

# AQUA GARDENS

Shared Ownership Homes  
at Royal Eden Docks

HALCYON HOUSE  
& SALUS HOUSE  
Floorplan & Specification brochure



# AQUA GARDENS

Shared Ownership  
at Royal Eden Docks



**Your luxury apartment is a stone's throw from the dockside, with exquisite gardens providing a welcome haven after a hard day's work.**

Riverside are delighted to introduce a collection of 1, 2 and 3 bedroom apartments available for Shared Ownership at Aqua Gardens, part of the stunning Royal Eden Docks development. Aqua Gardens offers an unique opportunity to enjoy waterside living, nestled within a remarkable pocket of green surroundings, in this central urban environment, right next to the city.





# A TRANQUIL OASIS IN THE HEART OF THE CITY

**Aqua Gardens is perfectly situated in East London's impressive Royal Docks regeneration area, a growing hub of culture, business and opportunity along the water's edge.**

As soon as you get home, immediate peace greets you, with landscaped gardens. Residents of Royal Eden Dock can also pay a 6 monthly subscription package to use the basement pool, gym and cinema (payable directly to the managing agent - not linked to Service Charge. Ask your sales consultant for details).

There are various activities out and about to enjoy too, such as the free 5km Victoria Dock Parkrun along the dock, or try open water swimming! Ten minutes along the waterfront you will find Wakeup Docklands (for paddle boarding), Dock Beach for summer relaxation, and the Expressway, a community of almost 200 thriving businesses, well worth checking out to see what the creative enterprises and start-ups are offering, such as Sculpt and Sweat Studio, and monthly Saturday morning workshops from The Vibe & Flow team, a group of local organisations collaborating to give you practical tools to maintain a healthy body and mind.



A vibrant photograph of a modern urban garden. A light-colored stone path winds through a green lawn, bordered by various plants, including tall grasses and flowering shrubs. Several trees with dense green foliage are scattered throughout the garden, with one large tree prominently in the foreground on the right. In the background, modern multi-story apartment buildings with balconies are visible. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The sun is visible through the leaves of a tree in the upper left, creating a lens flare effect. A small white leaf icon is positioned above the main text.

# URBAN LIVING, NOW IN NATURE'S SHADES: 5,000 SQ M OF LANDSCAPED COMMUNAL GARDENS

Nearby there are also 23 parks, over 40 green spaces, and a stretch of 18.4km of river and dock frontage waiting to be explored just a 100m walk from your apartment.





# WELCOME TO YOUR NEW WELLNESS CENTRE

Stunning amenity spaces\* include a gym, spin studio, yoga studio, heated swimming pool, treatment room, sauna, steam room, entertainment space, cinema room and a rooftop running track with views across London Docklands

\*Access to amenities are subject to an annual opt in fee.  
Speak to Our Sales Consultant for more information.





# A BEAUTIFUL HORIZON

The Shard &  
London Bridge

The Gherkin &  
East London

Canary Wharf

Greenwich

The O2

AQUA  
GARDENS



Silvertown  
Tunnel

Emirates  
Air line


Royal Victoria  
Dock

Custom House  
Station





# A LANDMARK SPOT SET FOR A STUNNING REVIVAL

 Canary Wharf shines like a successful beacon on the horizon. Set back from Dockland's most famous district, it's time for other area gems circling the waterways to be the new talk of the town.



Stroll 10 minutes along the dockside, and you will discover that the London Mayor has moved from City Hall in to Royal Victoria. The Crystal Building stands as a new iconic structure, one of the world's most sustainable buildings.

Royal Docks is now home to thriving, productive communities, the revival started in 2013 is palpable, and with £8billion investment expected to accelerate regeneration further over the next 20years, this really is the place to be. Explore the exciting events and new businesses popping up around this exciting




zone of positive growth, including Silvertown, Royal Albert Dock and North Woolwich. Weekends can be filled with down-time delights from finding fabulous artisan eateries to installation art.

Easy walking and cycling routes provide a traffic-free haven. Nip around to the other side of the water to Thames Barrier Park which has a Green Flag Award. Get a traditional East End culture experience at Brick Lane Music Hall. Education is well catered for in the area, notably the University of East London in this part of town too.





# A SECLUDED GARDEN WITH A VIEW OF THE CITY

 Venturing further afield from your perfectly situated development, you will find amazing connections to nearby East London hotspots, central London and beyond.



You are really spoilt for choice with city, shopping and entertainment all in easy reach. A commuting dream, the city is at your fingertips.

The Elizabeth Line links Custom House with Liverpool Street in 10 minutes, the DLR line connects the north and south sides, so you can be in Canary Wharf in just 3 minutes from Royal Victoria. Emirates Air Line provides sky-high travel to Greenwich Peninsula via London's only cable car, meaning the O2 Arena can be reached in just 7 minutes. London City Airport flies to destinations around Europe and more for an easy weekend away.

Head to the plush bars in Liverpool Street and Canary Wharf. Discover charming markets and boutiques in historic Greenwich, or enjoy your high street favourites at Stratford Westfield.

Theatre Royal Stratford East puts on productions, films, and a yearly pantomime. The Greenhouse Theatre in Canary Wharf is perfect for culture vultures with an eco-friendly conscience, the UK's first zero-waste theatre, hosting shows, events, and workshops all whilst campaigning for climate change action.







Aqua Gardens is served by Custom House 0.5miles, offering fast options on the Elizabeth Line. Royal Victoria 0.3miles, also provides DLR services. Canning Town Underground is 0.9miles away giving walkable access to the London Underground network as well.



1 minute walk to the waters edge



3 mins walk to Crossrail

7 mins walk to Excel



3 mins to Canary Wharf

10 mins to Liverpool Street

14 mins to London City Airport

15 mins to Tottenham Court Road

17 mins Oxford Street

20 mins to Paddington Station

24 mins to Greenwich







# PRIVATE OUTDOOR SPACE TO EVERY APARTMENT

The development is designed around Outdoor Living, with terraces and balconies to every apartment offering fresh air and extra space. Communal areas both at ground and roof level provide connection to the environment.





# SUPERB QUALITY DESIGN AND BEAUTIFUL SPECIFICATION



Every detail in each Shared Ownership apartment is carefully considered and of the highest quality.



Thermally enhanced, full-height windows maximise natural morning light. Master bedrooms are equipped with USB points. In the kitchen, apartments have subtle shiplap cabinetry detail celebrating the area's dockyard heritage. Composite stone worktops are scratch and stain resistant, while lacquered door finishes are durable and easy to clean. A separate utility cupboard maximises kitchen space.





## The detail of your apartment's supberb Specification

### Kitchen

- Composite stone worktops with upstand to splashback
- Handleless wall cabinets with vertical groove detail, Terra Grey finish
- Single bowl, under-mounted sink, stainless-steel finish
- Single lever mixer-tap, chrome finish
- Natural wood-effect flooring
- Siemens four-ring, touch control, induction hob, black glass finish
- Siemens integrated microwave oven to 2 & 3 beds only, black glass finish
- Siemens integrated multi-function oven to all units, black glass finish
- Siemens integrated extractor hood, stainless steel finish
- Beko integrated fridge-freezer and dishwasher

### Electrical Fittings

- Energy efficient LED downlights
- Feature wall light in bathrooms and en-suites
- Contemporary wall light to vanity
- White switch plates and low-level sockets
- Double sockets throughout with USB to kitchen and master bedroom only, white finish
- Facility for Sky Q (subject to contract and connection)
- High speed Hyperoptic broadband available (subject to connection)
- Beko washer-dryer in utility cupboard

