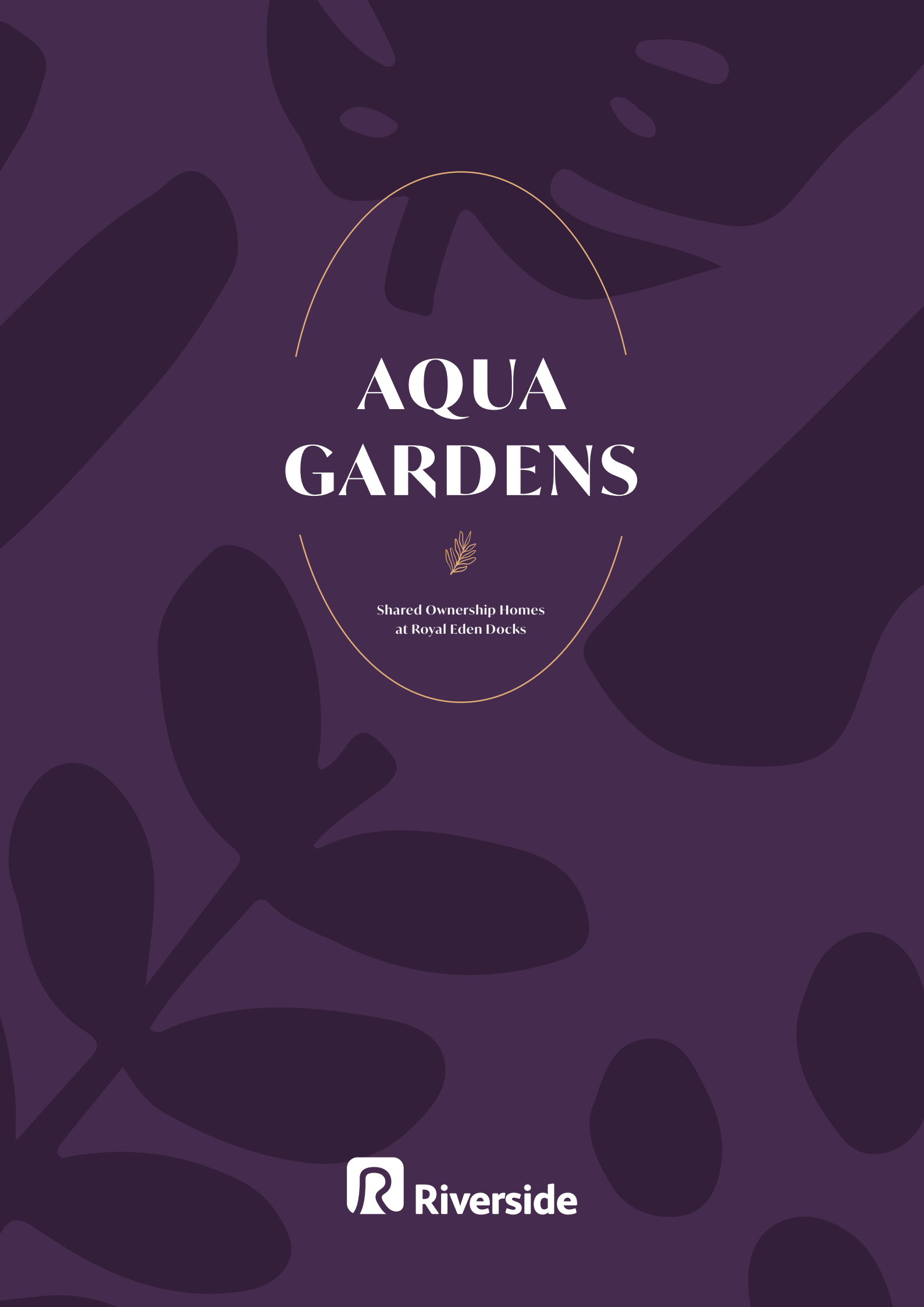




AQUA GARDENS



Shared Ownership Homes
at Royal Eden Docks



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.

