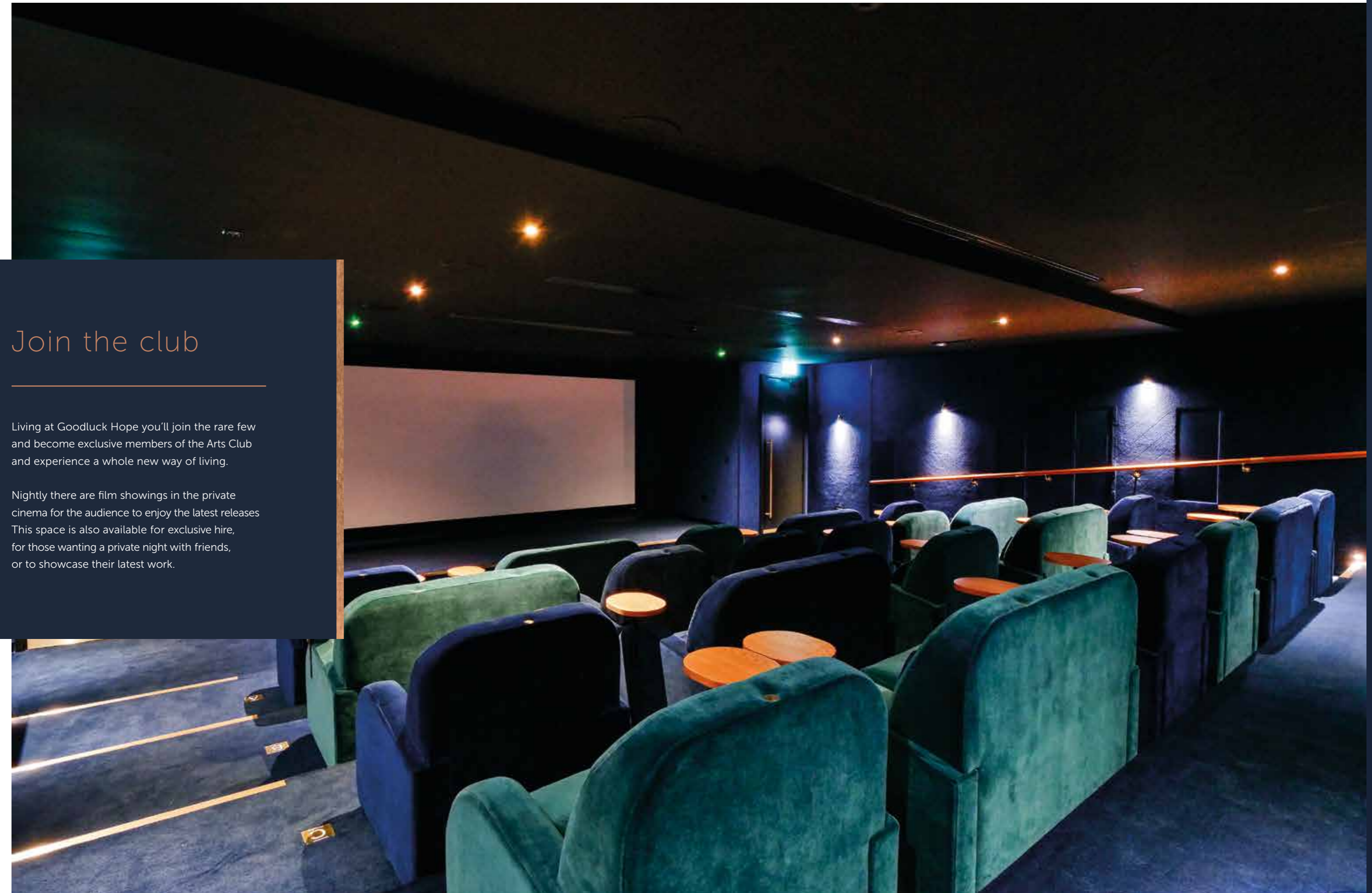


People's paradise

One of the outstanding benefits of living at Goodluck Hope, is that you have the luxury of enjoying your wellbeing, your way. Exercise the body and the mind with Goodluck Hope's luxurious wellness facilities to keep the creativity and circulation pumping.