### Security

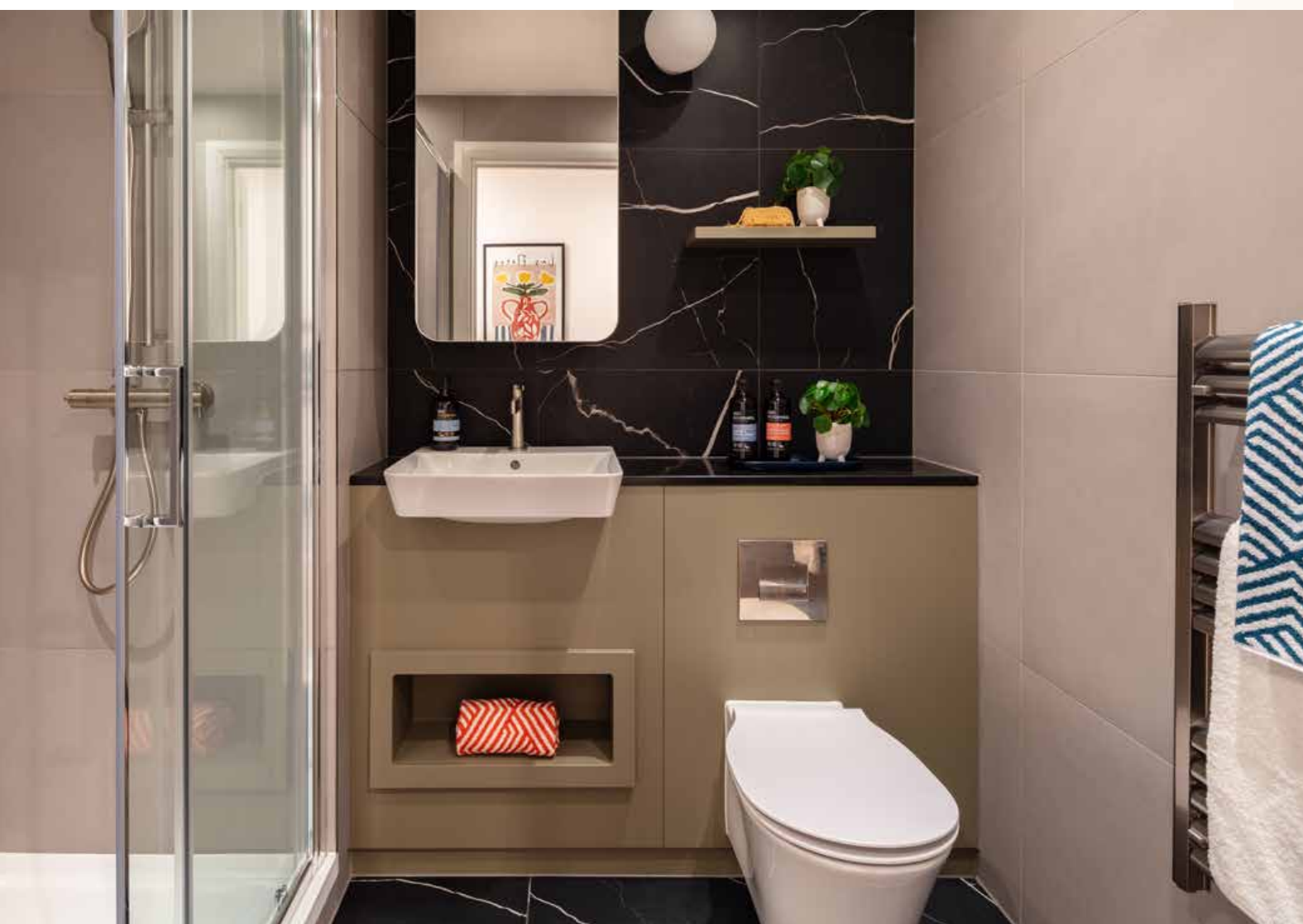
- Audio-visual entry system to individual apartments
- Apartments fitted with mains supply heat and smoke detectors fitted with battery back-up and domestic fire sprinkler system
- Multi-point locking and spy hole to apartment en-trance doors
- 24-hour concierge service and monitored CCTV
- 10-year NHBC Buildmark warranty
- Two-year Mount Anvil warranty
- Fob access control to main entrance lobbies and communal areas

### Interior Finishes

- All apartments come with security rated front entrance door, Black Grey painted, FSC & SBD certified
- White painted internal doors with single panel design, FSC certified
- Bedroom carpets are "Muse" JHS Haywood Twist
- Walls and ceilings finished in white matt emulsion
- White painted chamfered-edge skirtings and architraves
- Full-height wardrobes to master bedrooms with linear
- All apartments benefit from underfloor heating throughout

### Bathroom

- Large format, white, marble effect tile floor and vanity unit splashback tiles and black marble effect tiles in en-suite shower
- Bespoke vanity unit with semi-recessed basin
- Large-format, soft grey, stone-effect porcelain wall tiles and bath panel
- Vanity unit with semi-recessed basin
- Single-lever basin mixer, brushed nickel finish
- Mirrored cabinet, storage and double shaver socket
- Storage shelf
- White wall-mounted WC pan with soft close seat
- Dual flush plate, brushed nickel finish
- Multi-function shower handset on slide rail, brushed nickel finish
- Wall-mounted thermostatic mixer/diverter, brushed nickel finish
- White single-ended acrylic bath with bath filler
- 2 piece folding glass bath screen
- Chrome electric heated towel rail with thermostatic control
- Quartz worktop to vanity



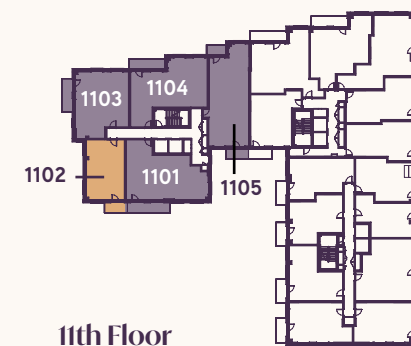
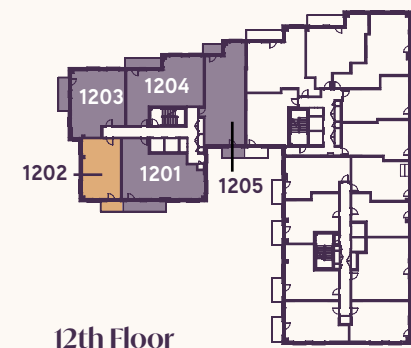
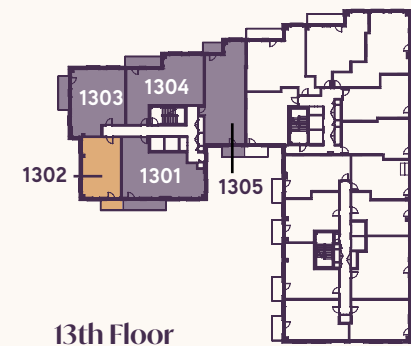
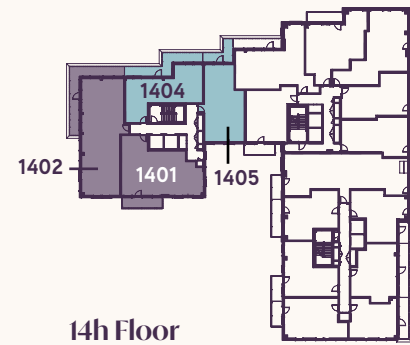
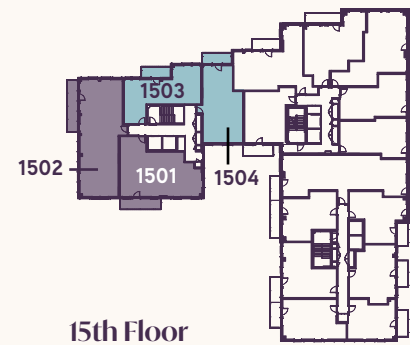


# SITE MAP

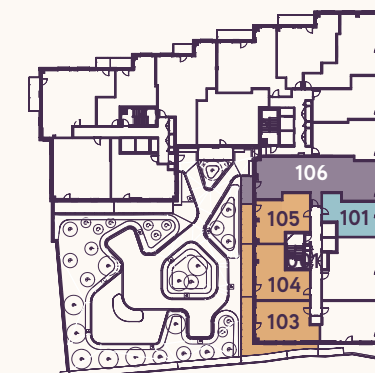
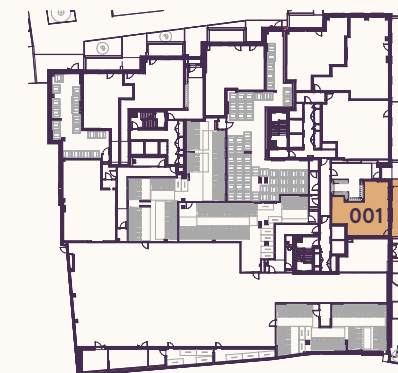
Communal areas and rooftops within the development are available to all residents, providing peaceful places to ponder life, and spectacular views across the city to inspire you. Enter your apartment via the central garden, and take advantage of the dedicated cycle storage.

