

SHARED OWNERSHIP AT

POPLAR **RIVERSIDE**  
E14



# LOVE POPLAR RIVERSIDE

Imagine living by the banks of a river in your own beautiful apartment. Poplar Riverside makes the dream come true, offering you an affordable home you'll truly love and where you'll be proud to invite friends.

This is a great opportunity to get onto the housing ladder in a one, two or three-bedroom apartment located within easy distance of central London. Even though you'll be living less than two miles from the skyscrapers of Canary Wharf your home will be surrounded by greenery, including a 2.5 acre riverside park that runs from the apartment buildings right down to the water's edge. You'll be close to the city, yet even closer to nature.



POPLAR RIVERSIDE

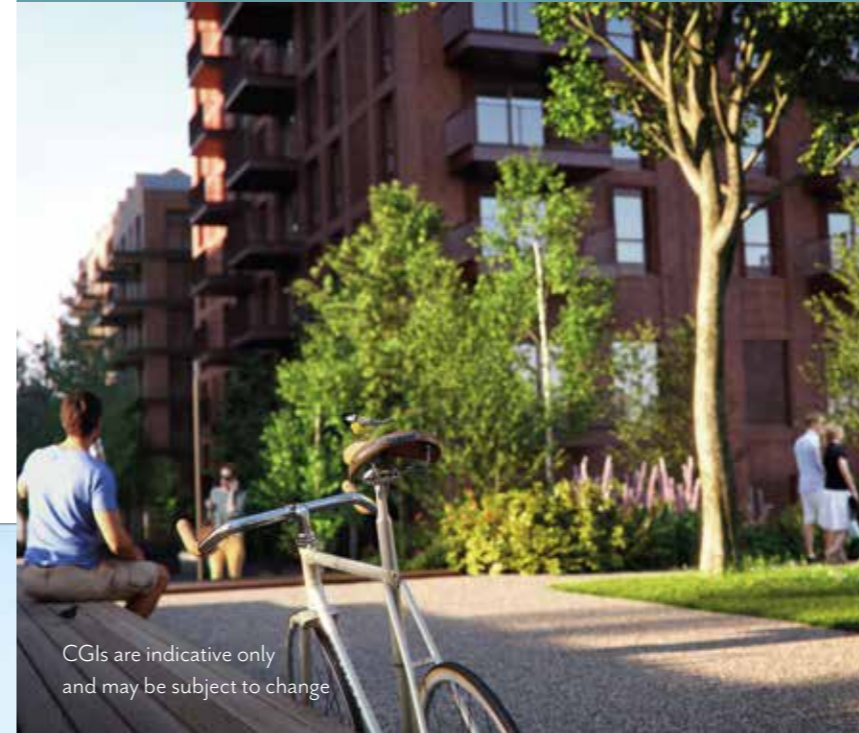


# A DYNAMIC COMMUNITY ON YOUR DOORSTEP

Living at Poplar Riverside, you'll be joining a thriving community that offers so much right on your doorstep. You'll have your own town square, riverside pub, gym, crèche, local convenience store, café and restaurants.



Crossrail Place  
Roof Garden  
Canary Wharf



CGIs are indicative only and may be subject to change

Residents can enjoy the wonderful facilities of the Riverside Club, a stunning space that includes an open plan working area with Wi-Fi throughout and business meeting rooms. There are discreet meeting areas and bars together with outdoor terraces, a cinema and games room. On the first floor, the Riverside Spa includes a swimming pool, sauna and steam rooms, looking out over the River Lea.

What better way to spend Sundays than meeting up with new neighbours in the beautifully landscaped park? You can picnic under the trees, walk the criss-cross of carefully laid out paths or stroll peacefully along the 500 metres of riverbank, taking in the views.

Poplar Riverside is an oasis of calm that makes the perfect place to return to after a busy day.