The development boasts a private pool, sauna, gym, plunge pool and state of the art changing facilities.





Join the club

Living at Goodluck Hope you'll join the rare few and become exclusive members of the Arts Club and experience a whole new way of living.

Nightly there are film showings in the private cinema for the audience to enjoy the latest releases. This space is also available for exclusive hire, for those wanting a private night with friends, or to showcase their latest work.

At your service

Whether it's dry cleaning enquiries, maintenance requests or general chit chat, the concierge team are at your service 24 hours a day, seven days a week.



London at your feet

Crossing the water to Central London or Canary Wharf couldn't be easier due to the unbeatable transport links Goodluck Hope benefits from.

JUBILEE LINE from Canning Town



DLR from Canning Town



5 mins

On the Thames Clipper from North Greenwich to Canary Wharf pier



13 mins

From Canning Town Underground to Canary Wharf Station



15 mins

Walk and Underground to The O2



15 mins

Walk to Emirates Cable Car line



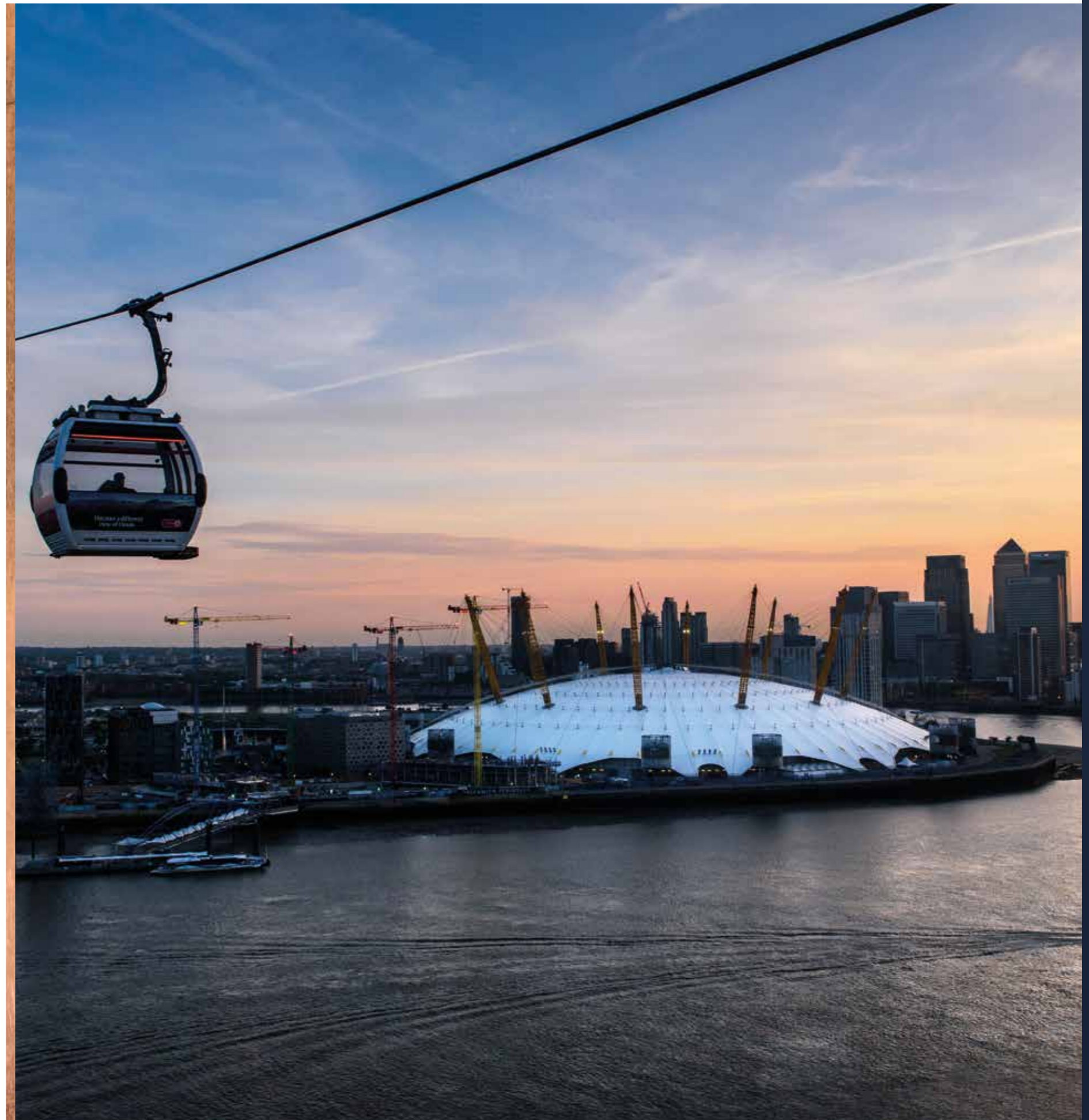
18 mins

Cycle to Queen Elizabeth Olympic Park



20 mins

Walk and DLR to City Airport





A hive of activity

Well known as the City within the City this business hub is bustling with activity and home to many prestigious FTSE100 firms, securing its status as the Financial capital of Europe.

Canary Wharf is home to some of the best restaurants that London has to offer as well as a huge selection of bars to enjoy. Whether you want to have a drink in the sun along the Thames on a Friday evening, splurge on a delicious dinner or even treat yourself to a bottomless brunch this place has it all, you'll be spoilt for choice.

This remarkable location has multiple cultural delights. Take yourself down to the Museum of London to peruse through the history of our capital, or take a stroll through either Jubilee Park or the Sky Garden to get back to nature.



Fit for Olympians

Twenty minutes from your doorstep you'll find outdoor exercise, shopping, dining and more, which is the wonder of Stratford.