## AQUA GARDENS

Salus House



Halcyon House



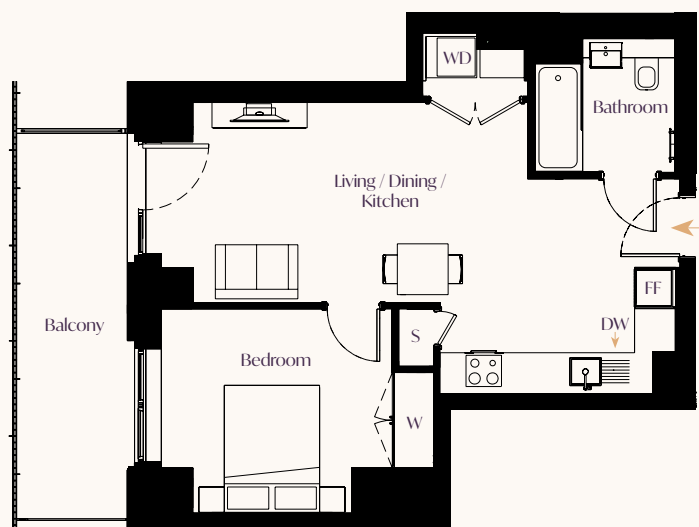
### Key

- Three Bedroom Apartments
- Two Bedroom Apartments
- One Bedroom Apartments



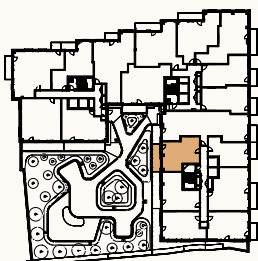
# 1 Bed Apartment

Halcyon House  
Plot C6.01.05



Plot. No	Floor
C6.01.05	01

## Apartment Location



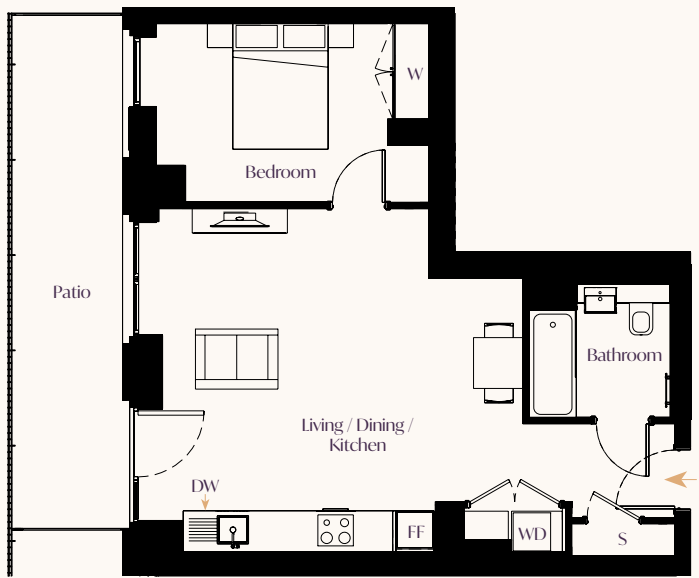
Total floor area: 50.6m<sup>2</sup> | 545 sq ft

Living/Dining/Kitchen	8.00m x 3.15m	26'3" x 10' 4"
Bedroom	3.64m x 3.21m	11' 11" x 10' 6"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer | W - Wardrobe

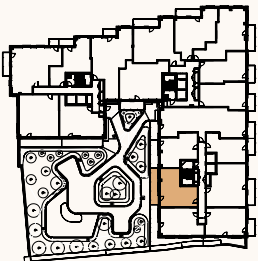
# 1 Bed Apartment

Halcyon House  
Plot C6.01.04



Plot. No	Floor
C6.01.04	01

## Apartment Location



Total floor area: 51.2m<sup>2</sup> | 551 sq ft

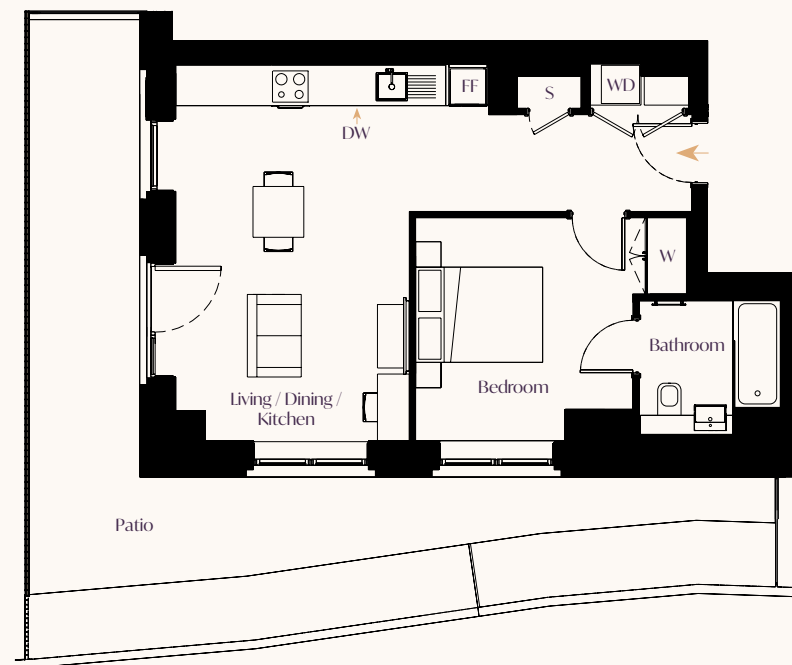
Living/Dining/Kitchen	5.40m x 4.25m	17' 9" x 13' 11"
Bedroom	3.64m x 2.81m	11' 11" x 9' 3"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer | W - Wardrobe



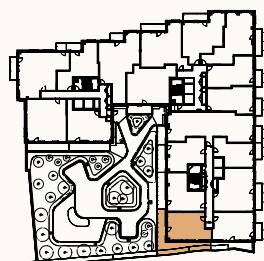
# 1 Bed Apartment

Halcyon House  
Plot C6.01.03



Plot. No	Floor
C6.01.03	01

## Apartment Location



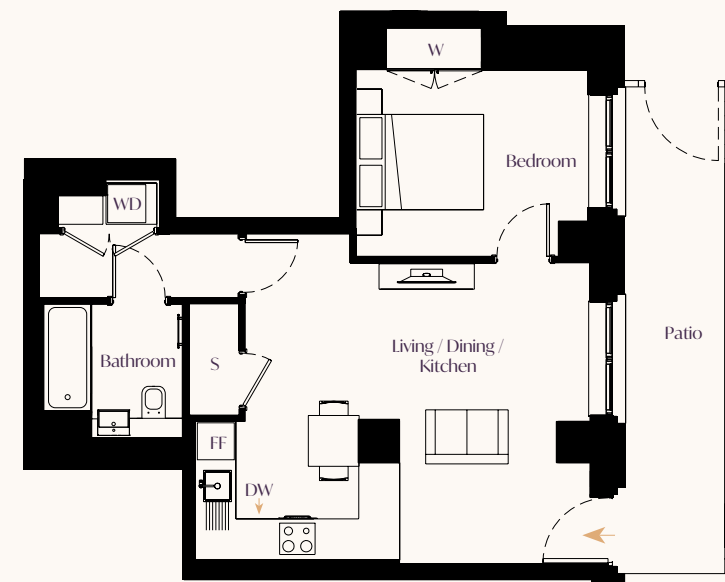
Total floor area: 51.7m<sup>2</sup> | 556 sq ft

