

SHARED OWNERSHIP AT

POPLAR **RIVERSIDE**
E14

POCHARD HOUSE



CGIs are indicative only and may be subject to change



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.

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.

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



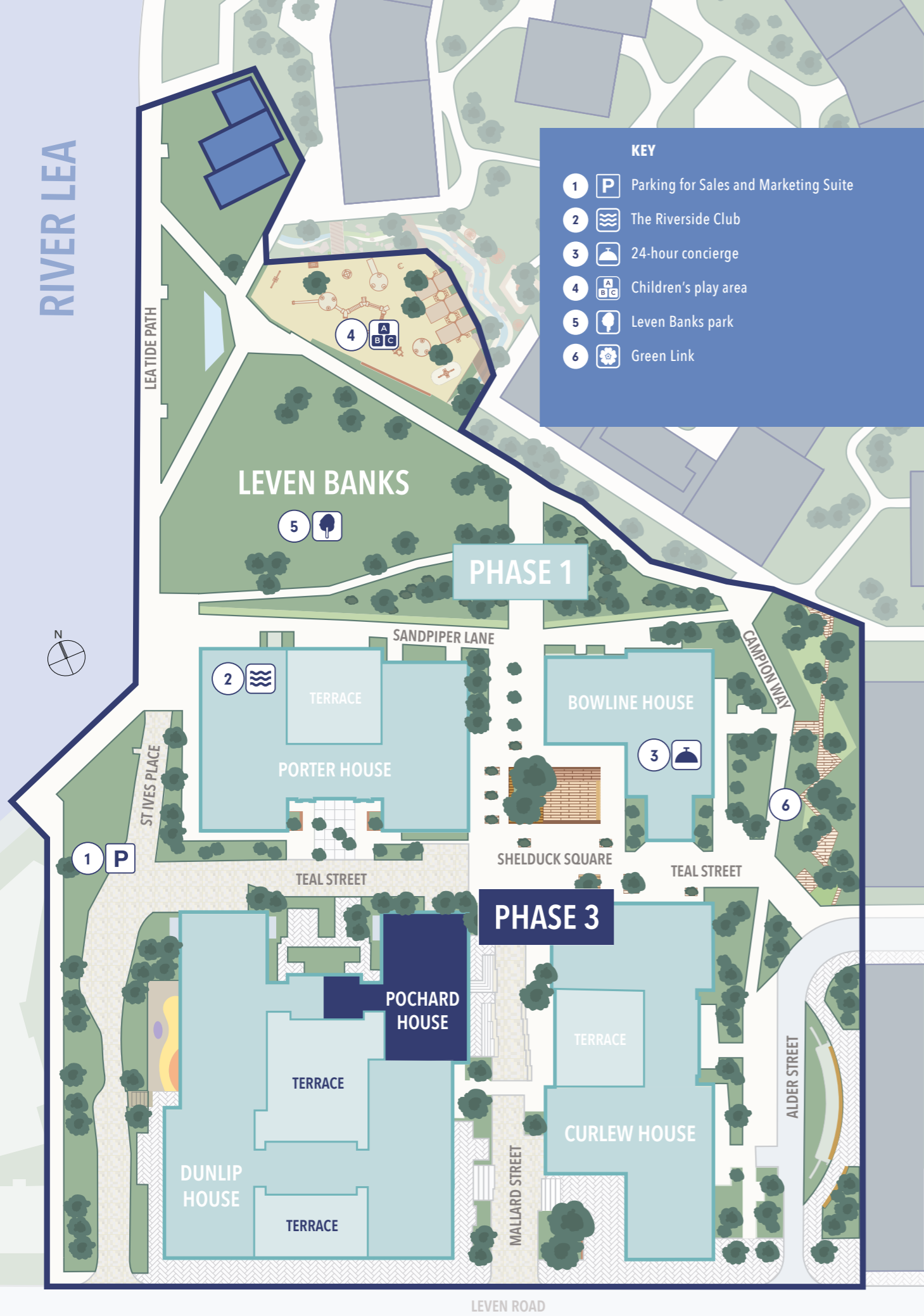
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LOVE POPLAR RIVERSIDE

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.