CGIs are indicative only and may be subject to change



Lifestyle imagery is indicative only



# EAST LONDON LIVING

Once a bustling port, the past thirty years have seen docklands transformed into one of the most exciting and desirable parts of London to live and work. The docks themselves have been reinvented with welcoming quayside cafés and inviting bars – the perfect place to enjoy a drink.

You'll have a surprising choice of green spaces and even an urban zoo. The riverside is the perfect place to relax and dine out or sit and gaze at the river. Steeped in history and culture, this part of London has played a significant role in London's life as a port, inspiring explorers whose legacy still lives on amongst the skyscrapers. Places like 'The Prospect of Whitby', London's oldest riverside pub dating back to 1520, and once a notorious haunt for smugglers, thieves and pirates!

There's always something going on at the Excel Centre and live music to be enjoyed across the river at the O2 Arena. You can head to Brick Lane for a curry, dance the night away in Shoreditch, get involved with the football on Hackney marshes or watch the big match at the London Stadium. East London living means everything is on hand.

The O2 Arena, North Greenwich



Truman Brewery off Brick Lane



Peninsula Square and park area at the O2 Arena



Footbridge over River Lea - Canning Town



Reflections and skyscrapers in Canary Wharf



Canary Wharf, Roof Garden





TRINITY BUOY  
WHARF

GREENWICH

THE O2 ARENA

CANNING TOWN  
STATION

LONDON CITY  
ISLAND

BOW CREEK  
ECOLOGY PARK

EAST INDIA  
DLR STATION

CANARY WHARF

POPLAR DLR STATION

ALL SAINTS  
DLR STATION

SHARED  
OWNERSHIP AT  
**POPLAR  
RIVERSIDE**

THE SHARD  
LONDON BRIDGE

THE CITY

POPLAR RIVERSIDE



CGIs are indicative only and may be subject to change

# CITY ON A RIVER

Since the Romans built the first bridge across the Thames and founded the city, the river has always played a central part in London life. Today it is the perfect place to come at the end of the day and watch the sun go down over the water.



**EXCELLENT  
SHOPPING &  
GREAT FOOD  
WHATEVER  
YOUR TASTE**



Westfield - Stratford City

**0.8 miles  
CHRISP STREET  
MARKET**

**1.6 miles  
CANARY WHARF  
SHOPPING  
CENTRE**

**2.8 miles  
WESTFIELD  
STRATFORD  
CITY**

Whether its fresh flowers, intriguing antiques, cut-price clothes or exotic taste sensations, this is a part of London that's always got something new and exciting to offer.

Some of the outdoor markets have existed for centuries while newer shopping centres such as Westfield have quickly established themselves as iconic destinations. You'll find five malls at Canary Wharf alone, offering everything from beauty and fashion to sports equipment and home essentials.

Whatever you want, whenever you want it, this is a part of the world that takes eating seriously

You will find traditional East End pie and mash alongside the latest fusion food and vegan delicacies. There's Asian, African, American, European, Chinese, Indian – you can enjoy a different world cuisine every night, and it's all within easy distance of your front door.



Canary Wharf, Jubilee Place

**2.9 miles  
ICON OUTLET  
AT THE O2**

**3.5 miles  
GREENWICH  
MARKET**



Columbia Road Flower Market

**3.7 miles  
SPITALFIELDS  
MARKET**

**3.8 miles  
BRICK LANE  
MARKET**



Lifestyle imagery is indicative only



# RIVERSIDE ROAMING

Living at Poplar Riverside ensures you have an extensive waterside walk on hand whenever you want. Yet this is only the beginning. Both the Thames and Lea offer mile after mile of walkways to explore on foot or by bike. In fact you can follow the Thames all the way back to its source in Gloucestershire and walk the Lea right up to Hertfordshire. Make sure to stop off at the many nature reserves along the way – the waterside is the natural habitat for a rich variety of wildlife.



Financial District buildings in Canary Wharf and River Thames

But you don't need to go far to explore the nation's maritime history. Simply take the cable car over the Thames and you can travel back in time to the earliest sailing vessels before climbing aboard the Cutty Sark and discovering what life was like sailing a 19th century tea clipper.