Living/Dining/Kitchen	5.96m x 4.96m	19' 7" x 16' 3"
Bedroom	4.27m x 3.55m	14' 0" x 11' 8"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer | W - Wardrobe

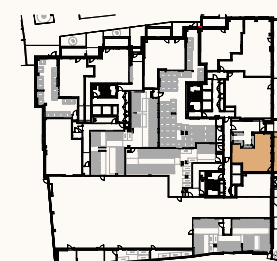
# 1 Bed Apartment

Halcyon House  
Plot C6.00.01



Plot. No	Floor
C60.00.01	Ground

## Apartment Location



Total floor area: 53.9m<sup>2</sup> | 580 sq ft

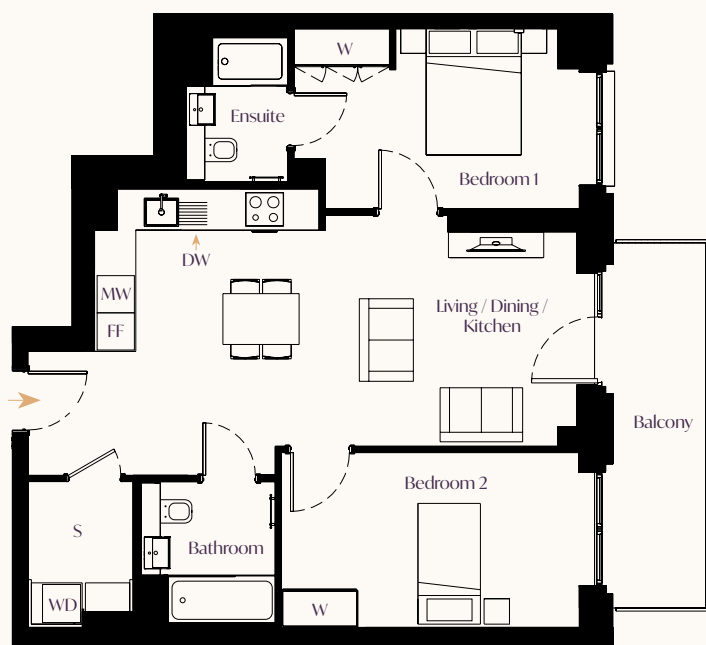
Living/Dining/Kitchen	5.43m x 5.14m	17' 10" x 16' 10"
Bedroom	3.69m x 2.94m	12' 1" x 9' 8"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer | W - Wardrobe



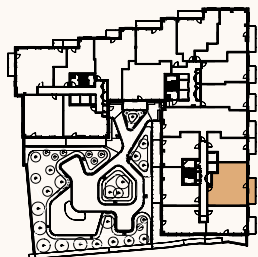
# 2 Bed Apartment

Halcyon House  
Plot C6.01.01



Plot. No	Floor
C6.01.01	01

## Apartment Location



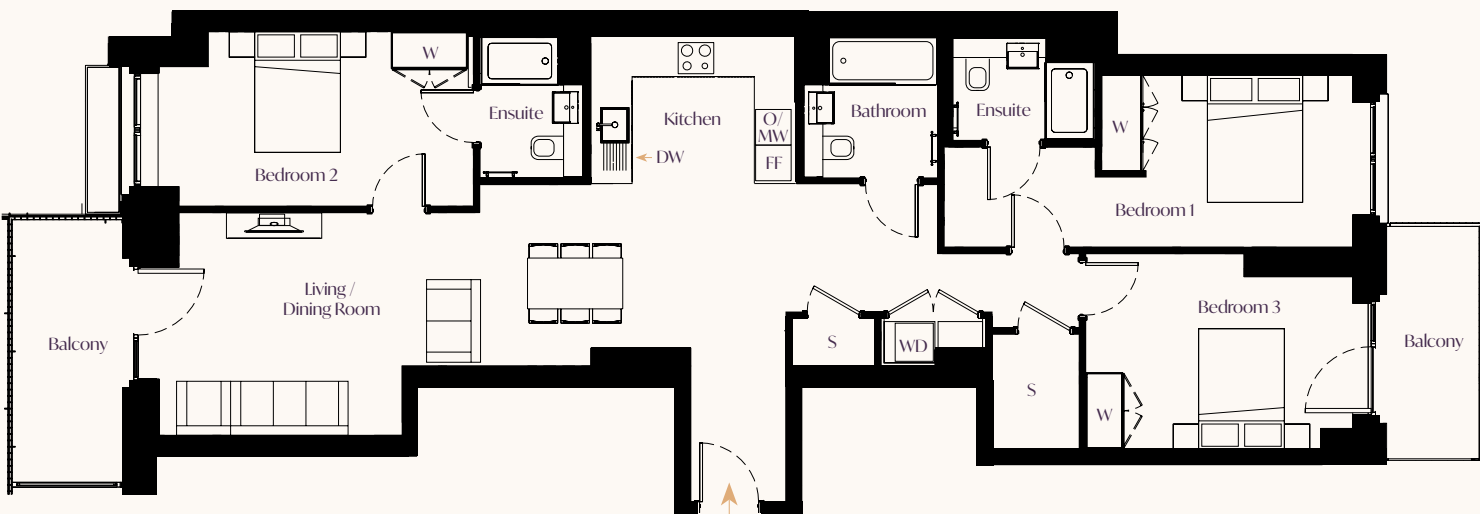
Total floor area: 69.2m<sup>2</sup> | 745 sq ft

Living/Dining/Kitchen	7.63m x 3.37m	25' 0" x 11' 1"
Bedroom 1	4.49m x 2.83m	14' 9" x 9' 4"
Bedroom 2	4.69m x 2.75m	15' 4" x 9' 0"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
MW - Microwave | W - Wardrobe

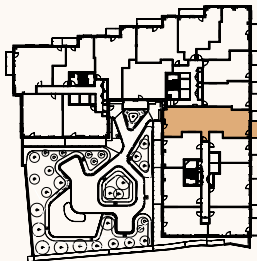
# 3 Bed Apartment

Halcyon House  
Plot C6.01.06



Plot. No	Floor
C6.01.06	01

## Apartment Location



Total floor area: 109.9m<sup>2</sup> | 1,183 sq ft

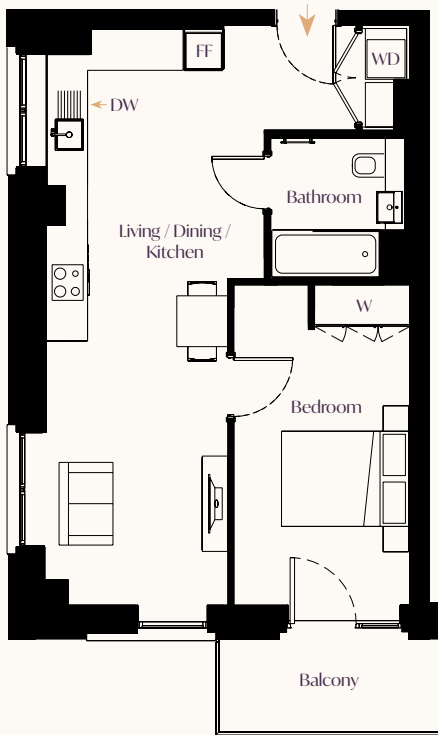
Living/Dining/Kitchen	12.40m x 3.50m	40' 7" x 11' 6"
Bedroom 1	6.43m x 2.70m	21' 1" x 8' 10"
Bedroom 2	4.64m x 2.75m	15' 3" x 9' 0"
Bedroom 3	4.20m x 3.07m	13' 9" x 10' 1"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
O/MW - Oven/Microwave | W - Wardrobe