RIVER LEA



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

FLAT LOCATOR

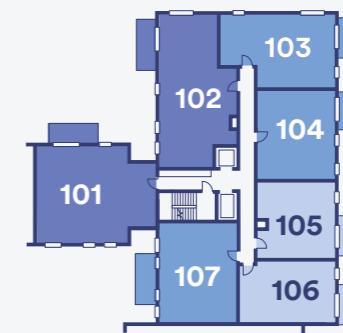
POCHARD HOUSE



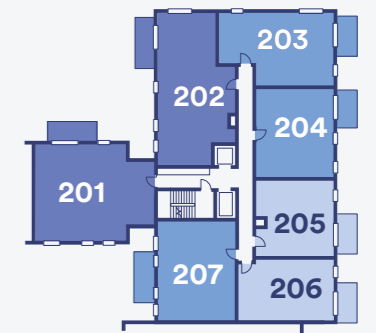
UPPER GROUND FLOOR



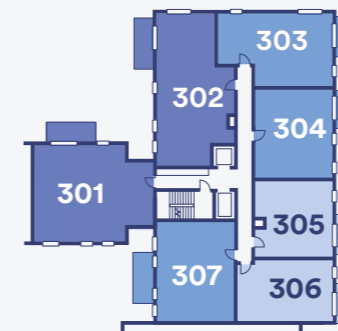
FIRST FLOOR



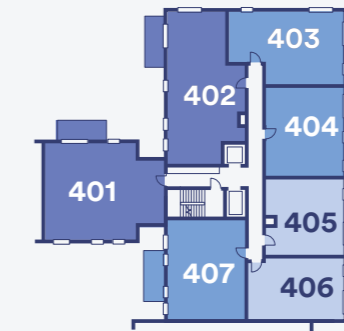
SECOND FLOOR



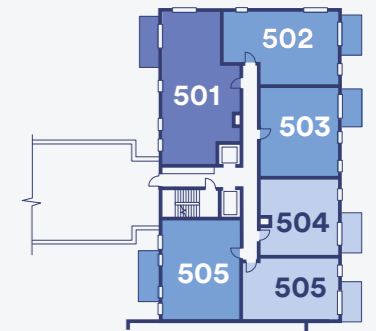
THIRD FLOOR



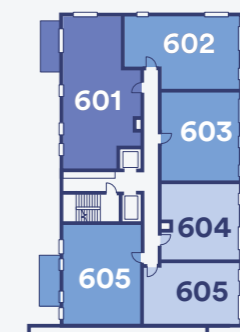
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



Key

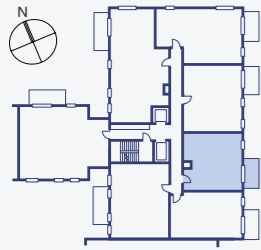
Shared Ownership Apartments

- One Bedroom
- Two Bedroom
- Three 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 FLAT sizes and layouts may vary within the same unit type. For further clarification regarding specific individual FLATS, please ask our Sales Associates.

One bedroom apartment

TYPE 124



BLOCK D4

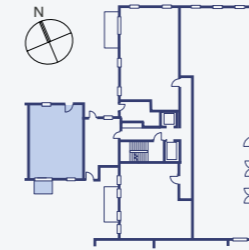
- 6th FLOOR: FLAT 604
- 5th FLOOR: FLAT 504
- 4th FLOOR: FLAT 405
- 3rd FLOOR: FLAT 305
- 2nd FLOOR: FLAT 205
- 1st FLOOR: FLAT 105



DIMENSIONS	TOTAL AREA: 50.3 SQ_M 541.4 SQ_FT			
	Length	Width	Length	Width
LIVING / DINING ROOM	3.69m	x 3.12m	12' 1"	x 10' 2"
KITCHEN	4.24m	x 3.46m	13' 10"	x 11' 4"
BEDROOM	3.73m	x 3.27m	12' 2"	x 10' 8"
BALCONY	3.43m	x 1.74m	11' 3"	x 5' 8"

One bedroom apartment

TYPE 111H



BLOCK D4

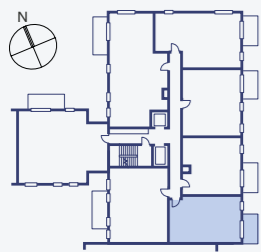
- UGRD FLOOR: FLAT G-01



DIMENSIONS	TOTAL AREA: 61.2 SQ_M 658.7 SQ_FT			
	Length	Width	Length	Width
LIVING / DINING ROOM	4.47m	x 2.45m	14' 7"	x 8' 0"
KITCHEN	5.09m	x 2.30m	16' 8"	x 7' 6"
BEDROOM	3.95m	x 3.83m	12' 11"	x 12' 6"
BALCONY	3.40m	x 1.74m	11' 1"	x 5' 8"

One bedroom apartments

TYPE 122



BLOCK D4

- 6th FLOOR: FLAT 605
- 5th FLOOR: FLAT 505
- 4th FLOOR: FLAT 406
- 3rd FLOOR: FLAT 306
- 2nd FLOOR: FLAT 206
- 1st FLOOR: FLAT 106