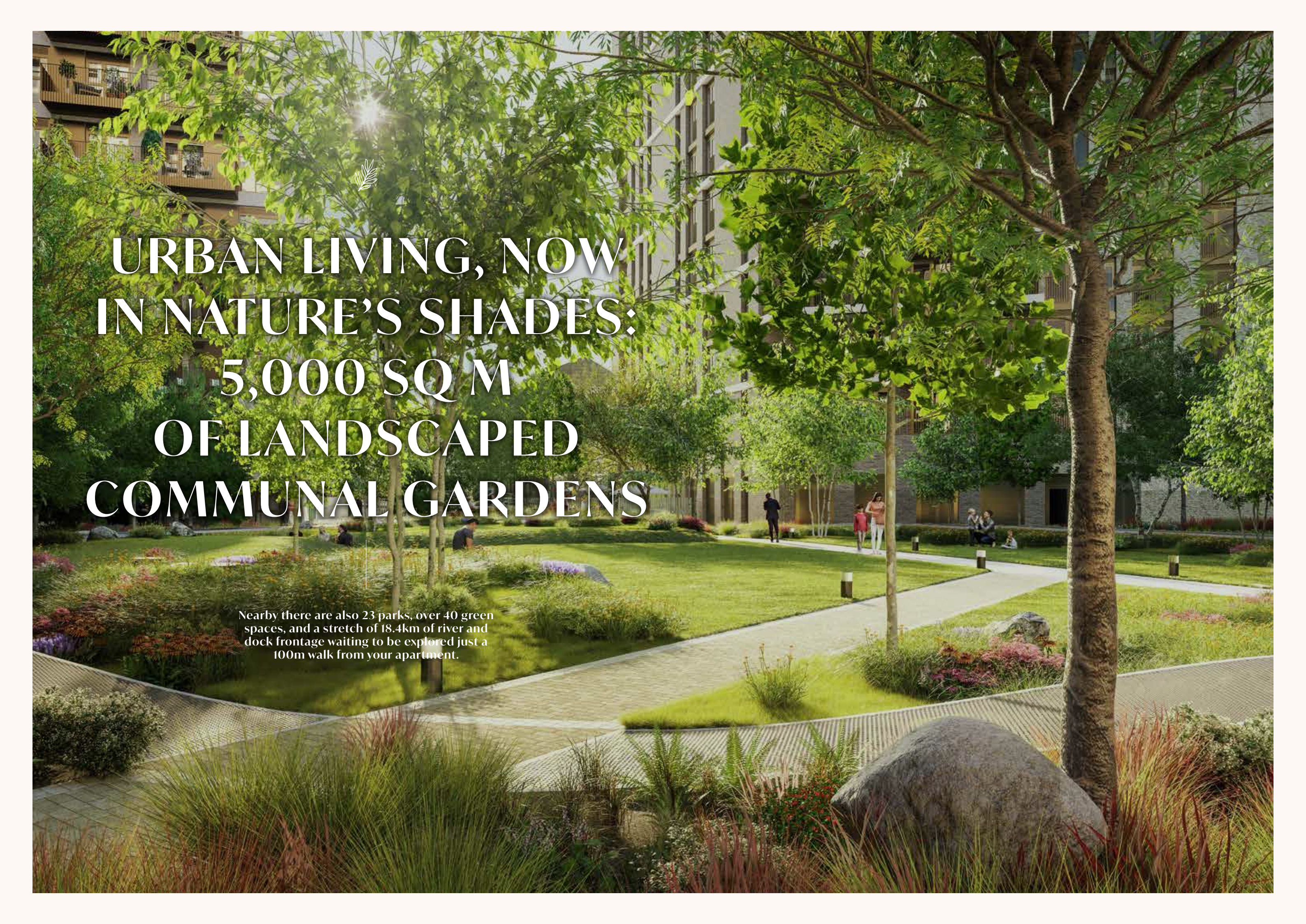


A TRANQUIL OASIS IN THE HEART OF THE CITY

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 ARRIVALS LOUNGE

From Arrival Square a stylish new walkway leads to Custom House station. Commuter's paradise, you are near a variety of transport links, from Crossrail, Emirates Air Line, to City Airport.