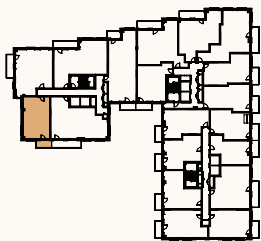
# 1 Bed Apartment

Salus House  
Plots C8.11.02, C8.12.02 & C8.13.02



Plot. No	Floor
C8.13.02	13
C8.12.02	12
C8.11.02	11

## Apartment Location



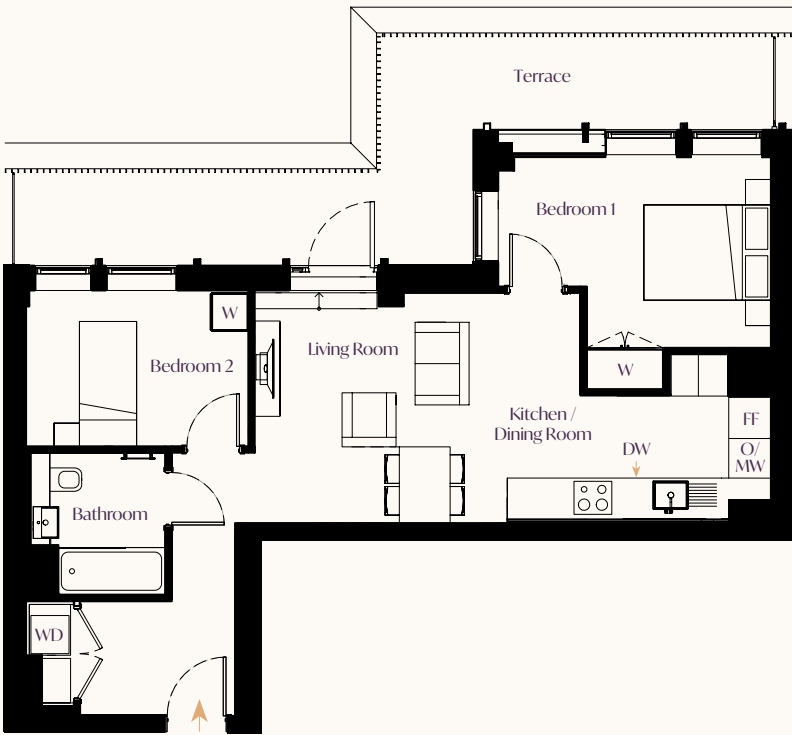
Total floor area: 54.7m<sup>2</sup> | 589 sq ft

Living/Dining/Kitchen	9.13m x 3.62m	29' 11" x 11' 10"
Bedroom	4.34m x 2.77m	14' 3" x 9' 1"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer | W - Wardrobe

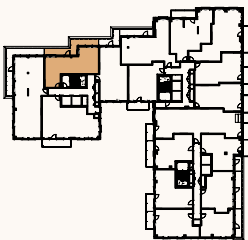
# 2 Bed Apartment

Salus House  
Plot C8.14.03



Plot. No	Floor
C8.14.03	14

## Apartment Location



Total floor area: 64.2m<sup>2</sup> | 691 sq ft

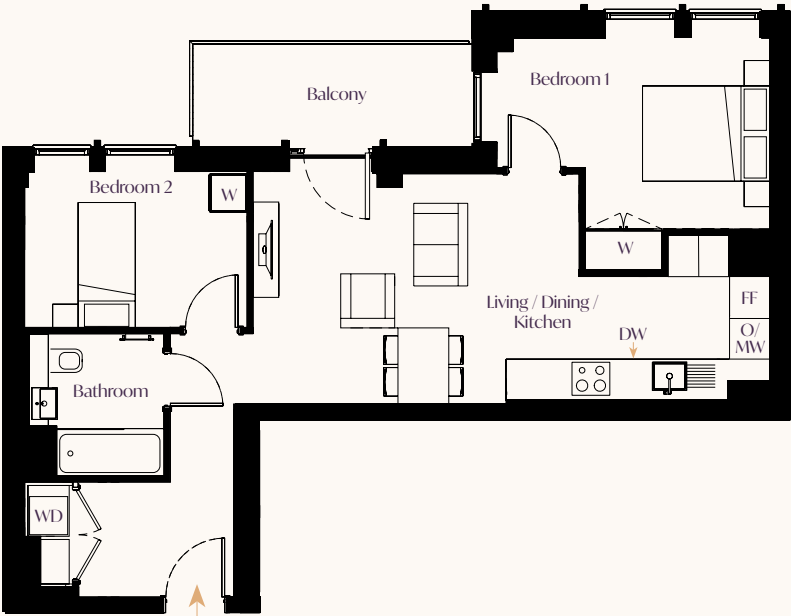
Living/Dining/Kitchen	8.13m x 3.66m	26' 8" x 12' 0"
Bedroom 1	4.29m x 3.04m	14' 1" x 10' 0"
Bedroom 2	3.50m x 2.41m	11' 6" x 7' 11"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer | O/MW - Oven/Microwave | W - Wardrobe



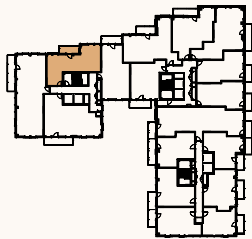
# 2 Bed Apartment

Salus House  
Plot C8.15.03



Plot. No	Floor
C8.1503	15

### Apartment Location



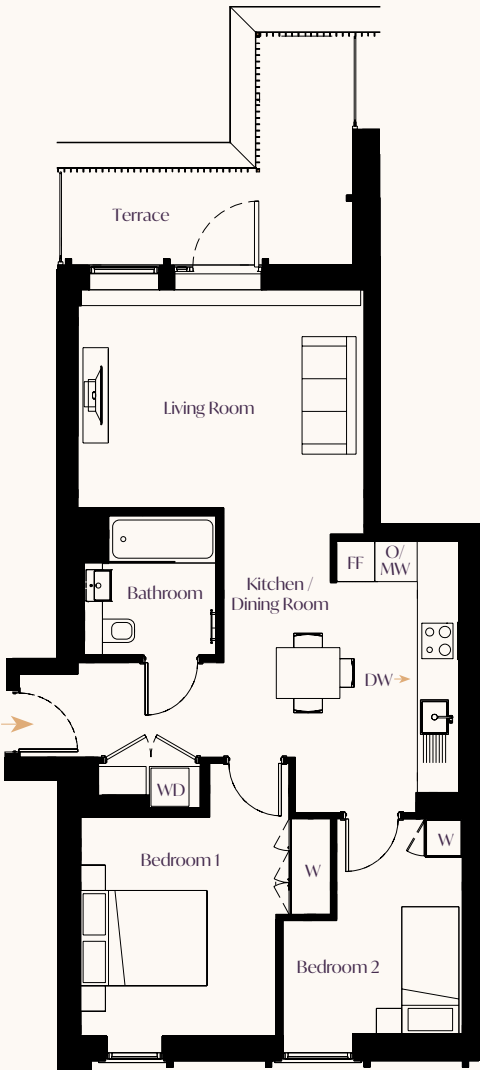
Total floor area: 64.2m<sup>2</sup> | 691 sq ft

Living/Dining/Kitchen	8.13m x 3.66m	26' 8" x 12' 0"
Bedroom 1	4.29m x 3.04m	14' 1" x 10' 0"
Bedroom 2	3.50m x 2.45m	11' 6" x 8' 1"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
O/MW - Oven/Microwave | W - Wardrobe

