AQUA GARDENS



Shared Ownership Homes at Royal Eden Docks

HALCYON HOUSE & SALUS HOUSE

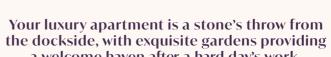
Floorplan & Specification brochure





AQUA GARDENS

Shared Ownership at Royal Eden Docks



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 welcome haven after a hard day's work.



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.

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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 sudio, heated swimming pooltreatment room, sauna, steam room, entertainment space, cinema room and a rooftop running track with views across London Docklands

et to an annual opt in fee It for more information.





A BEAUTIFUL HORIZON

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 20 years, 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.



Victoria Park **BETHNAL GREEN** Aqua Gardens is served by Custom House 0.5miles, offering fast options on the Elizabeth Line. Royal Victoria 0.3miles, West Ham Station 🔒 also provides DLR services. Canning Bethnal Green Station Town Underground is 0.9 miles away giving walkable access to the London Underground network as well. Shoreditch High Street Station **Whitechapel** Station Mile End Park S N Commercial Rd POPLAR 1 minute walk to the waters edge θ WHITECHAPEL **Canning Town** 3 mins walk to Crossrail East India Dock Rd Station Royal The HWY Victoria 7 mins walk to Excel **CANARY WHARF** Canary Wharf Station 0^2 North Greenwich Station 3 mins to Canary Wharf Bermondsey Station BRCSWAII JURNELS COLIFIA SIDROACH 10 mins to Liverpool Street Southwark Park + 14 mins to London City Airport BERMONDSEY Mudchute Park 15 mins to Tottenham Court Road 17 mins Oxford Street 20 mins to Paddington Station 24 mins to Greenwich ← Greenwich Station
Greenwich Park



RIVATE OUTDOOR SPACE TO EVERY APARTMENT

Contraction of the local division of the loc

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.



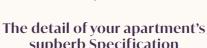
Thermally enhanced, full-height windows maximise natural morning light. Master bedrooms are equipped with USB points. In the kitchen, apartments have subtle shiplap cabinetry detail celebrating the area's dockyard heritage. Composite stone worktops are scratch and stain resistant, while lacquered door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











Kitchen

- White Arabesque quartz worktops
- · Handleless wall cabinets with shaker door detail, Terra Grey finish
- · Single bowl, under-mounted sink, stainless-steel finish
- · Single lever mixer-tap, chrome finish
- Karndean neutral brushed oak flooring
- Siemens induction hob
- · Siemens microwave oven, oven and canopy hood
- · Beko Zanussi fridge freezer and dishwasher

Bathroom

- Large format, white, marble effect tile floor and vanity unit splashback tiles and black marble effect tiles in en-suite.
- 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
- · Contemporary wall light to vanity
- · 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

supperb Specification

Electrical Fittings

- Energy efficient LED downlights
- Feature wall light in bathrooms and en-suites
- · White switch plates and low-level sockets
- · Double socket with USB to kitchen only
- Double socket to master bedroom, 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

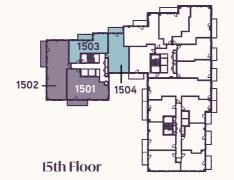
- Audio-visual entry system to individual apartments
- Apartments fitted with mains supply heat and smoke detectors fitted with battery back-up and domestic fire sprinkler system
- · Multi-point locking and spy hole to apartment en-trance doors
- · 24-hour concierge service and monitored CCTV
- 10-year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

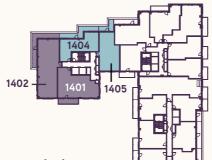
Interior Finishes

- Black Grey painted entrance doors, 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
- · Full-height wardrobes to master bedrooms with linear profile door detail, painted internals, hanging rail and shelving

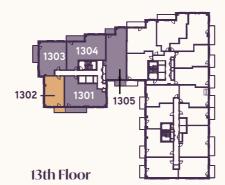
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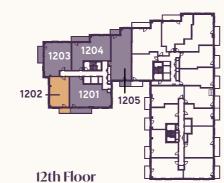
Salus House





14h Floor









Halcyon House





Ground Floor

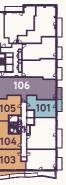
1st Floor

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.