A BEAUTIFUL HORIZON

The Shard &
London Bridge

The Gherkin &
East London

Canary Wharf

Greenwich

The O2

AQUA
GARDENS



IFS Cloud

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

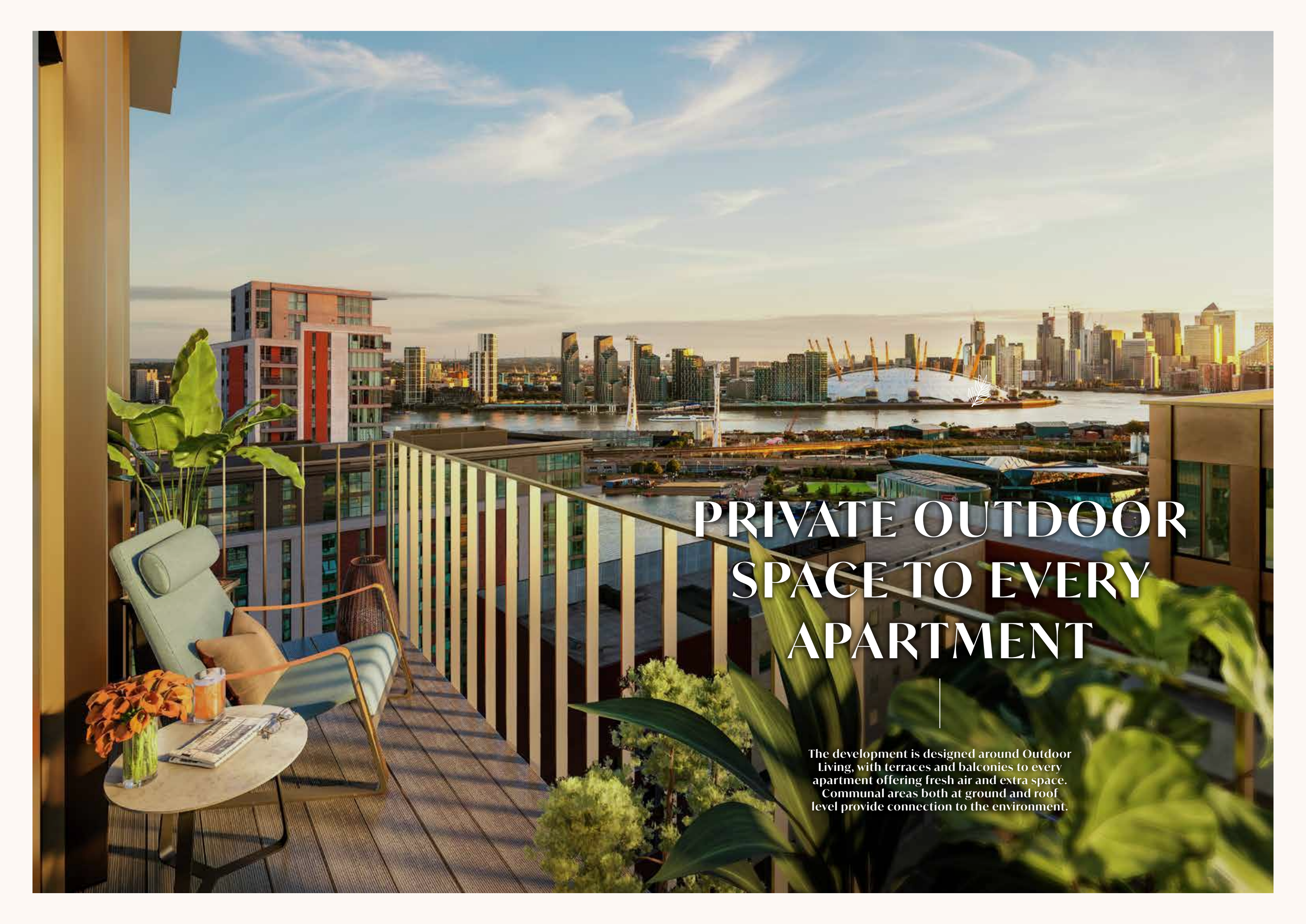
15 mins to Tottenham Court Road

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 and dimmer switches give you control over the evening ambience. 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