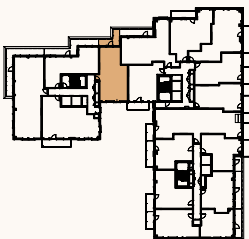
# 2 Bed Apartment

Salus House  
Plot C8.14.04



Plot. No	Floor
C8.14.04	14

### Apartment Location



Total floor area: 67.0m<sup>2</sup> | 721 sq ft

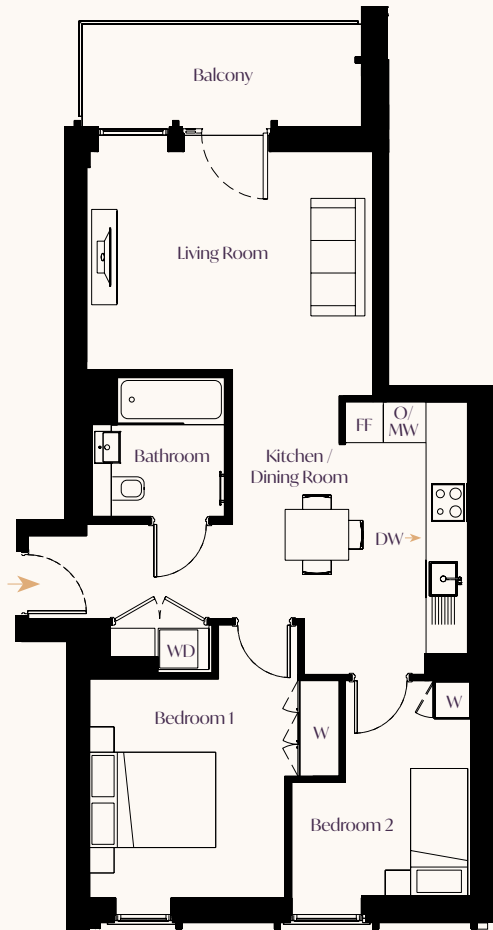
Living/Dining/Kitchen	7.35m x 4.50m	24' 1" x 14' 9"
Bedroom 1	4.20m x 3.28m	13' 10" x 10' 9"
Bedroom 2	3.42m x 2.84m	11' 3" x 9' 4"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
O/MW - Oven/Microwave | W - Wardrobe



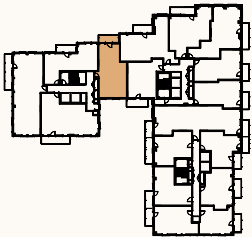
# 2 Bed Apartment

Salus House  
Plot C8.15.04



Plot. No	Floor
C8.15.04	15

Apartment Location



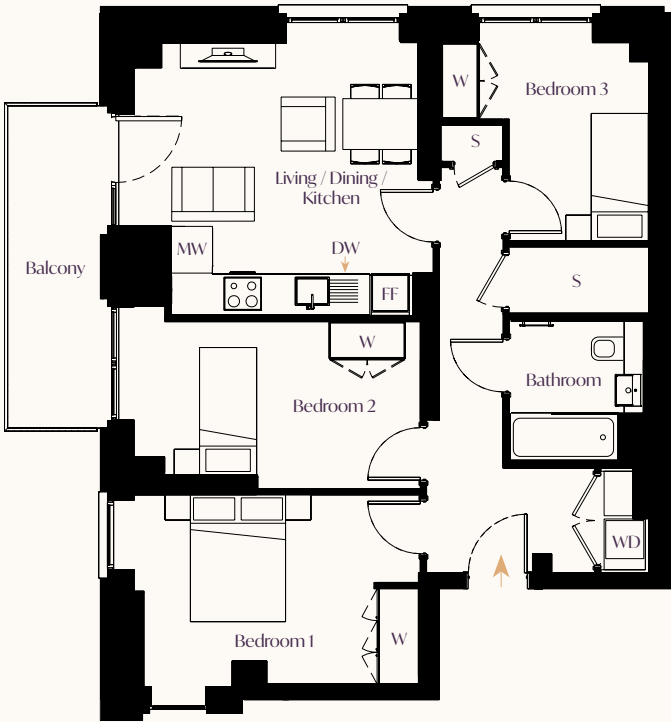
Total floor area: 67.0m<sup>2</sup> | 721 sq ft

Living/Dining/Kitchen	8.23m x 4.50m	27' 0" x 14' 9"
Bedroom 1	4.29m x 3.28m	14' 1" x 10' 9"
Bedroom 2	3.42m x 2.84m	11' 3" x 9' 4"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
O/MW - Oven/Microwave | W - Wardrobe

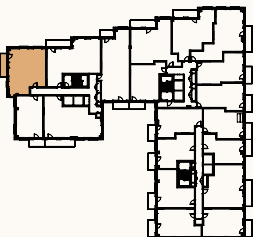
# 3 Bed Apartment

Salus House  
Plots C8.11.03, C8.12.03 & C8.13.03



Plot. No	Floor
C8.13.03	13
C8.12.03	12
C8.11.03	11

Apartment Location



Total floor area: 74.3m<sup>2</sup> | 800 sq ft

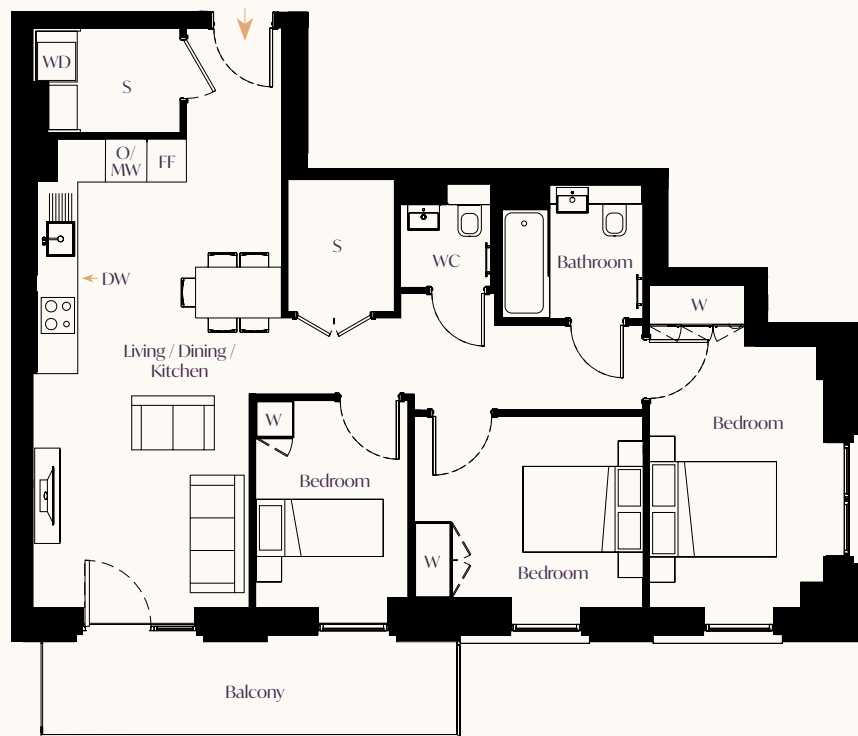
Living/Dining/Kitchen	4.43m x 4.23m	14' 7" x 13' 11"
Bedroom 1	4.50m x 3.15m	14' 9" x 9' 9"
Bedroom 2	3.50m x 2.45m	10' 8" x 10' 4"
Bedroom 3	4.50m x 2.62m	14' 9" x 8' 7"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
MW - Microwave | W - Wardrobe



