

RIVER WALK

APARTMENTS

PONTOON | REACH

ROYAL DOCKS

LONDON E16





THE CONNECTED LONDON LIFESTYLE

A VIBRANT NEW LOCATION JUST 12 MINUTES FROM CANARY WHARF, PONTOON REACH BRINGS YOU THE BEST OF LONDON IN A DYNAMIC SETTING, CLOSE TO THE RIVER THAMES. RIVER WALK SITS AT THE HEART OF IT ALL, A COLLECTION OF CONTEMPORARY STUDIOS, 1 BEDROOM SUITES, 1, 2 AND 3 BEDROOM APARTMENTS.

Central to these homes are the landscaped courtyard garden and a stunning residents' roof terrace. With their lush planting, walkways and comfortable seating, these refreshing outdoor spaces are the perfect place for relaxing or reinvigorating in the open air.

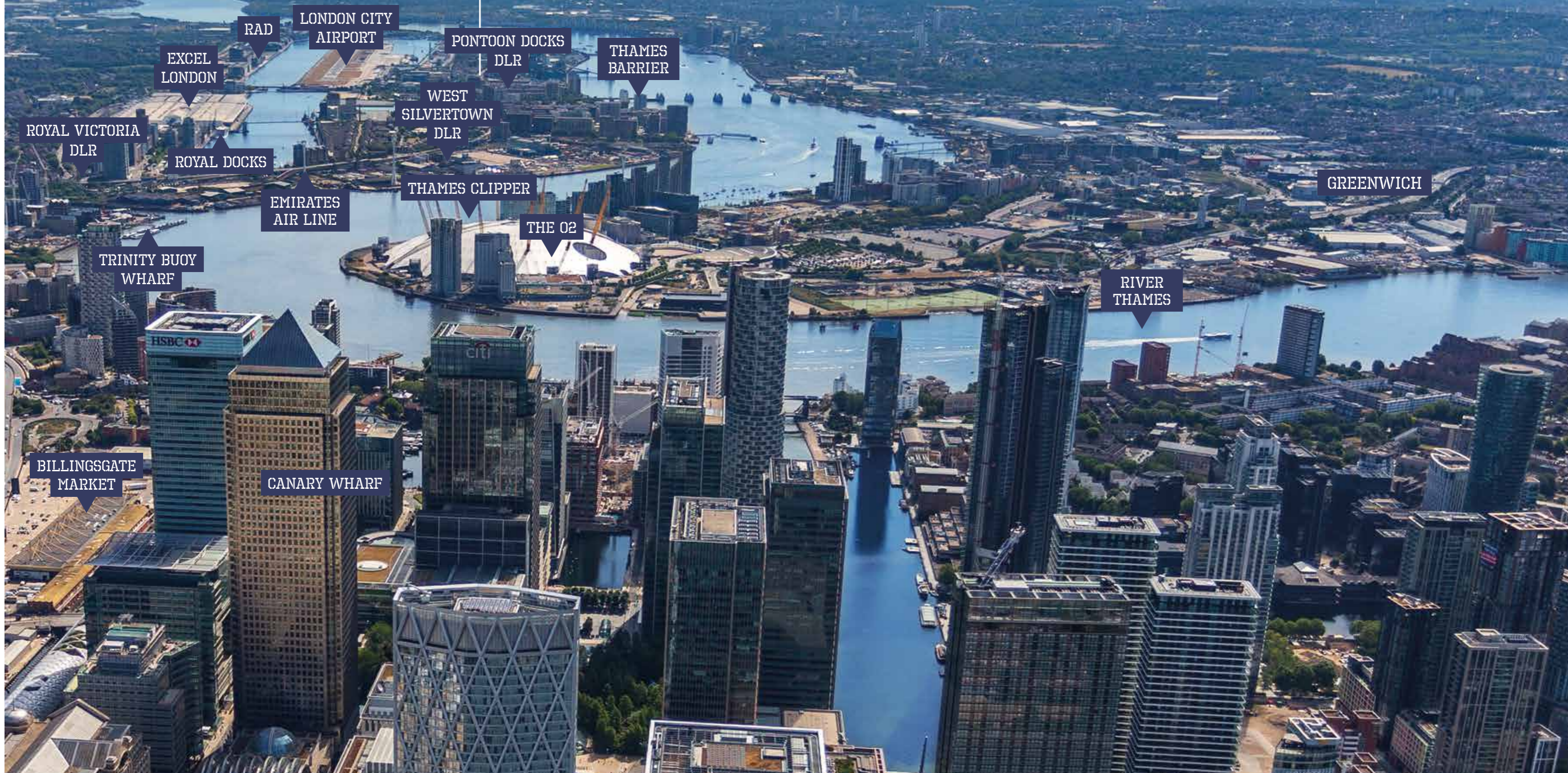
Beyond Pontoon Reach, the Royal Docks provides a dynamic East London lifestyle where it's easy to unwind, with its eclectic mix of river view restaurants and bars, attractive gardens, cycle paths and water sports.