Thames Cable Car



Swan pedalos on the river Lea at the Queen Elizabeth Olympic Park



Cutty Sark Greenwich



The Tide elevated walkway at Greenwich Peninsula





# VIBRANT EAST LONDON

- 1. Hackney Marshes
- 2. Victoria Park
- 3. Queen Elizabeth Olympic Park
- 4. East Bank/Stratford Waterfront
- 5. Three Mills
- 6. Mile End Park
- 7. IFS Cloud Greenwich Peninsula
- 8. Bartlett Park
- 9. Tower Hamlets Cemetery Park
- 10. Crisp Street Market
- 11. Billingsgate Fish Market
- 12. Bow Creek Ecology Park
- 13. Trinity Buoy Wharf
- 14. O2 Arena/Greenwich Peninsula
- 15. London City Airport
- 16. London Excel Exhibition Centre
- 17. Stratford/Westfield
- 18. Canary Wharf
- 19. Hackney Wick
- 20. The Line public art walk





DLR train at Poplar station

**WALKING**

- East India Station  
9 minutes\*
- ↓
- Canning Town Station  
10 minutes\*
- ↓
- Blackwall Station  
18 minutes
- ↓
- Bromley-by-Bow Station  
22 minutes
- ↓
- Canary Wharf Station  
33 minutes

**CYCLING**

- Canning Town Station  
6 minutes
- ↓
- East India Station  
8 minutes
- ↓
- Blackwall Station  
8 minutes
- ↓
- Canary Wharf Station  
12 minutes
- ↓
- Stratford Station  
16 minutes

**CANNING TOWN  
JUBILEE LINE  
DOCKLANDS LIGHT RAILWAY**

- North Greenwich  
2 minutes
- ↓
- Stratford  
6 minutes
- ↓
- Canary Wharf  
6 minutes
- ↓
- London Bridge  
14 minutes
- ↓
- Waterloo  
13 minutes
- ↓
- Westminster  
17 minutes
- ↓
- Bond Street  
22 minutes
- ↓
- King's Cross St Pancras  
/St Pancras International  
38 minutes†

**EAST INDIA  
DOCKLANDS  
LIGHT RAILWAY**

- London City Airport  
7 minutes
- ↓
- Tower Gateway  
10 minutes
- ↓
- Canary Wharf  
11 minutes
- ↓
- Bank  
16 minutes
- ↓
- Stratford International  
19 minutes

**CANARY WHARF  
CROSSRAIL  
ELIZABETH LINE**

- Liverpool Street  
6 minutes
- ↓
- Farringdon  
8 minutes
- ↓
- Tottenham Court Road  
11 minutes
- ↓
- Bond Street  
13 minutes
- ↓
- Paddington  
17 minutes
- ↓
- Heathrow  
40 minutes

\*Route via Lanrick Road, E14  
Times are subject to time of travel and are correct at time of going to press.  
Travel times taken from Google Maps, [tfl.gov.uk](http://tfl.gov.uk) and [crossrail.co.uk](http://crossrail.co.uk)  
† Includes a change at London Bridge

**CITY  
LINKS**

Poplar Riverside is a great address for so many reasons. Being in zone 2/3 is one of them. You'll have Canning town and East India stations within an easy walk ensuring you're connected to both the tube and DLR networks. There's also a wide range of local bus services, Uber Boats by Thames Clipper and cycle routes. By bike, you can be in Canary Wharf in 12 minutes and Stratford in just over a quarter hour.

When you're heading out of London there are easy road connections to the M11 and M25, or take the train from London Bridge, Liverpool Street, Blackfriars or King's Cross.

And living at Poplar Riverside means you're well placed for international travel. London City airport is close by and it's an easy journey to Stansted.



Poplar DLR station





## HOME COMFORTS

Poplar Riverside offers apartments designed around your contemporary lifestyle. From the fitted kitchen, with its generous work spaces and appliances tucked neatly away, through to the powerful shower and stylish bathroom fittings, everything is in place. Ample sockets reflect the modern trend towards home working.