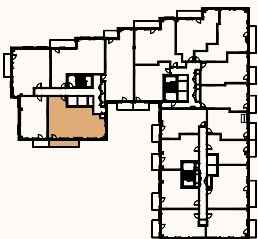
# 3 Bed Apartment

Salus House  
Plots C8.11.01, C8.12.01 & C8.13.01



Plot. No	Floor
C8.13.01	13
C8.12.01	12
C8.11.01	11

## Apartment Location



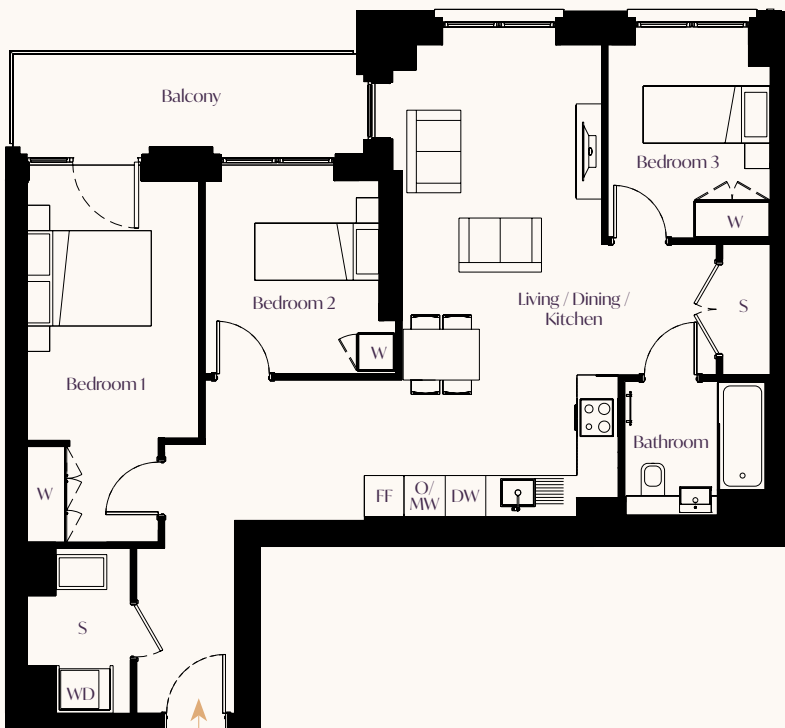
Total floor area: 85.9m<sup>2</sup> | 924 sq ft

Living/Dining/Kitchen	7.38m x 3.92m	24' 2" x 12' 10"
Bedroom 1	4.12m x 2.79m	13' 6" x 9' 2"
Bedroom 2	3.60m x 3.01m	11' 10" x 9' 11"
Bedroom 3	3.26m x 2.40m	10' 8" x 7' 10"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
O/MW - Oven/Microwave | W - Wardrobe | WC - Water Closet

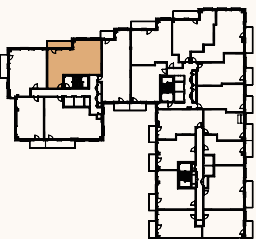
# 3 Bed Apartment

Salus House  
Plots C8.11.04, C8.12.04 & C8.13.04



Plot. No	Floor
C8.13.04	13
C8.12.04	12
C8.11.04	11

## Apartment Location



Total floor area: 86.4m<sup>2</sup> | 930 sq ft

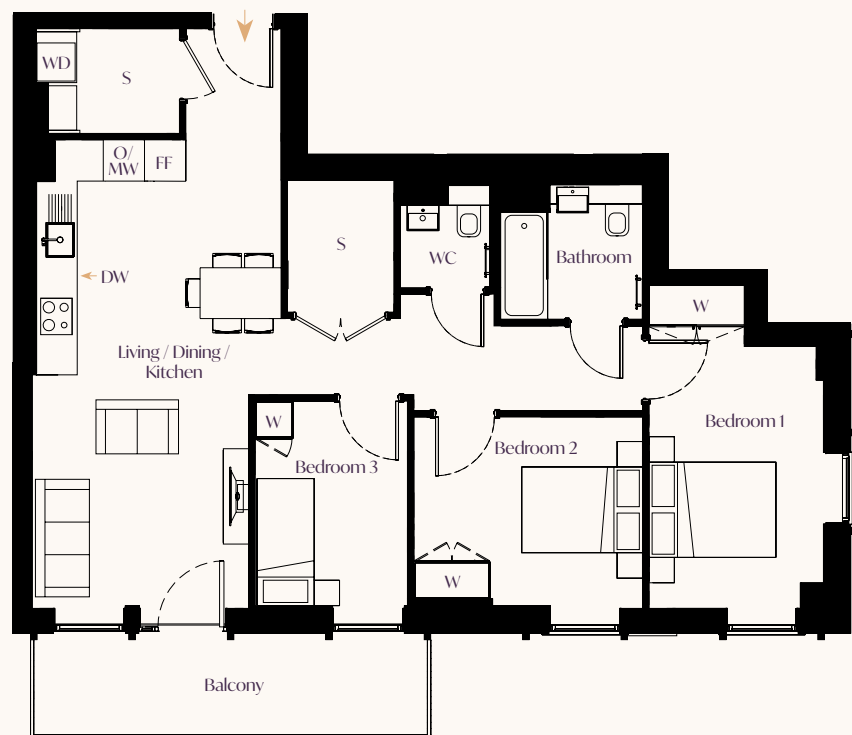
Living/Dining/Kitchen	7.59m x 3.40m	24' 11" x 11' 2"
Bedroom 1	4.05m x 2.70m	13' 3" x 8' 10"
Bedroom 2	3.04m x 2.56m	10' 0" x 8' 5"
Bedroom 3	3.04m x 3.00m	10' 0" x 9' 10"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
O/MW - Oven/Microwave | W - Wardrobe



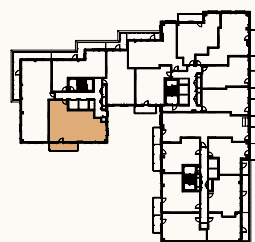
# 3 Bed Apartment

Salus House  
Plots C8.14.01 & C8.15.01



Plot. No	Floor
C8.15.01	15
C8.14.01	14

## Apartment Location



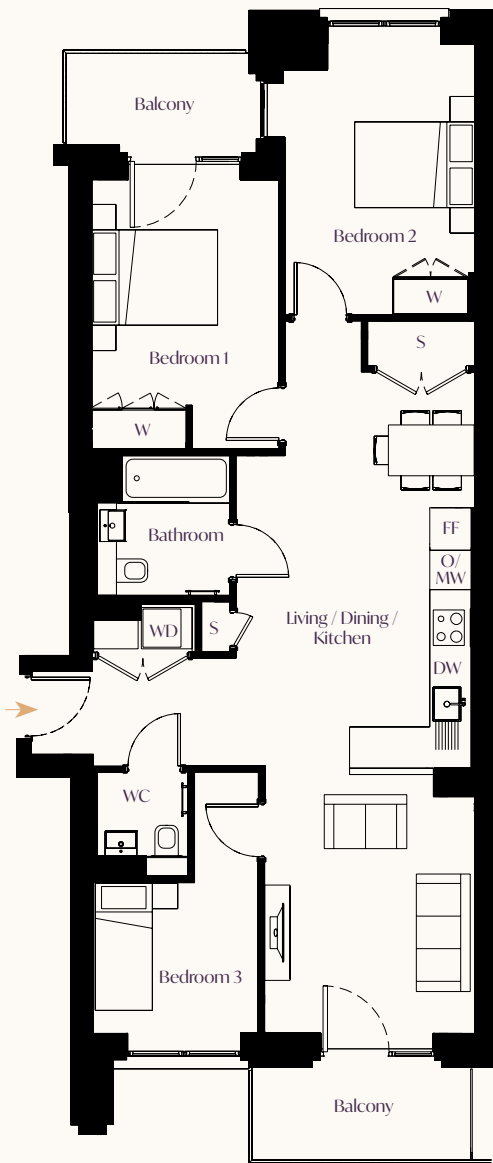
Total floor area: 86.6m<sup>2</sup> | 932 sq ft

Living/Dining/Kitchen	7.38m x 3.41m	24' 2" x 11' 2"
Bedroom 1	4.12m x 2.79m	13' 6" x 9' 2"
Bedroom 2	3.60m x 3.01m	11' 10" x 9' 11"
Bedroom 3	3.26m x 2.40m	10' 8" x 7' 10"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
O/MW - Oven/Microwave | W - Wardrobe | WC - Water Closet