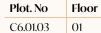






ving/Dining/Kitchen	5.40m x 4.25m	17° 9" x 13° 11"
edroom	3.64m x 2.81m	11' 11" x 9' 3"





Apartment Location



ς.	Storage	DW-I	Dish Washe	r WD - V	Washer F)rver F	F - Fridge	Freezer	W - Wardroh	e

5.96m x 4.96m

4.27m x 3.55m

19'7" x 16'3"

14° 0" x 11° 8"

Living/Dining/Kitchen

Bedroom



Plot. No

Floor

C60.00.01 Ground

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

Total floor area: $53.9m^2 + 580$ 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"

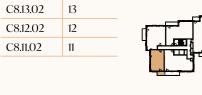




Living/Dining/Kitchen	7.63m x 3.37m	25' 0" x 11' 1"
Bedroom 1	4.49m x 2.83m	14' 9" x 9' 4"
Bedroom 2	4.69m x 2.75m	15' 4" x 9' 0"

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"



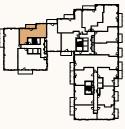


Living/Dining/Kitchen	9.13m x 3.62m	29' 11" x 11' 10"
Bedroom	4.34m x 2.77m	14' 3" x 9' 1"

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"



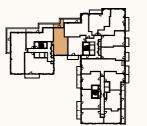
C8.1503 15



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 | W - Wardrobe

Floor C8.14.04 14





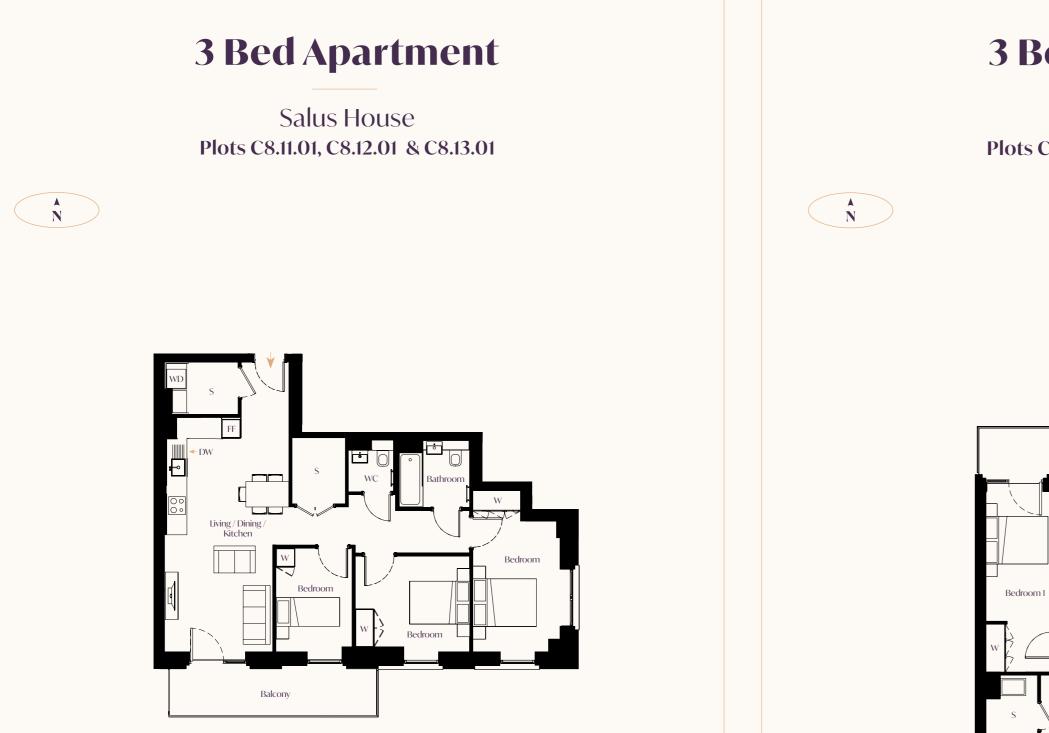
Total floor area: $67.0m^2 + 721$ sq ft

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"



Total floor area: $74.3m^2 + 800$ sq ft

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



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

Apartment Location

Total floor area: 85.9m ²	I	924 sq ft
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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 | W - Wardrobe | WC - Water Closet

3 Bed Apartment

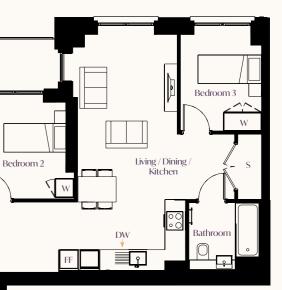
Balcony

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



Apartment Location

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



Total floor area: 86.4m² | 930 sq ft

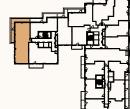
7.59m x 3.40m	24° 11" x 11° 2"
4.05m x 2.70m	13' 3" x 8' 10"
3.04m x 2.56m	10' 0" x 8' 5"
3.04m x 3.00m	10' 0" x 9' 10"
	4.05m x 2.70m 3.04m x 2.56m



Total floor area: 88.9m² | 957 sq ft

ving/Dining/Kitchen 11.21m	x 3.76m 36' 9" x 12' 4"
edroom1 4.24m	x 2.93m 13' 11" x 9' 8"
edroom 2 4.26m	x 2.99m 14' 0" x 9' 10"
edroom 3 4.11m x	(2.60m 13' 6" x 8' 6"





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"

Total floor area: 111.9m² | 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"

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