### KITCHEN

- Casalube white base units and larder units in New York Gloss Dusk Grey and wall units in Wine red or Alpine green feature soft close hinges and drawers with handles
- LED Strip lighting to wall units
- Silestone white worktop with matching upstands and splashback to hob
- Zen Duo 340/180U sink with Courbe curved spout mixer tap
- Bosch integrated electric oven, ceramic hob and microwave
- SMEG canopy hood
- Zanussi Space integrated fridge/freezer
- Zanussi integrated dishwasher / slimline to smaller apartments
- Integrated recycling bin
- Zanussi integrated washer / dryer when located in kitchen or standalone washer dryer in store cupboard





#### BATHROOM & ENSUITE

- Contemporary white bathroom suite comprising bath, WC with soft close seat, Concept Sphere semi countertop basin with Hansgrohe chrome mixer tap
- Mirrored cabinet or large mirror to bathroom and ensuite\*
- Geberit chrome flush plate
- Hansgrohe chrome thermostatic shower mixer
- Single glass shower screen to bath
- Sliding glass shower enclosure door (or pivot door if sliding door not possible)
- Heated chrome towel rail

#### ELECTRICAL

- Ceiling downlights to hallway, kitchen, dining, lounge, bathrooms and ensuites
- Pendant lighting to bedrooms
- White sockets and switches throughout
- Multimedia plate to living room with provision for TV/Radio/phone/HDMI
- Smoke and heat detectors
- Mechanical extraction and ventilation system
- Shaver socket to bathroom
- Balcony light

#### FLOORING

- Karndean flooring to entrance hall, kitchen, living room and dining room in Natural Prime Oak
- Corma carpets to bedrooms in White Pepper
- Matching large format wall and floor tiling to bathroom and ensuite

#### EXTERNAL

- Communal letterboxes to lobby area
- Hands free communal video entry system
- Stainless steel passenger lift to all floors and internal communal staircase with balustrading
- Secure cycle store

#### GENERAL

- Internorm triple glazed composite windows. UPVC internally, aluminium externally
- Ceilings, architraves and skirtings painted black
- Walls painted in white
- Fire rated white flush internal doors with black ironmongery. Block D apartments doors are oak veneer
- Flush painted external doors
- Sliding full height to ceiling wardrobes with silver frame and mirror doors in master bedroom
- 10 year NHBC build warranty for Block C2 and 12 years for Block D



# RIVERSIDE CLUB

Life's so busy these days it's important to have everything on hand. That's what the Riverside is all about. It means you can fit in an early morning swim or a quick workout and still get to work on time. Then return at the end of the day for a well-deserved drink at the bar and an exclusive, private viewing of that movie everyone's been talking about.

- 24hr concierge
- 20m swimming pool and vitality pool
- Spa including sauna, steam and salt inhalation room
- Experience Shower
- Changing rooms
- Cinema room
- Games room and Card room
- Private meeting rooms
- The Great Room
- The Workspace - both shared and private booths for meetings, more formal appointments can be held in the bookable meeting rooms
- Residents' Den Lounge
- Private call booth



POPLAR RIVERSIDE



RIVER LEA

LEA TIDE PATH

LEVEN BANKS

PHASE 1

- KEY**
- 1 Parking for Sales and Marketing Suite
  - 2 The Riverside Club
  - 3 24-hour concierge
  - 4 Children's play area
  - 5 Leven Banks park
  - 6 Green Link