- Silestone Bianco river polished, double chamfer edge detail worktops
- Handleless wall cabinets with shaker door detail, Zoffany Silver finish
- Single bowl, under-mounted sink, brushed stainless-steel finish
- Single lever mixer-tap, brushed stainless-steel finish
- Karndean neutral brushed oak flooring
- Siemens microwave oven, oven and canopy hood
- Integrated Bosch fridge freezer and dishwasher*

Bathroom

- Large-format, silver grey porcelain floor and vanity unit splashback tiles and innocent black in En-suite.
- Large-format, soft grey, stone-effect porcelain wall tiles and bath panel
- Bespoke vanity unit with semi-recessed basin
- Single-lever basin mixer, brushed nickel finish
- Mirrored cabinet, storage and 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
- Glass shower screen, chrome finish
- Electric heated towel rail with thermostatic control
- Composite stone worktop to vanity

Electrical Fittings

- Energy efficient LED downlights
- Dimmer lighting to living area and master bedroom
- White switch plates and low-level sockets
- USB charging point to master bedroom, white finish
- Facility for Sky Q (subject to contract and connection)
- High speed Hyperoptic broadband available (subject to connection)
- Washer-dryer in utility cupboard

Security and peace of mind

- 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 entrance 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

- White RAL 9003 painted entrance doors with two panel design, FSC & SBD certified
- White RAL 9003 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

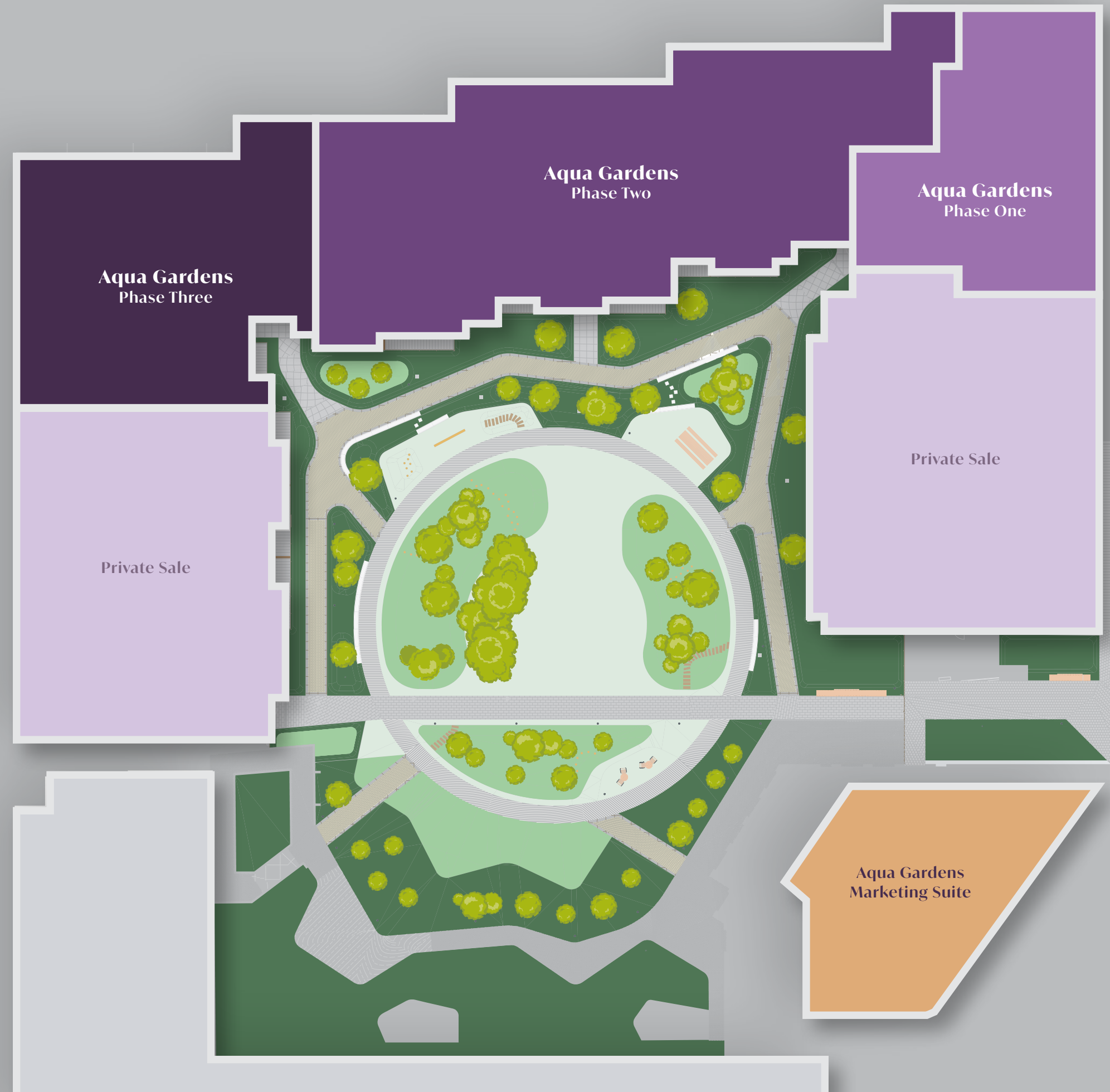
*Dishwasher to 2 and 3 bedroom apartments only.