Just a few stops on the Jubilee Line takes you to Stratford, a well renowned destination for work, rest and play. The area is a hub for travel connections with various underground, overground, national rail and high speed lines allowing you to explore London and beyond at ease.

As you leave the station you will be greeted by the impressive Westfield Stratford City shopping centre, home to a mix of designer, high street and boutique clothing stores, as well as a plethora of restaurants and cafés to explore. If sporting is more your style, then again there is no better place to get active than the Olympic Park, where there is every possible arena for you to explore and enjoy.

For the brave among us the ArcelorMittal Orbit slide is a must-try, or for those at a calmer pace there are plentiful green spaces and canal sidewalks to discover.



The pinnacle of luxury living

Magnificent floor-to-ceiling windows, flooding the rooms with light. Lavish use of natural materials throughout the development. A spacious balcony with every apartment. This is no ordinary way to live. This is Goodluck Hope.



Specification

Spread over six floors within this glorious development, our plots benefit from the following luxurious features, included as standard:

GENERAL

- Karndean design flooring in kitchen/living room, hallways, utility/storage cupboards
- Communal gas fired heating system serving white radiators with individual thermostat controls
- Data points for telephone and wireless broadband to living area
- Smooth finished ceilings emulsioned in white to complement the emulsioned finish of the interior walls
- Flush internal doors painted white with satin chrome ironmongery
- LED white downlighters throughout
- Audio visual door entry system

KITCHEN

- Fitted modular kitchen units finished in white matte
- Siquastone quartz graphite grey worktops with undermounted stainless steel sink
- Contemporary 360-degree swivel sprout polished chrome sink tap
- Indesit stainless steel built-in oven
- Indesit integrated stainless steel extractor
- Fully integrated Indesit dishwasher
- Indesit integrated tall fridge freezer
- Indesit washer/dryer located in utility cupboard
- Feature glass splashback

BEDROOM

- Integrated wardrobes fitted in principal bedroom (where shown on the plan)
- Bespoke grey carpet in bedrooms and bedroom storage
- Bespoke grey carpet in bedrooms and bedroom storage