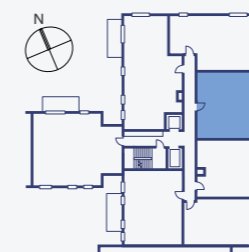
DIMENSIONS	TOTAL AREA: 51.6 SQ_M 555.4 SQ_FT			
	Length	Width	Length	Width
LIVING / DINING ROOM	5.12m	x 3.00m	16' 9"	x 9' 10"
KITCHEN	2.62m	x 2.36m	8' 7"	x 7' 8"
BEDROOM	5.03m	x 2.75m	16' 6"	x 9' 0"
BALCONY	3.42m	x 1.74m	11' 2"	x 5' 8"

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.

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

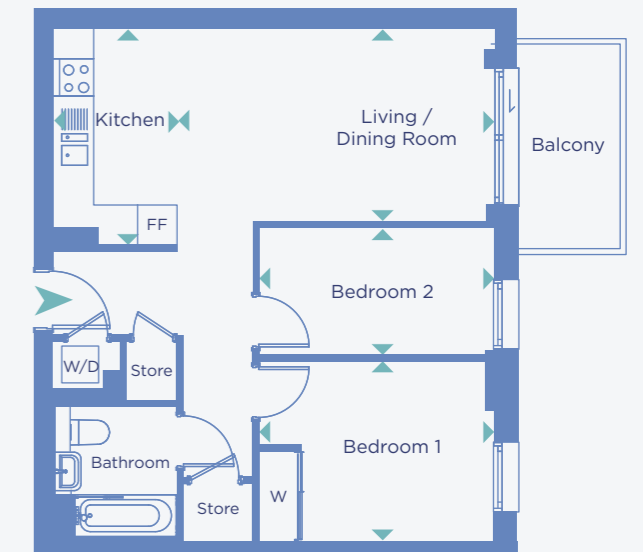
Two bedroom apartment

TYPE 214



BLOCK D4

- 6th FLOOR: FLAT 603
- 5th FLOOR: FLAT 503
- 4th FLOOR: FLAT 404
- 3rd FLOOR: FLAT 304
- 2nd FLOOR: FLAT 204
- 1st FLOOR: FLAT 104



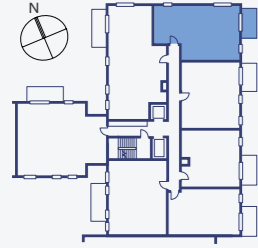
DIMENSIONS	TOTAL AREA: 61.4 SQ_M 660.9 SQ_FT			
	Length	Width	Length	Width
LIVING / DINING ROOM	5.26m	x 3.19m	17' 3"	x 10' 5"
KITCHEN	3.57m	x 2.02m	11' 8"	x 6' 7"
BEDROOM 1	3.90m	x 2.98m	12' 9"	x 9' 9"
BEDROOM 2	3.90m	x 2.10m	12' 9"	x 6' 10"
BALCONY	3.43m	x 1.74m	11' 3"	x 5' 8"

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

Two bedroom apartment

TYPE 226



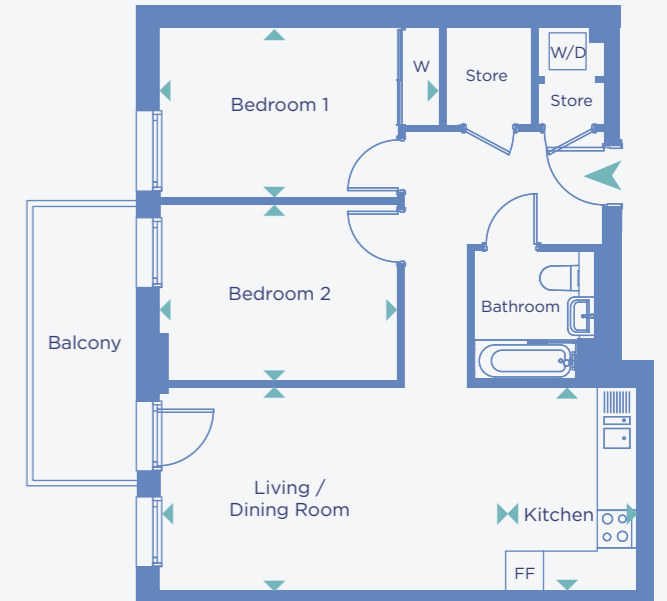
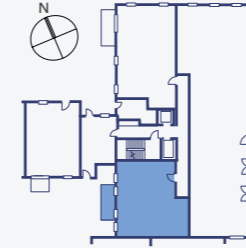
BLOCK D4