SITEMAP

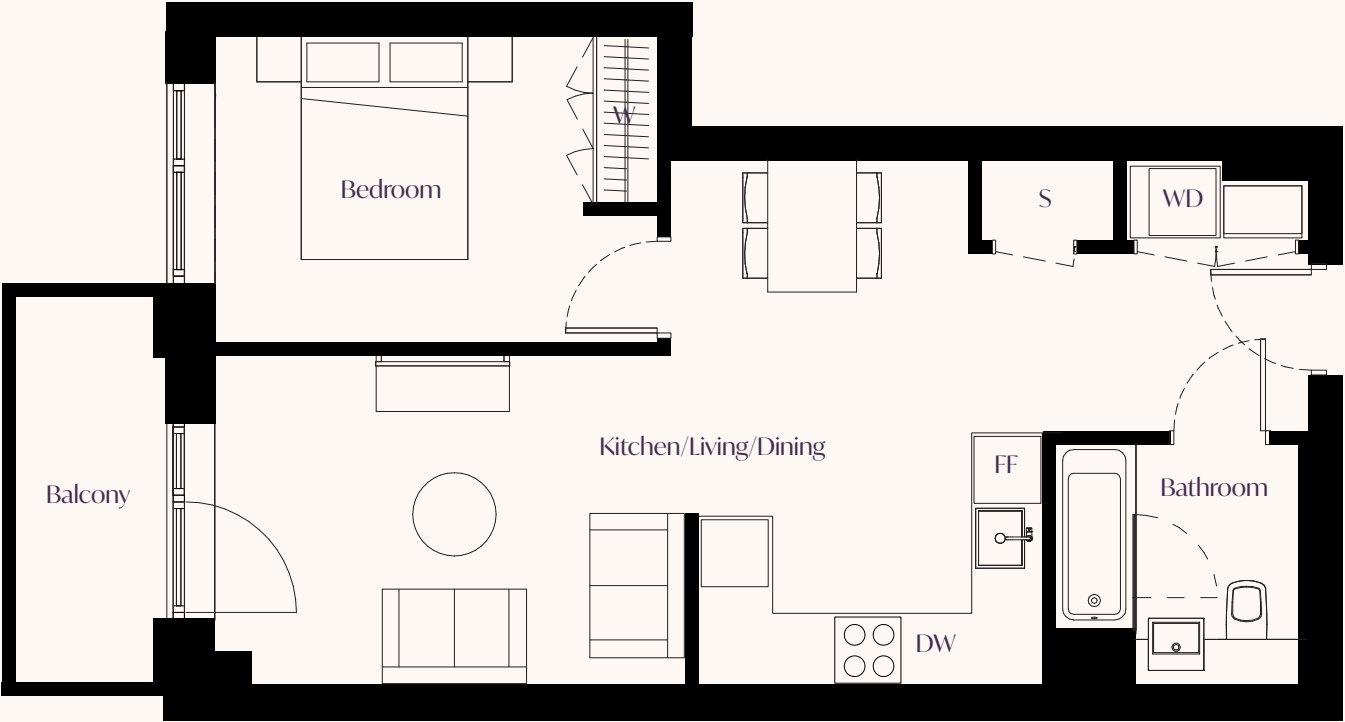
Communal areas and rooftops within the development are available to all residents, providing peaceful places to ponder life, and spectacular views across the city to inspire you. Enter your apartment via the central garden, and take advantage of the dedicated cycle storage.