BATHROOM

- Fitted with Armitage Shanks bath with chrome thermostatic mixer tap
- Feature shower over bath in chrome and chrome framed glass bath screen
- White ceramic Armitage Shanks WC and wash hand basin with chrome mixer tap
- Mix of savoy noir glass ceramic and chroma snow satin ceramic wall tiles
- Large square format light grey porcelain floor tiles
- Bespoke wall mounted mirror finished cabinet
- Polished chrome finish heated towel rail

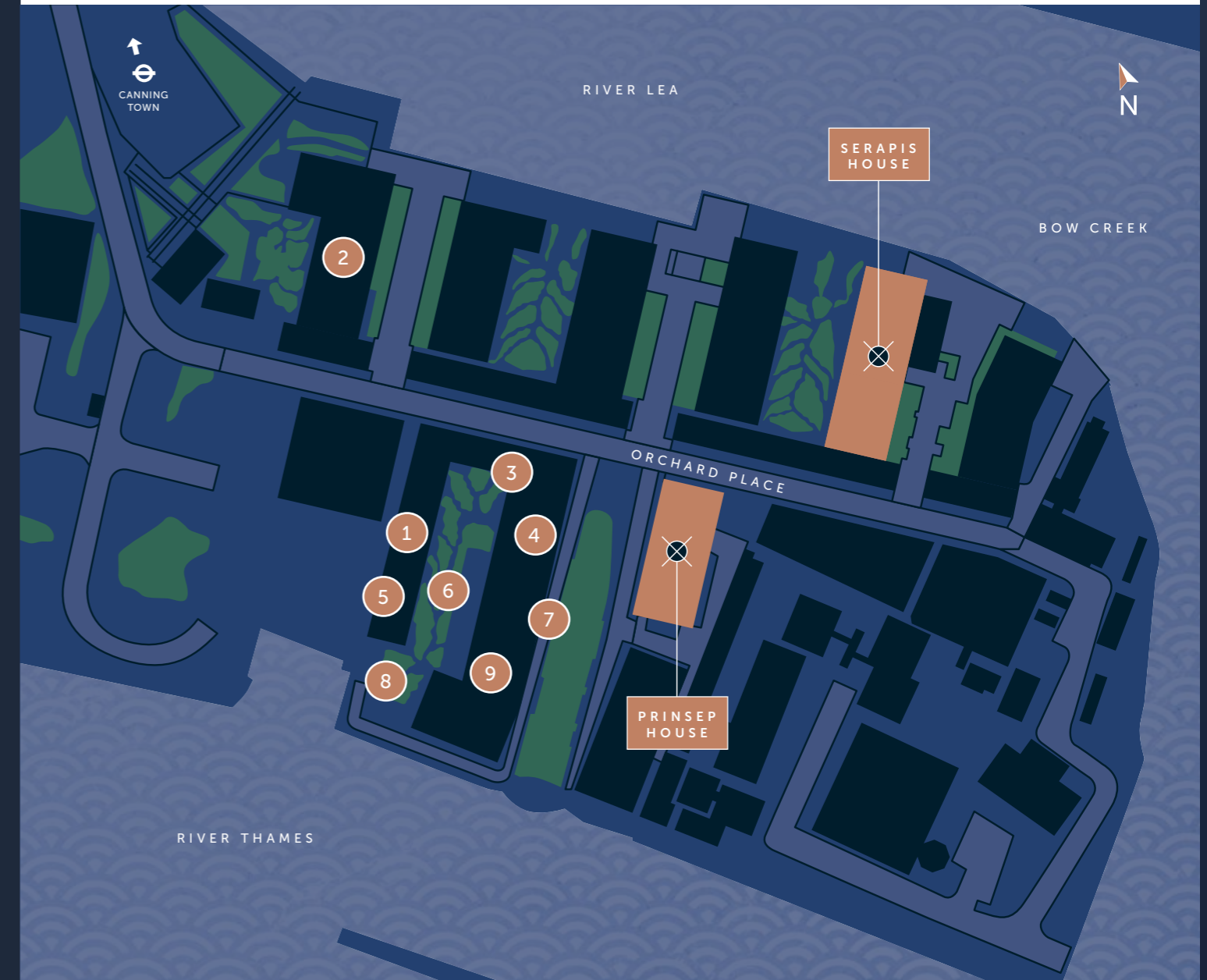
ENSUITE BATHROOMS

- Specification as bathroom but fitted with white ceramic shower tray, thermostatic mixer and fixed shower head with frameless glass shower screen.