6th FLOOR: FLAT 602
 5th FLOOR: FLAT 502
 4th FLOOR: FLAT 403
 3rd FLOOR: FLAT 303
 2nd FLOOR: FLAT 203
 1st FLOOR: FLAT 103

DIMENSIONS	TOTAL AREA: 66.0 SQ.M 710.4 SQ.FT			
	Length	Width	Length	Width
LIVING / DINING ROOM	5.03m	x 4.18m	16' 6"	x 13' 8"
KITCHEN	3.19m	x 2.23m	10' 5"	x 7' 3"
BEDROOM 1	3.51m	x 3.19m	11' 6"	x 10' 5"
BEDROOM 2	3.81m	x 2.46m	12' 6"	x 8' 0"
BALCONY	3.44m	x 1.74m	11' 3"	x 5' 8"

Two bedroom apartment

TYPE 266



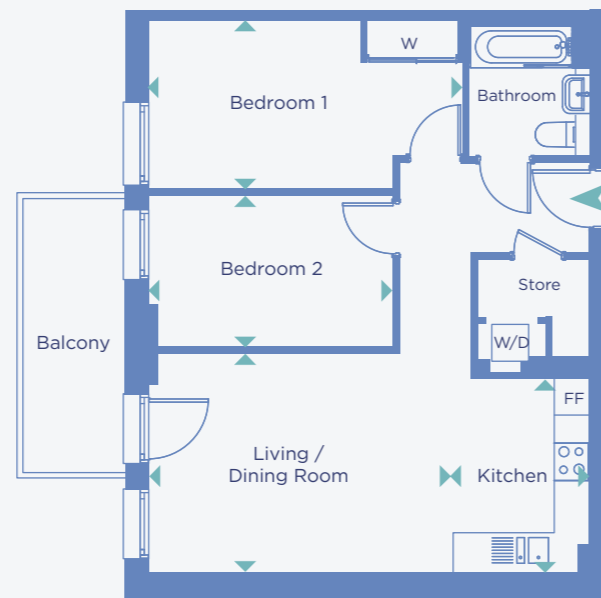
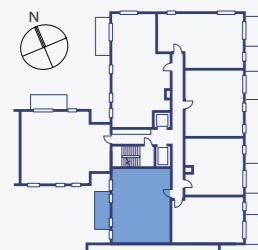
BLOCK D4

UGRD FLOOR: FLAT G03

DIMENSIONS	TOTAL AREA: 70.1 SQ.M 754.5 SQ.FT			
	Length	Width	Length	Width
LIVING / DINING ROOM	5.73m	x 3.37m	18' 9"	x 11' 0"
KITCHEN	3.37m	x 2.15m	11' 0"	x 7' 0"
BEDROOM 1	4.63m	x 2.80m	15' 2"	x 9' 2"
BEDROOM 2	3.93m	x 2.92m	12' 10"	x 9' 6"
BALCONY	4.55m	x 1.73m	14' 11"	x 5' 8"

Two bedroom apartment

TYPE 225



BLOCK D4

6th FLOOR: FLAT 606
 5th FLOOR: FLAT 506
 4th FLOOR: FLAT 407
 3rd FLOOR: FLAT 307
 2nd FLOOR: FLAT 207
 1st FLOOR: FLAT 107

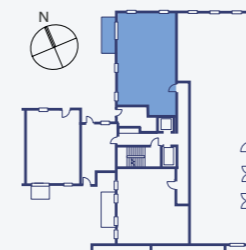
DIMENSIONS	TOTAL AREA: 68.0 SQ.M 731.9 SQ.FT			
	Length	Width	Length	Width
LIVING / DINING ROOM	5.02m	x 3.62m	16' 5"	x 11' 10"
KITCHEN	3.20m	x 2.34m	10' 5"	x 7' 8"
BEDROOM 1	5.20m	x 2.79m	17' 0"	x 9' 1"
BEDROOM 2	4.04m	x 2.50m	13' 3"	x 8' 2"
BALCONY	4.55m	x 1.73m	14' 11"	x 5' 8"

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.