SANDPIPER LANE

BOWLINE HOUSE

CAMPION WAY

PORTER HOUSE

3

SHELDUCK SQUARE

TEAL STREET

6

POCHARD HOUSE

TERRACE

ALDER STREET

CURLEW HOUSE

DUNLIP HOUSE

TERRACE

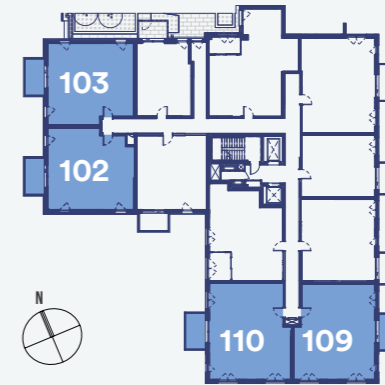
MALLARD STREET

LEVEN ROAD

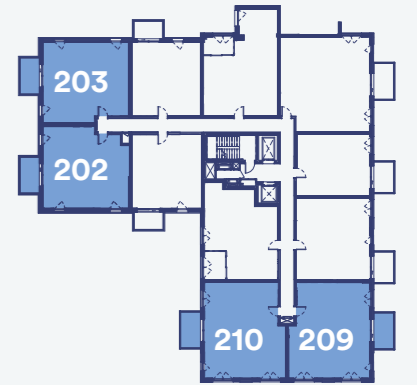
TENNIS COURTS

# PLOT LOCATOR

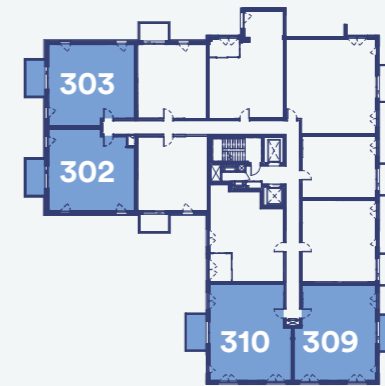
FIRST FLOOR



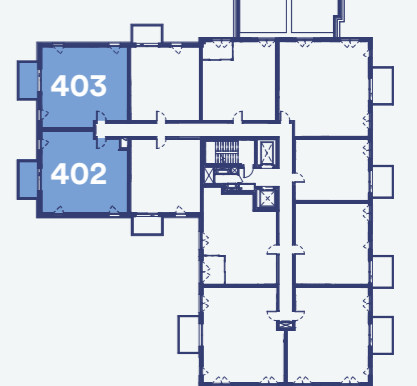
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



- Key**
- Shared Ownership Apartments
  - Two Bedroom

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associates.

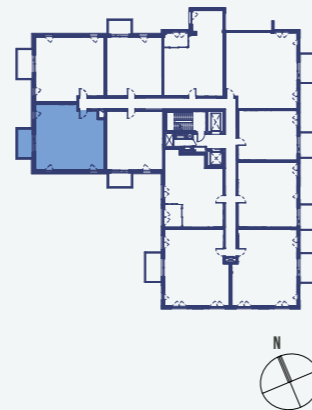
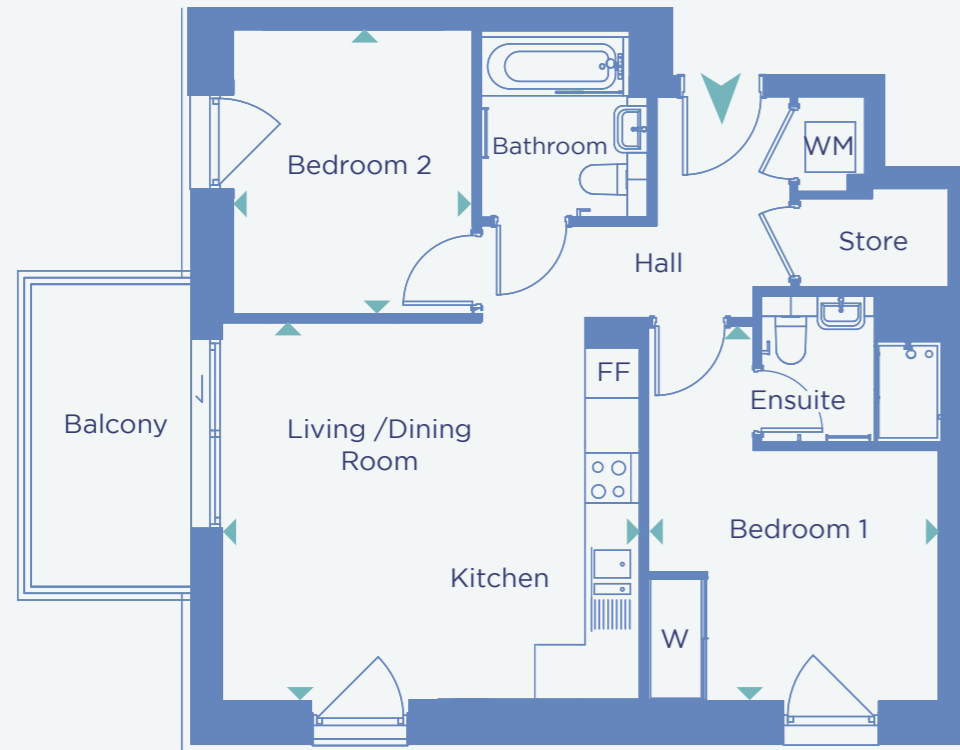