COMMUNAL AREAS

- Two passenger lifts located within the entrance lobby
- Tiled communal entrance hall and carpet floor finish to communal corridors
- Cycle storage
- Landscaped communal gardens with seating areas and views across the river

Site plan



ON SITE FACILITIES

- | | | |
|----------------|----------------------|------------------------|
| 1 Gym | 4 Concierge | 7 Entrance |
| 2 Lantern Room | 5 Private pool | 8 Communal gardens |
| 3 Cinema room | 6 Sauna in courtyard | 9 Shared working space |

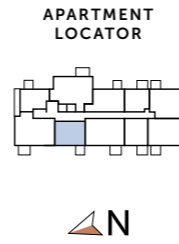
Specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. Notting Hill Genesis terms and conditions apply. Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Computer generated images depict typical views within the Goodluck Hope development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. December 2022.

SERAPIS HOUSE
FLOORS 1, 3

ONE BEDROOM APARTMENT
PLOTS: 1.08 / 3.08

KEY

WD	WASHER DRYER	HIU	HEAT INTERFACE UNIT
FF	FRIDGE/FREEZER	MVHR	MECHANICAL VENTILATION & HEAT RECOVERY
DW	DISHWASHER		
W	WARDROBE		



INTERNAL AREA DIMENSIONS

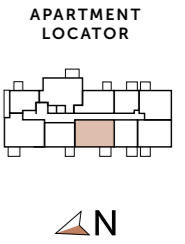
LIVING / KITCHEN / DINING	4.57 m x 6.29 m	15' 0" x 20' 8"
BEDROOM	3.82 m x 3.05 m	12' 6" x 10' 0"
GROSS INTERNAL AREA	51.3 sq m	552 sq ft
BALCONY	2.29 m x 2.25 m	7' 6" x 7' 5"

SERAPIS HOUSE
FLOOR 2

TWO BEDROOM APARTMENT
PLOT: 2.07

KEY

WD	WASHER DRYER	HIU	HEAT INTERFACE UNIT
FF	FRIDGE/FREEZER	MVHR	MECHANICAL VENTILATION & HEAT RECOVERY
DW	DISHWASHER		
W	WARDROBE		



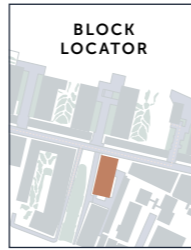
INTERNAL AREA DIMENSIONS

LIVING / KITCHEN / DINING	4.32 m x 7.14 m	14' 2" x 23' 5"
BEDROOM 1	3.00 m x 4.51 m	9' 10" x 14' 10"
BEDROOM 2	3.44 m x 3.31 m	11' 3" x 10' 10"
GROSS INTERNAL AREA	75.0 sq m	807 sq ft
BALCONY	2.96 m x 2.25 m	9' 9" x 7' 5"