The Royal Docks has transformed into an exciting new neighbourhood with fantastic transport links, connecting across London by tube, DLR, rail, bike, boat and even cable car. So from quick commutes into the City and Canary Wharf to weekend trips into the West End and Covent Garden, everything is within easy reach. And with London City Airport close by, those weekends away just got easier.

PONTOON REACH

ROYAL DOCKS LONDON E16

PONTOON REACH



EXCEL LONDON
RAD

LONDON CITY AIRPORT

PONTOON DOCKS
DLR

THAMES BARRIER

ROYAL VICTORIA
DLR

WEST SILVERTOWN
DLR

ROYAL DOCKS

EMIRATES AIR LINE

THAMES CLIPPER

THE O2

GREENWICH

TRINITY BUOY
WHARF

RIVER THAMES

BILLINGSGATE
MARKET

CANARY WHARF



TAKE A STEP BACK IN TIME

DISCOVER THE FASCINATING HISTORY OF THE ROYAL DOCKS – AND THE EXCITING FUTURE IT'S LOOKING FORWARD TO.



In the 19th century, London's Royal Docks were a dynamic hub of commerce and trade, bustling with workers and ships, factories and warehouses. Opening in 1855, Victoria Dock used the very latest technology to handle the new iron-clad steamships bringing in goods from all over the world.

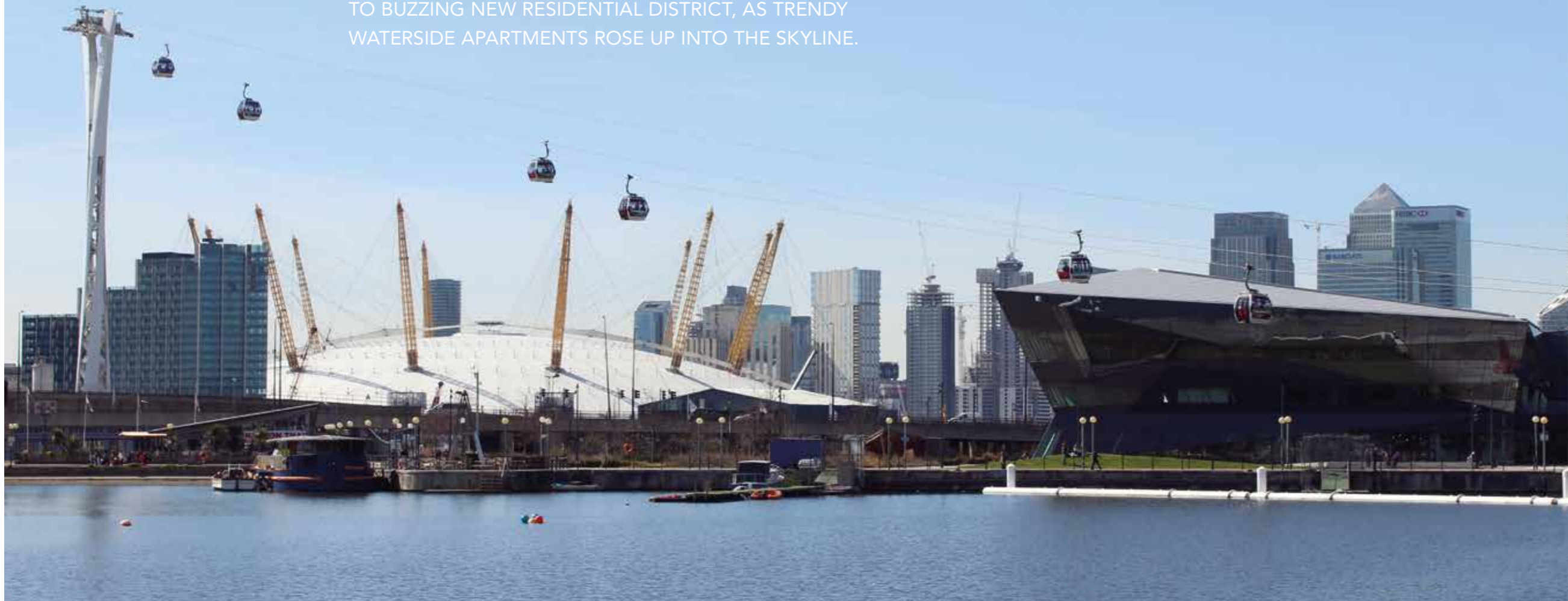
Over the following 100 years, the docks grew in size and importance, with Royal Albert Dock and King George V Dock opening in 1880 and 1921. Both passenger and cargo ships arrived there, with Royal Victoria Dock handling over 850,000 tons of shipping a year by 1860.

Alongside the docks, other industries sprung up, including Samuel Winkworth Silver's rubber factory and Henry Tate's sugar refinery.

By now, the Royal Docks had become – and still are today – the world's largest enclosed dock system. After recovering from the Blitz, the docks enjoyed a brief post-war boom, before beginning to decline from 1960. In 1981, the Royal Docks finally closed to commercial shipping. But that wasn't the end of the story – with the establishment of the London Docklands Development Committee, the docks started looking at ways to reinvent themselves. A new era was set to begin.