## Two bedroom apartment

TYPE 227

### BLOCK C

4<sup>th</sup> FLOOR: PLOT 402  
 3<sup>rd</sup> FLOOR: PLOT 302  
 2<sup>nd</sup> FLOOR: PLOT 202  
 1<sup>st</sup> FLOOR: PLOT 102



DIMENSIONS	TOTAL AREA: 64.7 SQ.M 696.4 SQ.FT			
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	4.96m	x 4.52m	16' 3"	x 14' 9"
BEDROOM 1	3.55m	x 3.01m	11' 7"	x 9' 10"
BEDROOM 2	2.85m	x 3.40m	9' 4"	x 11' 1"
BALCONY	1.91m	x 3.61m	6' 3"	x 11' 10"

KEY FF - Fridge / Freezer W - Wardrobe WM - Washing Machine

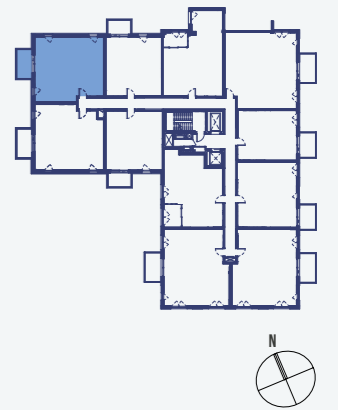
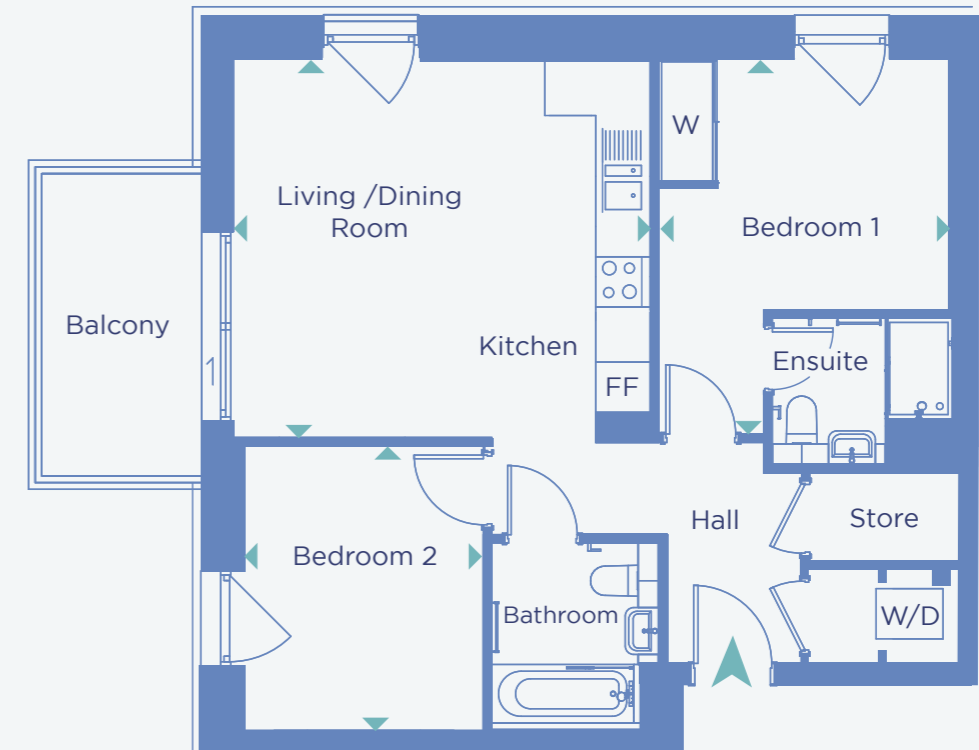
Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