PRINSEP HOUSE
FLOORS 1, 2

ONE BEDROOM APARTMENT
PLOTS: 1.08 / 2.08

KEY
FF FRIDGE/FREEZER C CUPBOARD W WARDROBE



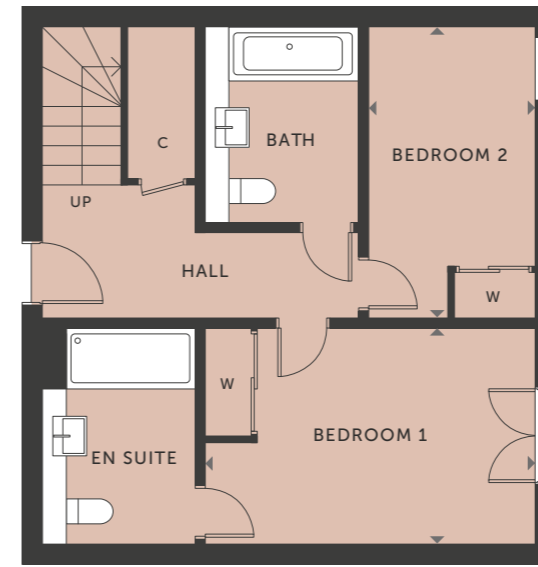
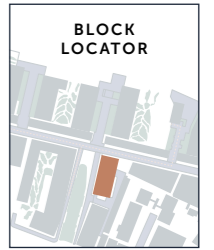
INTERNAL AREA DIMENSIONS

LIVING / KITCHEN / DINING	6.80m x 6.50m	22'2" x 21'5"
BEDROOM	3.90m x 3.20m	12'9" x 10'4"
GROSS INTERNAL AREA	54 sq m	580 sq ft
BALCONY	2.60m x 2.20m	8'7" x 7'2"

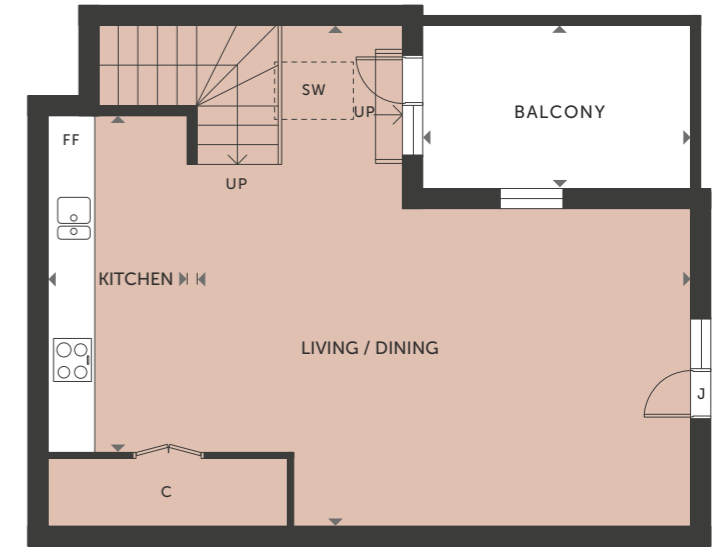
PRINSEP HOUSE
FLOORS 4 & 5

TWO BEDROOM LOFT APARTMENT
PLOT: 4.07

KEY
FF FRIDGE/FREEZER J JULIETTE BALCONY
C CUPBOARD SW SKY-LIGHT WINDOW
W WARDROBE



FLOOR 4



FLOOR 5

INTERNAL AREA DIMENSIONS

LIVING / DINING	6.50m x 6.40m	21'4" x 21'0"
KITCHEN	5.30m x 1.80m	17'6" x 5'11"
BEDROOM 1	4.30m x 2.80m	14'2" x 9'3"
BEDROOM 2	3.80m x 2.20m	12'6" x 7'2"
GROSS INTERNAL AREA	88 sq m	949 sq ft
BALCONY	2.40m x 2.30m	7'11" x 7'7"



Images shown of show apartments at Serapis House.



What is Shared Ownership?

Shared Ownership* is a Government-funded, scheme designed to help people 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 Goodluck Hope may vary. Please speak to a Sales Executive for the latest eligibility and availability criteria.



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 viewing at Goodluck Hope 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 Goodluck Hope 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 Executive 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, 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 GOODLUCK HOPE.