AQUA
GARDENS



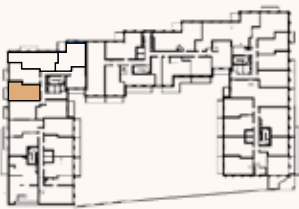
1 Bed Apartment

Plots: C4.01.03, C4.02.03, C4.03.03, C4.04.03,
C4.05.03 & C4.06.03



Plot. No	Floor
C4.01.03	1
C4.02.03	2
C4.03.03	3
C4.04.03	4
C4.05.03	5
C4.06.03	6

Apartment Location



Total floor area: 51.7m² | 556.4sqft

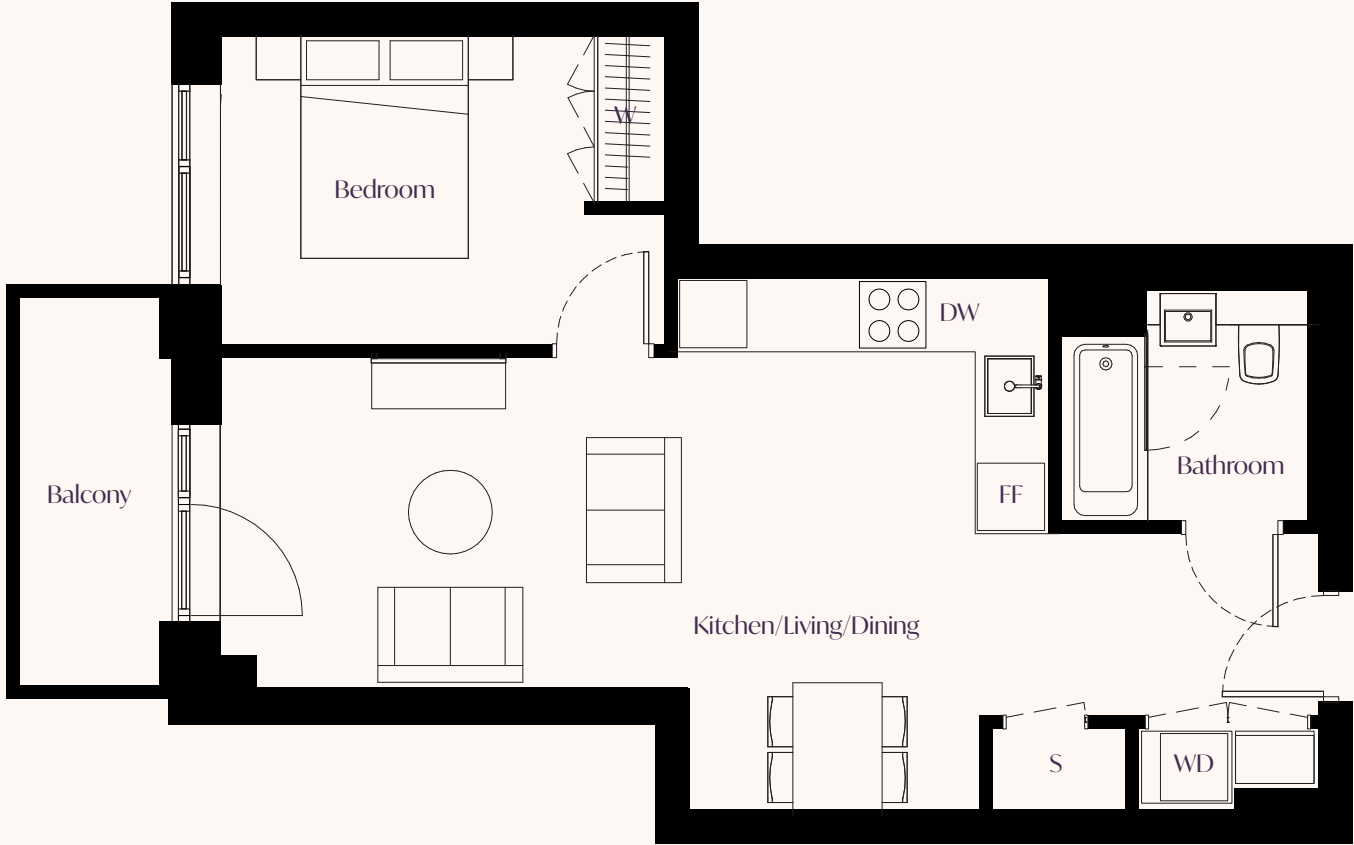
Kitchen/Living/Dining	7.4m x 4.7m	24'3" x 15'5"
Bedroom	3.9m x 2.7m	12'9" x 8'10"
Balcony	1.5m x 3.6m	4'11" x 11'9"

