

**BAWLEY
COURT**
LONDON E16

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Magellan Boulevard, Royal Dockside, London E16



0344 809 2013

www.site-sales.co.uk/BawleyCourt

site sales

The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to One Housing Group's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes only and are not intended to provide an actual forecast or impression of the measurement, dimensions, layout, placement, context and/or finished finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. This information does not constitute a contract, or warranty. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Bawley Court is a marketing name and may not necessarily form part of the approved postal address. All information believed to be correct at the time of going to print. September 2016.

Riverside living at Bawley Court, London E16

Bawley Court, Royal Dockside, is your chance to own a stunning new home in one of the most exciting locations in London. Set in the heart of a regeneration area, it is an easy commute to the City and Canary Wharf. Bawley Court offers a collection of three bedroom apartments, right beside the River Thames.

The apartments offer a well equipped kitchen, generous living area and stylish bathroom. There is ample natural light from large windows that give you a real sense of space.

Every home features a private outdoor area, contemporary interior styling, video entryphone, cycle storage and a private landscaped garden. This is urban living at its best.



Royal Dockside

Royal Dockside is home to London City Airport, Excel Centre, Emirates Airline Cable Car, University of East London and the prestigious Siemens Pavilion. The Royal Docks now benefits from a massive investment to create an exciting new hub for London working and living.



Head south for the O2 Arena and Greenwich, with the wide open spaces of Greenwich Park, the Royal Observatory and the National Maritime Museum. To the north is the Queen Elizabeth Olympic Park and Westfield Stratford where you'll find a huge choice of shops, magnificent sporting facilities and a wide selection of tempting restaurants and bars.

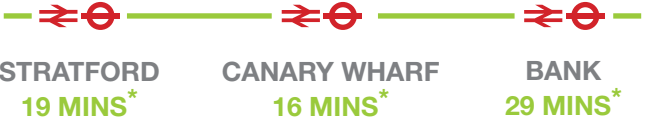
Excellent transport links

Gallions Reach DLR station provides an easy connection at Canning Town to the Jubilee Line which makes commuting to Canary Wharf, the City, Bankside and the West End quick and straightforward. Further more, transport links will be even more efficient with the opening of Crossrail. The revolutionary high speed service will provide connections right across London to Heathrow and beyond.

London City Airport offers the convenience of taking off to numerous national and international destinations. Motorists enjoy easy access to the Blackwall Tunnel, North and South Circular and motorway network. Cyclists can take advantage of the areas cycle lanes and scenic routes along the towpaths.

Nearest station:

5 minute walk to Gallions Reach station**, DLR, Zone 3



* Time sourced from: www.tfl.gov.uk
** Times sourced from: www.google.co.uk/maps



Local area photography and computer generated images

SPECIFICATION

GENERAL

- White painted entrance door with spyhole, doorbell and door number
- White finished, flush internal doors with brushed stainless steel ironmongery
- Smooth matt white painted walls and ceilings
- Satin white painted skirting and architrave
- 50% wool twist carpet to bedrooms
- Wood effect laminate to living room, hallway and kitchen
- Ceramic tiled flooring to bathroom
- Cupboards to bedroom 1 in apartments 37, 39 & 41

KITCHEN

- Wood effect kitchen units with dark oak worktop and upstand
- Over mounted stainless steel 1½ bowl sink with Monobloc mixer tap
- Telescopic cooker hood
- Single oven and hob

BATHROOM & ENSUITE

- Contemporary white sanitaryware, with semi-pedestal basin and toilet with soft close seat
- Mixer tap and thermostatic shower over bath
- White bath with shower screen, where applicable
- Half height porcelain ivory coloured wall tiling to bath and behind basin
- Wall mounted mirror
- Contemporary chrome heated towel rail
- White downlights
- Shaver socket