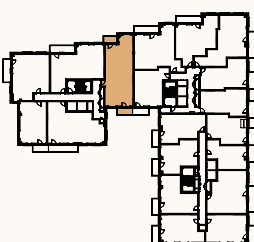
# 3 Bed Apartment

Salus House  
Plots C8.11.05, C8.12.05 & C8.13.05



Plot. No	Floor
C8.13.05	13
C8.12.05	12
C8.11.05	11

## Apartment Location



Total floor area: 88.9m<sup>2</sup> | 957 sq ft

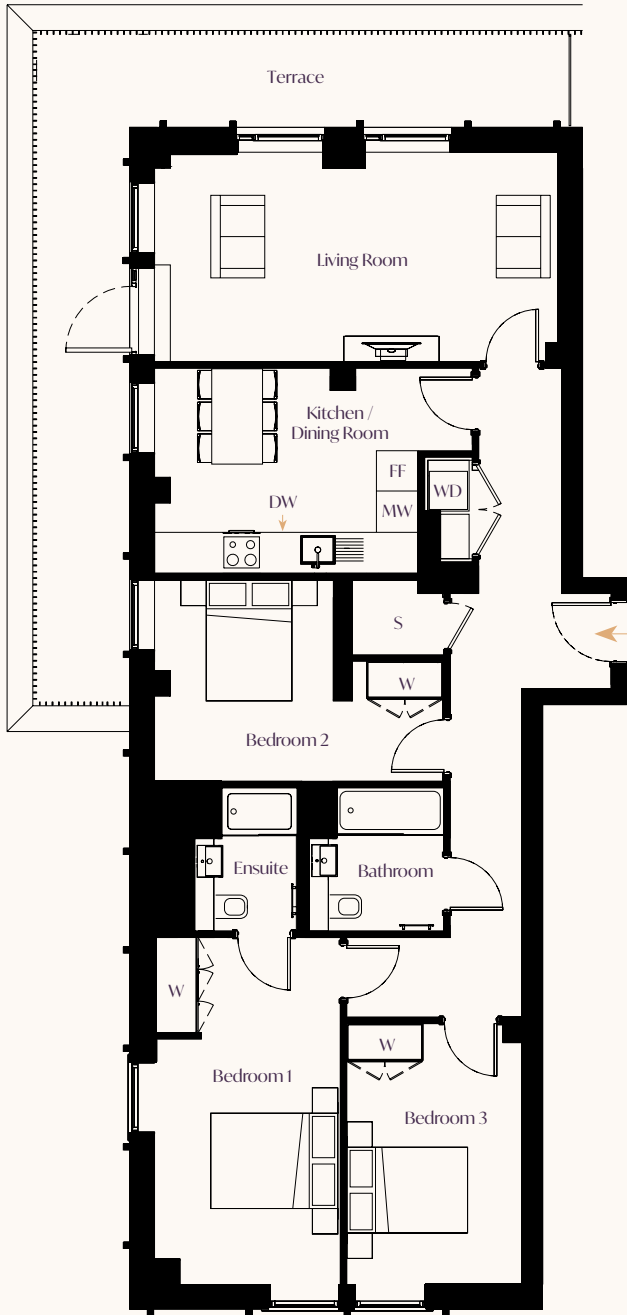
Living/Dining/Kitchen	11.21m x 3.76m	36' 9" x 12' 4"
Bedroom 1	4.24m x 2.93m	13' 11" x 9' 8"
Bedroom 2	4.26m x 2.99m	14' 0" x 9' 10"
Bedroom 3	4.11m x 2.60m	13' 6" x 8' 6"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
O/MW - Oven/Microwave | W - Wardrobe | WC - Water Closet



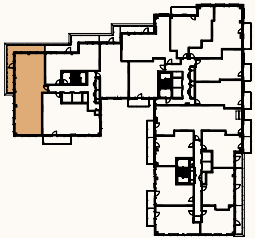
# 3 Bed Apartment

Salus House  
Plot C8.14.02



Plot. No	Floor
C8.14.02	14

Apartment Location



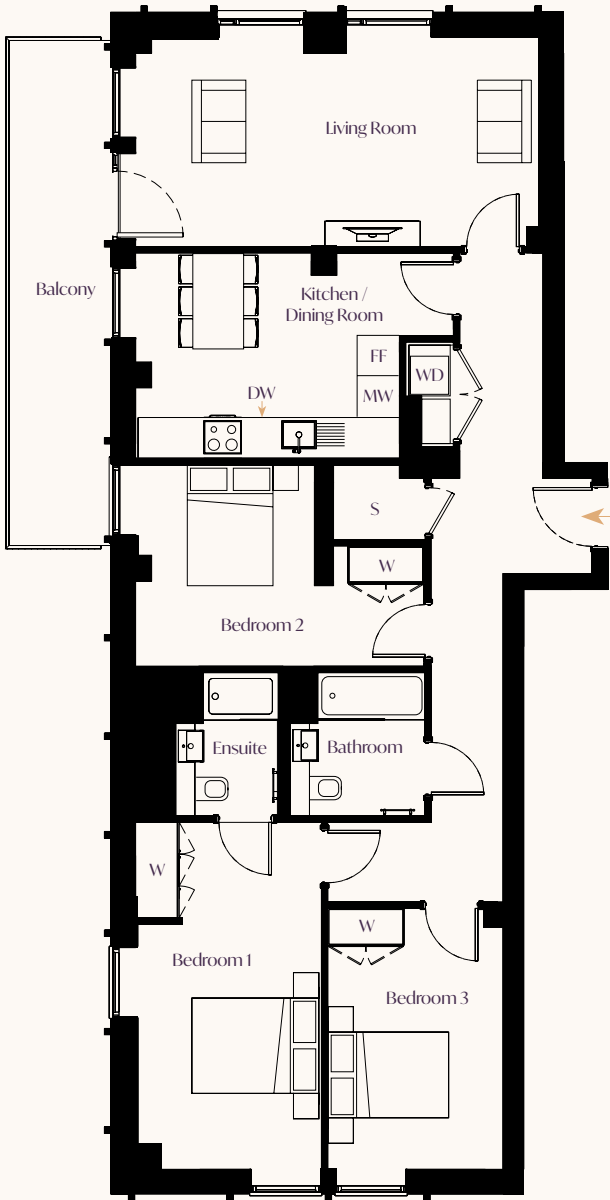
Total floor area: 111.9m<sup>2</sup> | 1,204 sq ft

Living Room	6.35m x 3.21m	20' 10" x 10' 6"
Kitchen / Dining Room	4.15m x 2.59m	13' 8" x 8' 6"
Bedroom 1	5.46m x 2.93m	17' 11" x 9' 7"
Bedroom 2	4.54m x 3.18m	14' 11" x 10' 5"
Bedroom 3	4.11m x 2.76m	13' 6" x 9' 1"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
MW - Microwave | W - Wardrobe

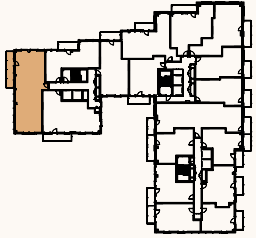
# 3 Bed Apartment

Salus House  
Plot C8.15.02



Plot. No	Floor
C8.15.02	15

Apartment Location



Total floor area: 111.9m<sup>2</sup> | 1,204 sq ft

Living Room	6.35m x 3.30m	20' 10" x 10' 10"
Kitchen / Dining Room	4.15m x 3.23m	13' 8" x 10' 7"
Bedroom 1	5.46m x 2.93m	17' 11" x 9' 7"
Bedroom 2	4.54m x 3.18m	14' 11" x 10' 5"
Bedroom 3	4.11m x 2.76m	13' 6" x 9' 1"

S - Storage | DW - Dish Washer | WD - Washer Dryer | FF - Fridge Freezer |  
MW - Microwave | W - Wardrobe





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