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

Floorplans are scaled individually to maximise the space on each page. Measurements are approximate only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information.

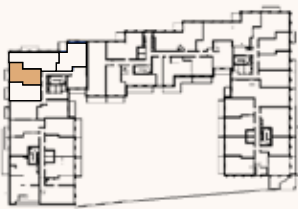
1 Bed Apartment

Plots: C4.01.04, C4.02.04, C4.03.04, C4.04.04,
C4.05.04, C4.06.04 & C4.07.04



Plot. No	Floor
C4.01.04	1
C4.02.04	2
C4.03.04	3
C4.04.04	4
C4.05.04	5
C4.06.04	6
C4.07.04	7

Apartment Location



Total floor area: 51.4m² | 553.2sqft

Kitchen/Living/Dining	6.9m x 4.7m	22'7" x 15'5"
Bedroom	3.9m x 2.7m	12'9" x 8'10"
Balcony	1.5m x 3.6m	4'11" x 11'9"

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

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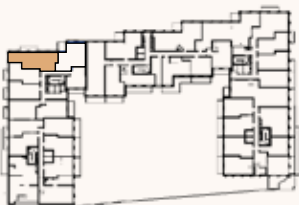
2 Bed Apartment

Plots: C4.01.05, C4.02.05, C4.03.05, C4.04.05,
C4.05.05, C4.06.05, C4.07.05 & C4.06.05



Plot. No	Floor
C4.01.05	1
C4.02.05	2
C4.03.05	3
C4.04.05	4
C4.05.05	5
C4.06.05	6
C4.07.05	7
C4.08.05	8