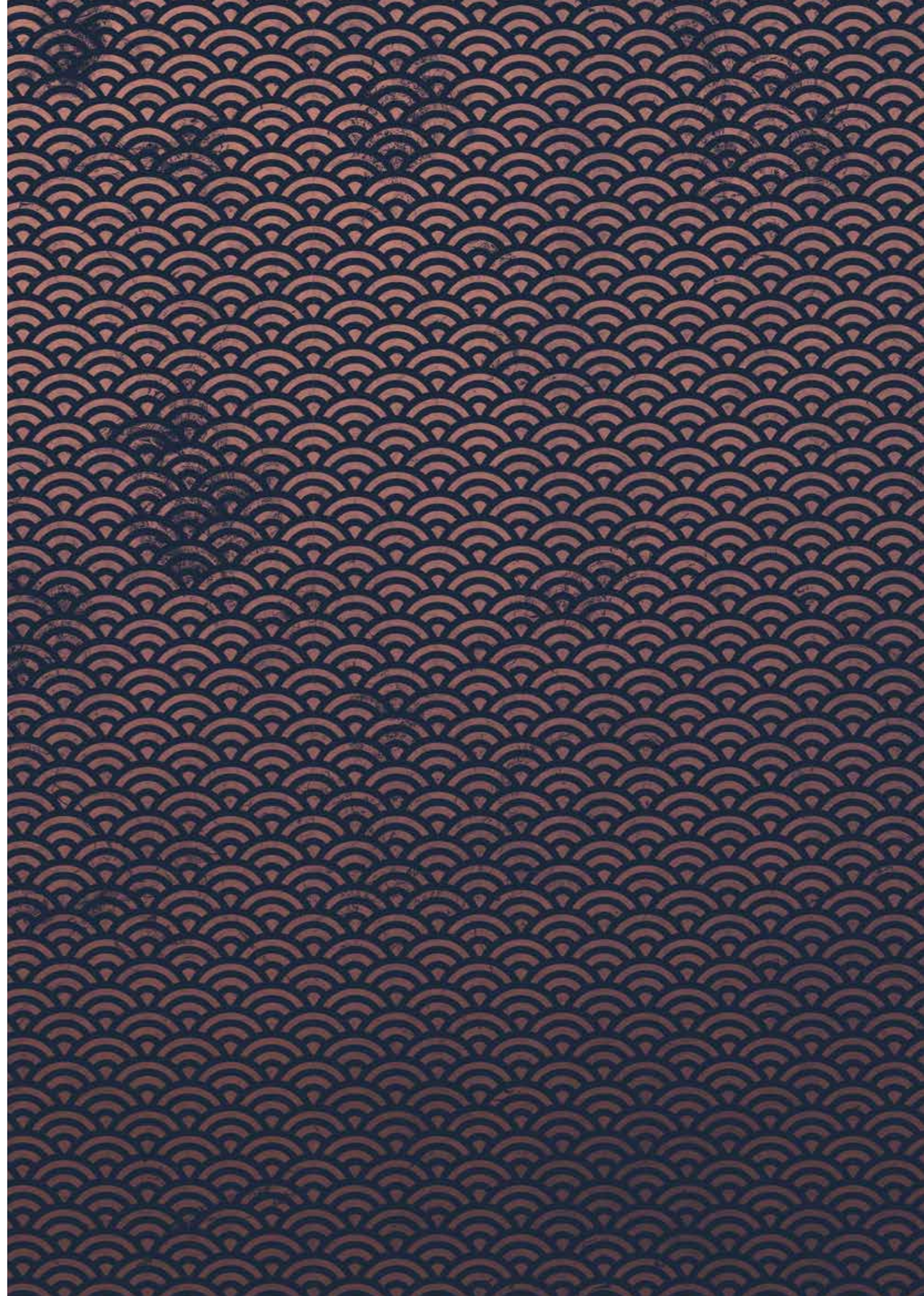


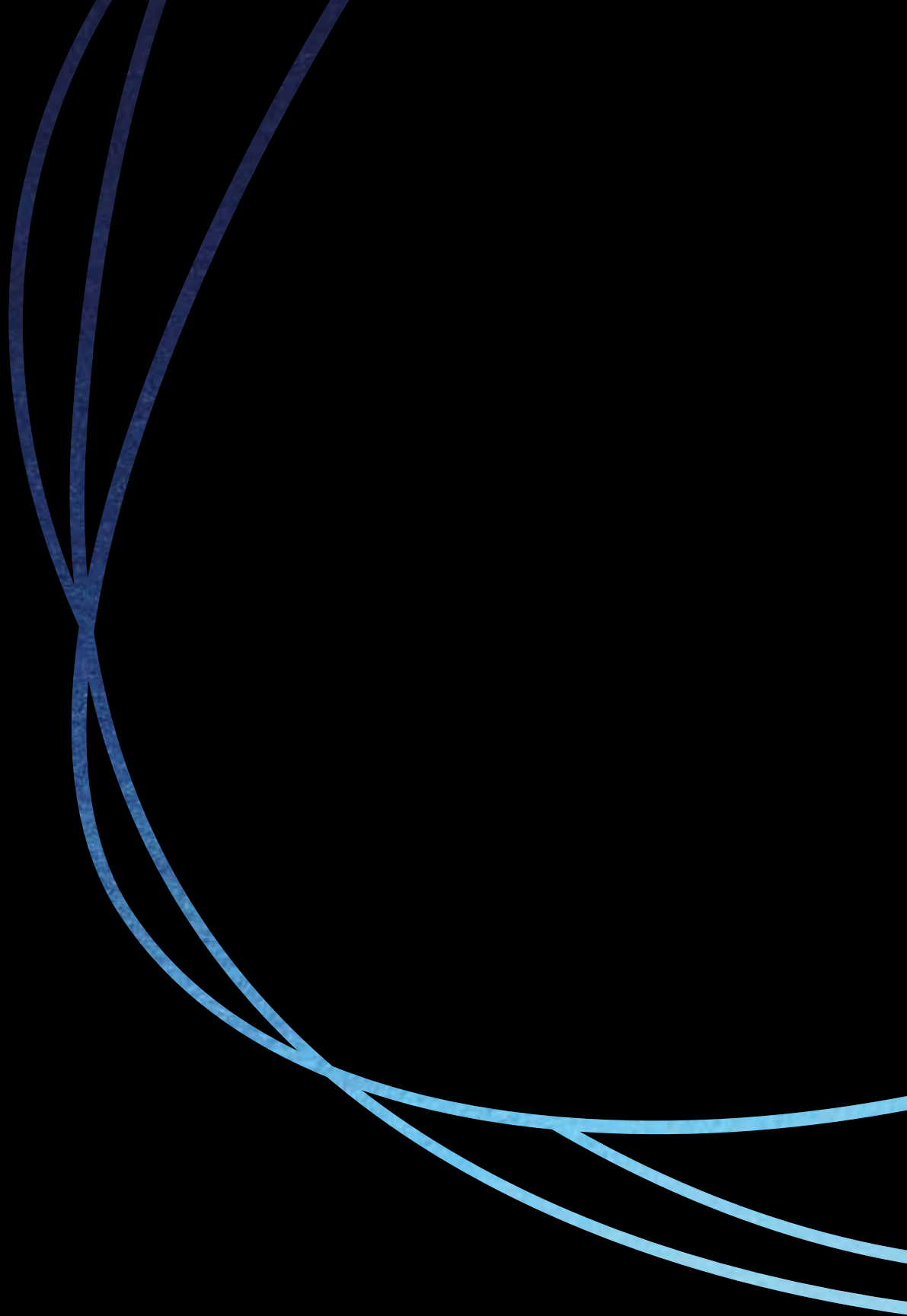
At Notting Hill Genesis, we don't just build homes, we create thriving communities.

Notting Hill Genesis is one of the UK's leading housing associations, with over 40 years' experience in building homes and sustainable communities in London and the south east of England. From large regeneration projects, with hundreds of houses and apartments, to small refurbishment and conversion projects that protect the heritage of existing buildings, our mission is to deliver places that all residents are proud to call home.

There's an important difference at Notting Hill Genesis. We're here for the long term. That means in addition to providing new, high quality homes, our focus is on the customer. We put their needs at the heart of our structures and processes and we take care we take care of our places and the ongoing investment in our communities.

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