HEATING & ELECTRICAL

- Brushed chrome sockets and switches to kitchen, white sockets and switches elsewhere
- Telephone socket to living room
- TV aerial socket, Sky+ connections** to living room
- Pendant lighting to bedrooms, hallway and living area
- Downlights to kitchen
- Hard-wired smoke alarms
- Heating via CHP to contemporary white radiators

COMMUNAL AREA

- Lift to all floors
- Carpet to stairs and communal areas
- Tiled flooring to entrance hall
- Paving to external communal walkway with lawn area to courtyard
- Bin stores
- Cycle store

SECURITY

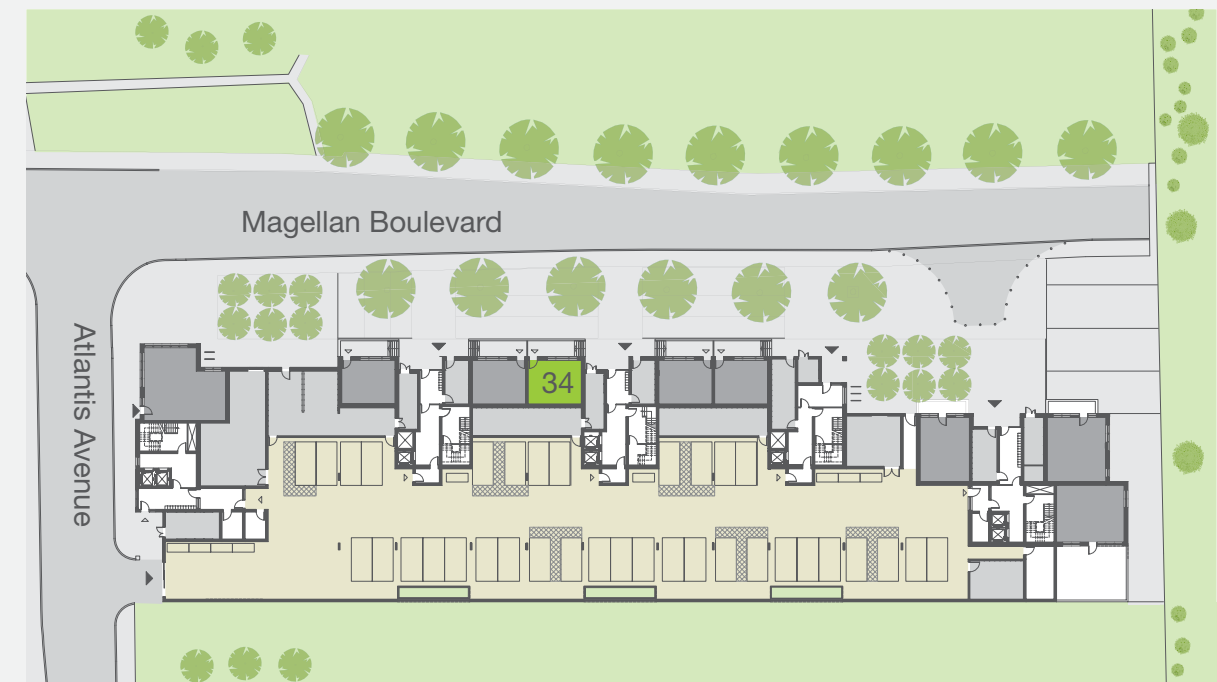
- Intercom door entry system to each apartment / viewed by TV screen
- Fob access to communal entrance



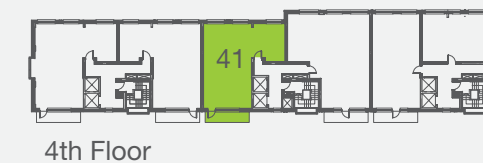
* Please speak to our sales consultant as some appliances are located in the hallway cupboard. ** Subject to subscription
Images from a previous One Housing Group development