## Two bedroom apartment

TYPE 227H

### BLOCK C

4<sup>th</sup> FLOOR: PLOT 403  
 3<sup>rd</sup> FLOOR: PLOT 303  
 2<sup>nd</sup> FLOOR: PLOT 203  
 1<sup>st</sup> FLOOR: PLOT 103



DIMENSIONS	TOTAL AREA: 65.9 SQ.M 709.3 SQ.FT			
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	4.98m	x 4.52m	16' 4"	x 14' 9"
BEDROOM 1	3.53m	x 2.86m	11' 6"	x 9' 4"
BEDROOM 2	2.86m	x 3.42m	9' 4"	x 11' 2"
BALCONY	1.91m	x 3.61m	6' 3"	x 11' 10"

KEY FF - Fridge / Freezer W - Wardrobe WD - Washer/Dryer

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## Two bedroom apartment

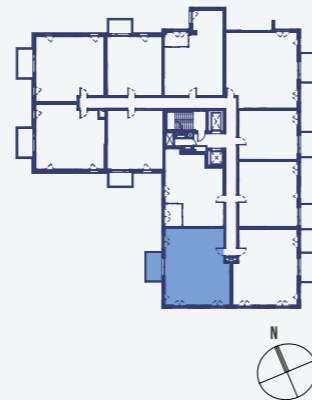
TYPE 225H

### BLOCK C

3<sup>rd</sup> FLOOR: PLOT 310

2<sup>nd</sup> FLOOR: PLOT 210

1<sup>st</sup> FLOOR: PLOT 110



DIMENSIONS	TOTAL AREA: 72.3 SQ.M 778 SQ.FT			
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	5.12m	x 5.76m	16' 9"	x 18' 10"
BEDROOM 1	3.25m	x 3.46m	10' 7"	x 11' 4"
BEDROOM 2	2.75m	x 3.98m	9' 0"	x 13' 0"
BALCONY	1.98m	x 3.56m	6' 5"	x 11' 8"

KEY FF - Fridge / Freezer W - Wardrobe WM - Washing Machine

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## Two bedroom apartment

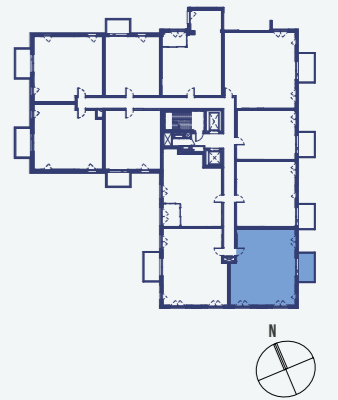
TYPE 225

### BLOCK C

3<sup>rd</sup> FLOOR: PLOT 309

2<sup>nd</sup> FLOOR: PLOT 209

1<sup>st</sup> FLOOR: PLOT 109



DIMENSIONS	TOTAL AREA: 72.6 SQ.M 781.4 SQ.FT			
	Length	Width	Length	Width
LIVING / DINING / KITCHEN	5.12m	x 5.76m	16' 9"	x 18' 10"
BEDROOM 1	3.25m	x 3.46m	10' 7"	x 11' 4"
BEDROOM 2	2.75m	x 3.98m	9' 0"	x 13' 0"
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For further information  
0207 538 6460  
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