Apartment Location



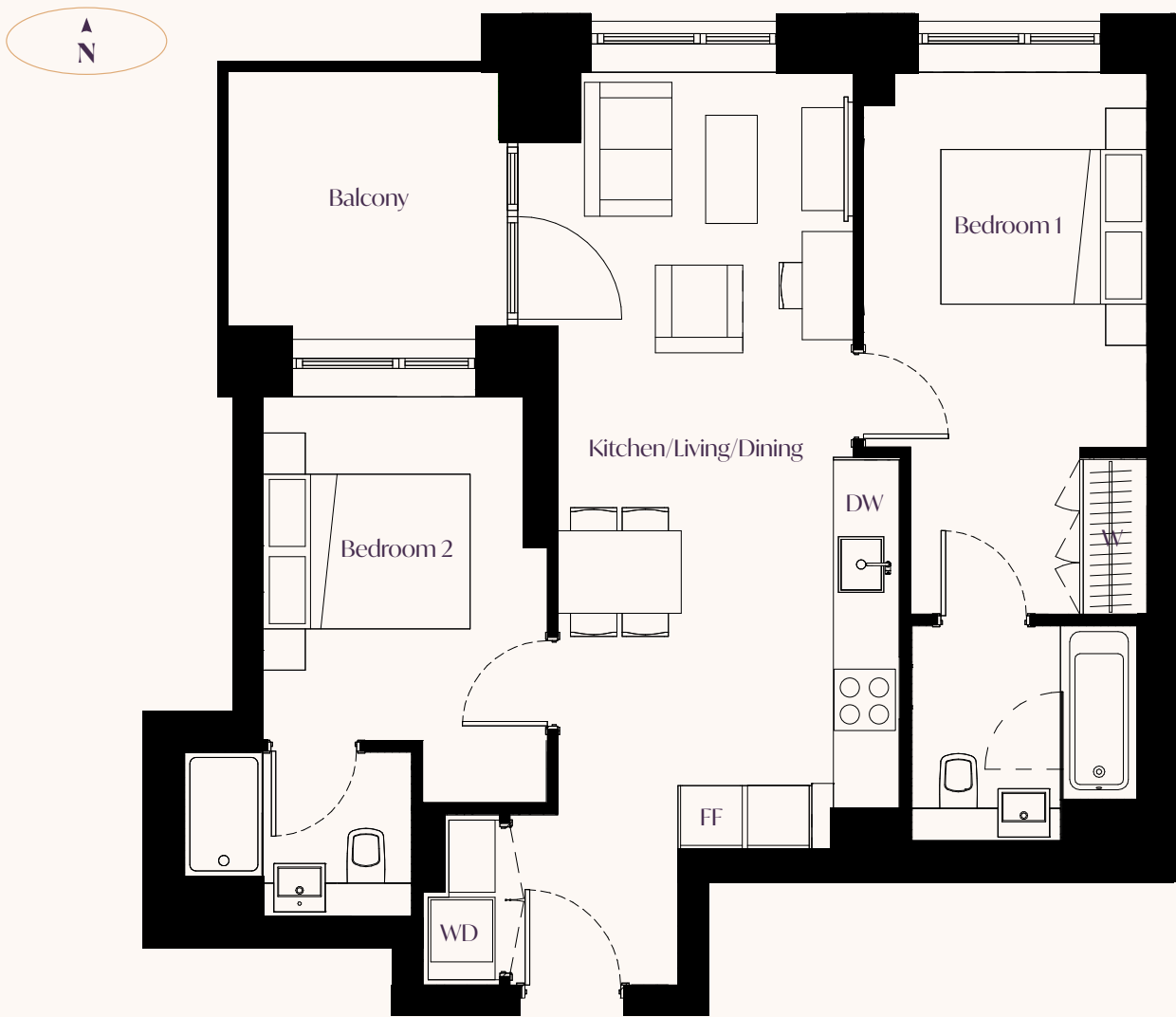
Total floor area: 72.6m ² 781.4sqft		
Kitchen/Living/Dining	5.9m x 5.0m	19'4" x 16'4"
Bedroom 1	3.4m x 2.8m	11'1" x 9'2"
Bedroom 2	3.4m x 3.0m	11'1" x 9'10"
Balcony	5.6m x 1.5m	18'4" x 4'11"

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

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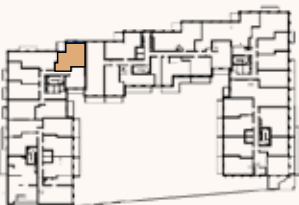
2 Bed Apartment

Plots: C4.01.06, C4.02.06, C4.03.06, C4.04.06,
C4.05.06, C4.06.06 & C4.07.06



Plot. No	Floor
C4.01.06	1
C4.02.06	2
C4.03.06	3
C4.04.06	4
C4.05.06	5
C4.06.06	6
C4.07.06	7

Apartment Location



Total floor area: 63.1m ² 679.2sqft		
Kitchen/Living/Dining	3.3m x 7.2m	10'9" x 23'7"
Bedroom 1	2.7m x 5.2m	8'10" x 17'0"
Bedroom 2	2.5m x 3.3m	8'2" x 10'9"
Balcony	2.7m x 2.7m	8'10" x 8'10"

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

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