SITE PLAN

Ground Floor



PLOT LOCATOR



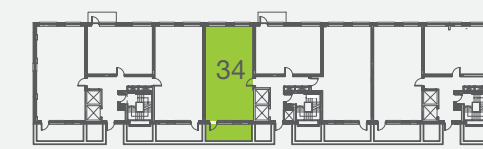
4th Floor



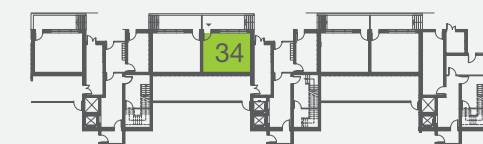
3rd Floor



2nd Floor

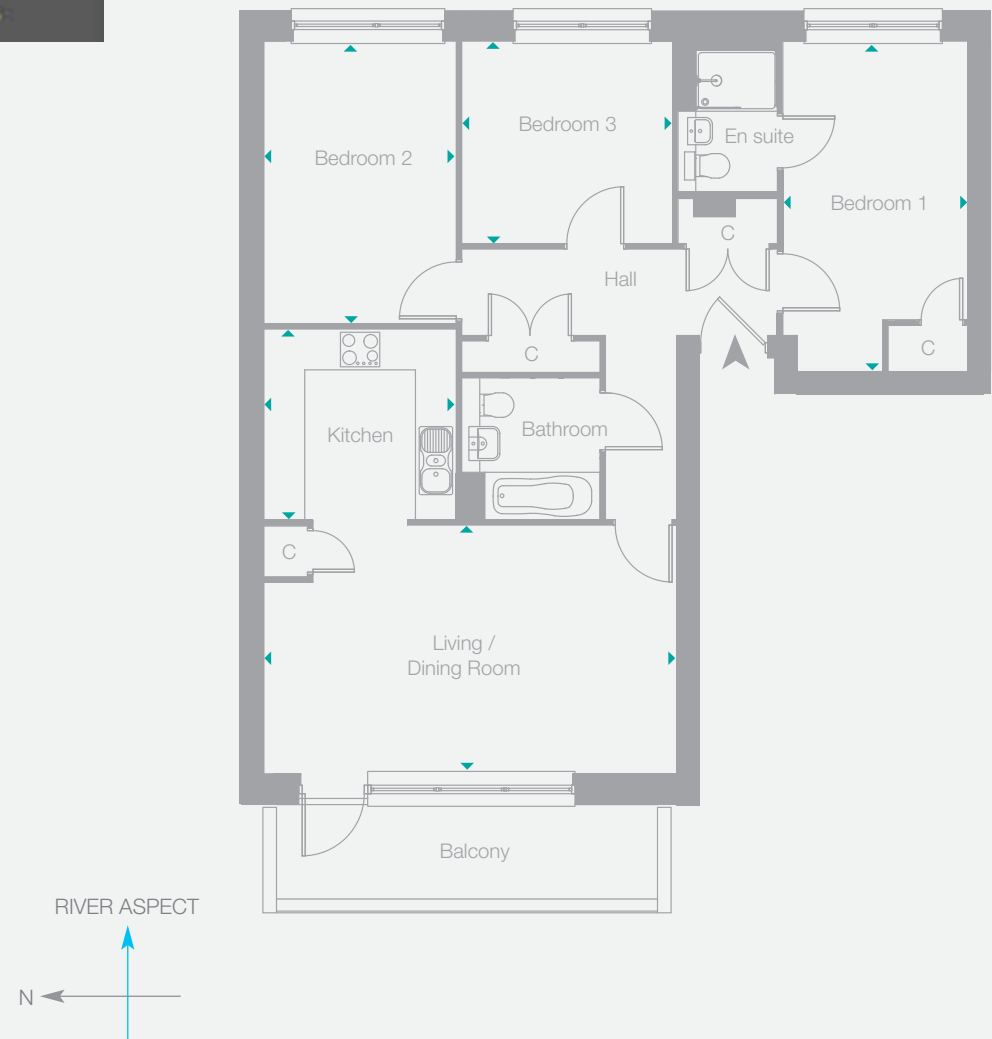


1st Floor



Ground Floor





4TH FLOOR APARTMENT 41

3RD FLOOR APARTMENT 39

2ND FLOOR APARTMENT 37

LIVING / DINING ROOM		
6.19m x 3.70m	20' 4" x 12' 2"	
KITCHEN		
2.87m x 2.83m	9' 5" x 9' 3"	