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

Two bedroom apartment

TYPE 267



BLOCK D4

UGRD FLOOR: FLAT G02

DIMENSIONS	TOTAL AREA: 83.5 SQ.M 898.7 SQ.FT			
	Length	Width	Length	Width
LIVING / DINING ROOM	5.31m	x 4.40m	17' 5"	x 14' 5"
KITCHEN	6.05m	x 1.95m	19' 10"	x 6' 4"
BEDROOM 1	4.03m	x 3.53m	13' 2"	x 11' 6"
BEDROOM 2	4.03m	x 3.00m	13' 2"	x 9' 10"
BALCONY	4.55m	x 1.73m	14' 11"	x 5' 8"

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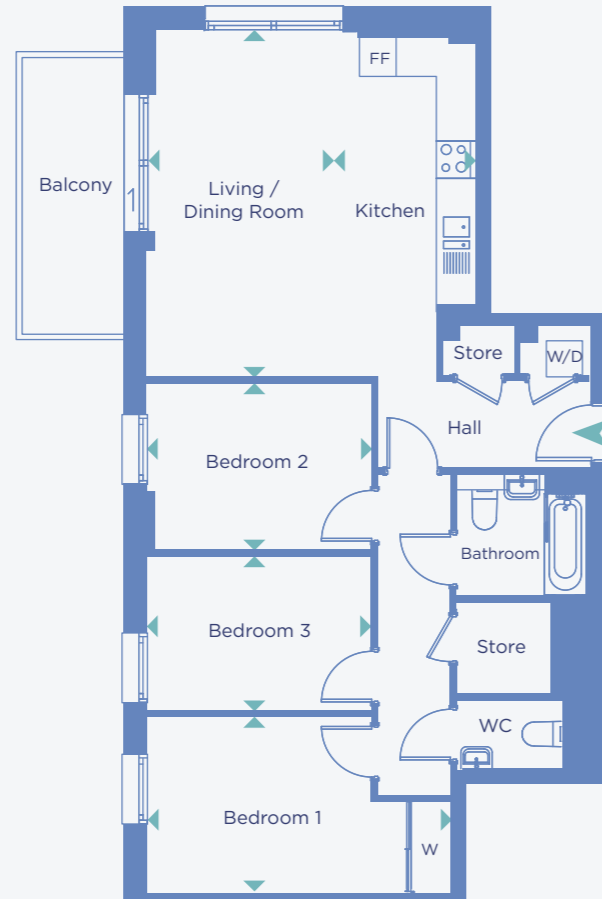
KEY FF - Fridge / Freezer W - Wardrobe WM - Washing Machine

Three bedroom apartment

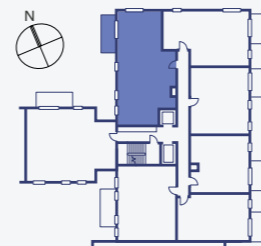
TYPE 312

BLOCK D4

- 6th FLOOR: FLAT 601
- 5th FLOOR: FLAT 501
- 4th FLOOR: FLAT 402
- 3rd FLOOR: FLAT 302
- 2nd FLOOR: FLAT 202
- 1st FLOOR: FLAT 102



DIMENSIONS	TOTAL AREA: 89.1 SQ.M 959.0 SQ.FT			
	Length	Width	Length	Width
LIVING / DINING ROOM	5.73m	x 3.10m	18' 9"	x 10' 2"
KITCHEN	5.62m	x 2.34m	18' 5"	x 7' 8"
BEDROOM 1	5.02m	x 2.90m	16' 5"	x 9' 6"
BEDROOM 2	3.58m	x 2.75m	11' 8"	x 9' 0"
BEDROOM 3	3.72m	x 2.55m	12' 2"	x 8' 4"
BALCONY	4.55m	x 1.73m	14' 11"	x 5' 8"



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

Three bedroom apartment

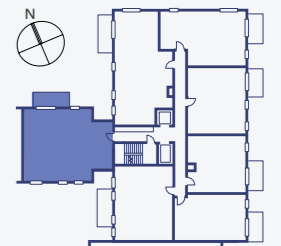
TYPE 303H

BLOCK D4

- 4th FLOOR: FLAT 401
- 3rd FLOOR: FLAT 301
- 2nd FLOOR: FLAT 201
- 1st FLOOR: FLAT 101



DIMENSIONS	TOTAL AREA: 92.9 SQ.M 999.9 SQ.FT			
	Length	Width	Length	Width
LIVING ROOM	4.75m	x 3.91m	15' 7"	x 12' 9"
KITCHEN / DINING ROOM	5.14m	x 3.05m	16' 10"	x 10' 0"
BEDROOM 1	3.81m	x 3.62m	12' 6"	x 11' 10"
BEDROOM 2	3.74m	x 3.06m	12' 3"	x 10' 0"
BEDROOM 3	3.75m	x 2.47m	12' 3"	x 8' 1"
BALCONY	4.58m	x 1.82m	15' 0"	x 5' 11"



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

VIBRANT EAST LONDON



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

For further information
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