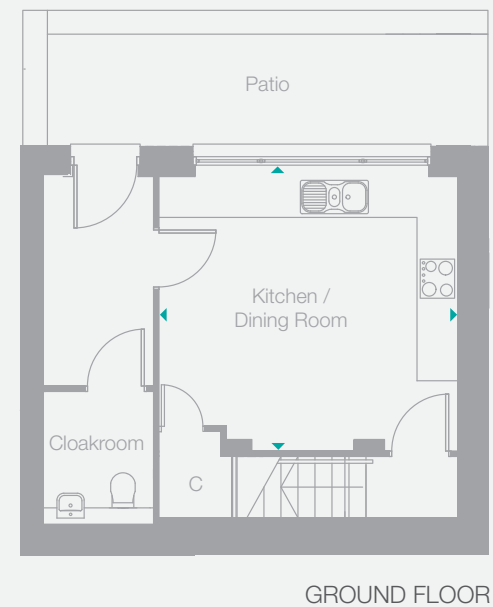
BEDROOM 1		
4.88m x 2.77m	16' 0" x 9' 1"	

BEDROOM 2		
4.19m x 2.87m	13' 9" x 9' 5"	

BEDROOM 3		
3.13m x 3.02m	10' 3" x 9' 11"	

TOTAL AREA		
87 sq.m.	936 sq.ft.	

KEY
C - Cupboard

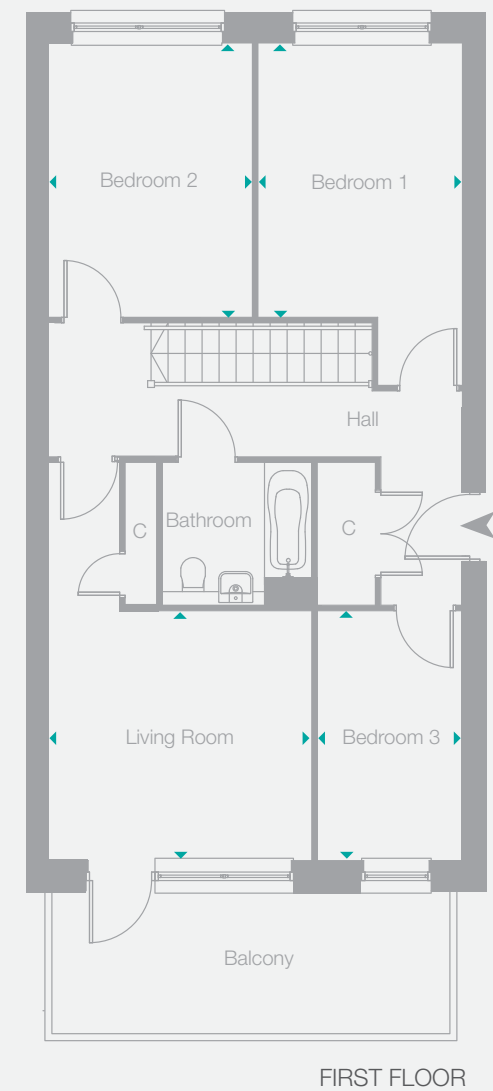


GROUND & FIRST FLOOR

DUPLEX APARTMENT 34

KITCHEN/ DINING ROOM		
4.44m x 4.08m	14' 7" x 13' 5"	
LIVING ROOM		
3.90m x 3.72m	12' 10" x 12' 2"	
BEDROOM 1		
4.08m x 3.05m	13' 5" x 10' 0"	

KEY
C - Cupboard



Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development, size and layout of individual plots. Maximum total areas are stated and may vary for each apartment within a type.