A NEW VISION

FROM THE MID-1990S, THE ROYAL DOCKS BEGAN THEIR TRANSFORMATION FROM INDUSTRIAL HEARTLAND TO BUZZING NEW RESIDENTIAL DISTRICT, AS TRENDY WATERSIDE APARTMENTS ROSE UP INTO THE SKYLINE.



Much may have changed since the docks' Victorian heyday, but life still throngs amongst them. Gleaming offices and residential buildings line the water's edge. City and Canary Wharf professionals race along the pavements on their morning runs. As the sun sets, these same residents take in the river views, or enjoy nights out in the global mix of dockside restaurants and bars. At weekends, canoeists and kayakers glide through the water instead of cargo ships, and in summer there's even a beach.

Shops, hotels and entrepreneurial businesses have moved in along with the influx of new residents. Students flock to the University of East London's state-of-the-art new campus next to Royal Albert Dock. New parks and amazing sports facilities have appeared, all making the most of the Royal Docks' unique and precious asset, the water. This historic part of London is completely reborn as a place to socialise, work and love life.





CONNECT WITH CANARY WHARF THE CITY AND BEYOND



AS WELL AS ALL THE BUZZ OF THE ROYAL DOCKS, YOU CAN ALSO ENJOY EASY ACCESS TO MANY OF THE CAPITAL'S FAMOUS DESTINATIONS FROM PONTOON REACH.

London is a multitude of districts and neighbourhoods, each with their own character and identity. A quick journey on the DLR and you'll be amongst the historic buildings and sharp suits of the City, or the soaring towers of Canary Wharf. Or hop onto the tube network and head to

the shops of Oxford Street and Regent Street, the bars and restaurants of Soho, and the cultural icons of Covent Garden and Piccadilly.

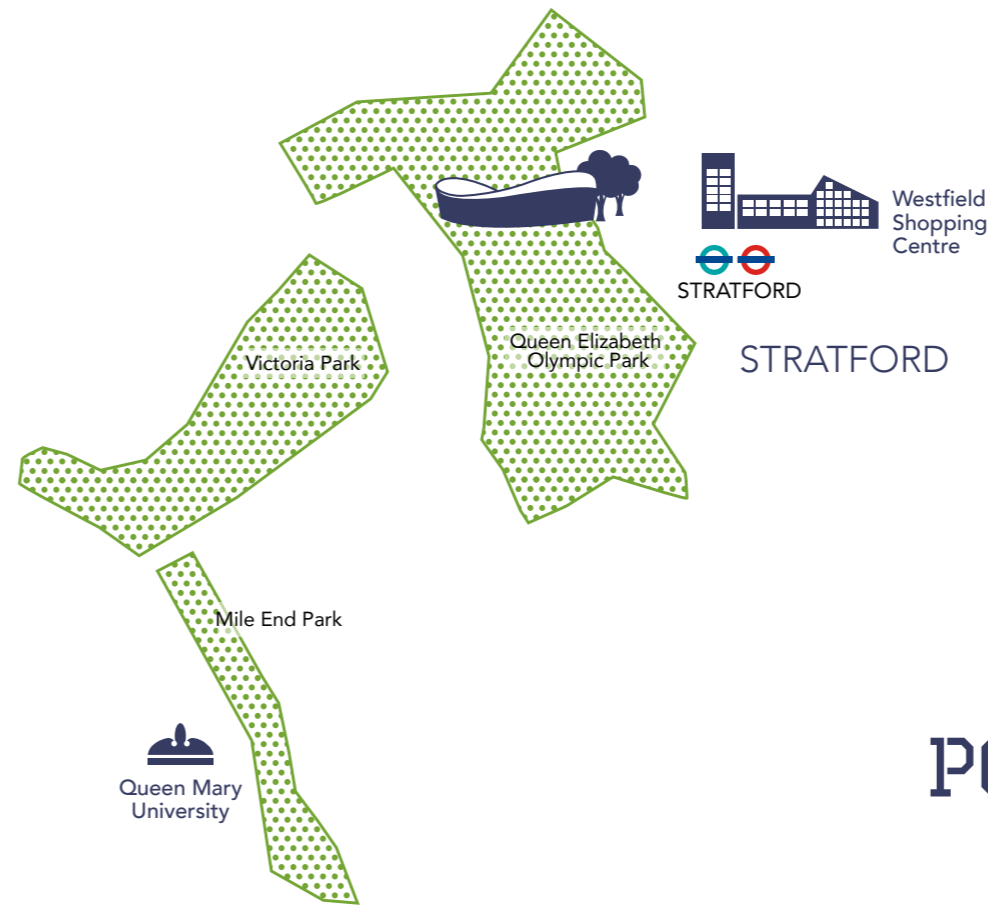
Wherever you want to go, you can connect with your destination from Pontoon Reach.



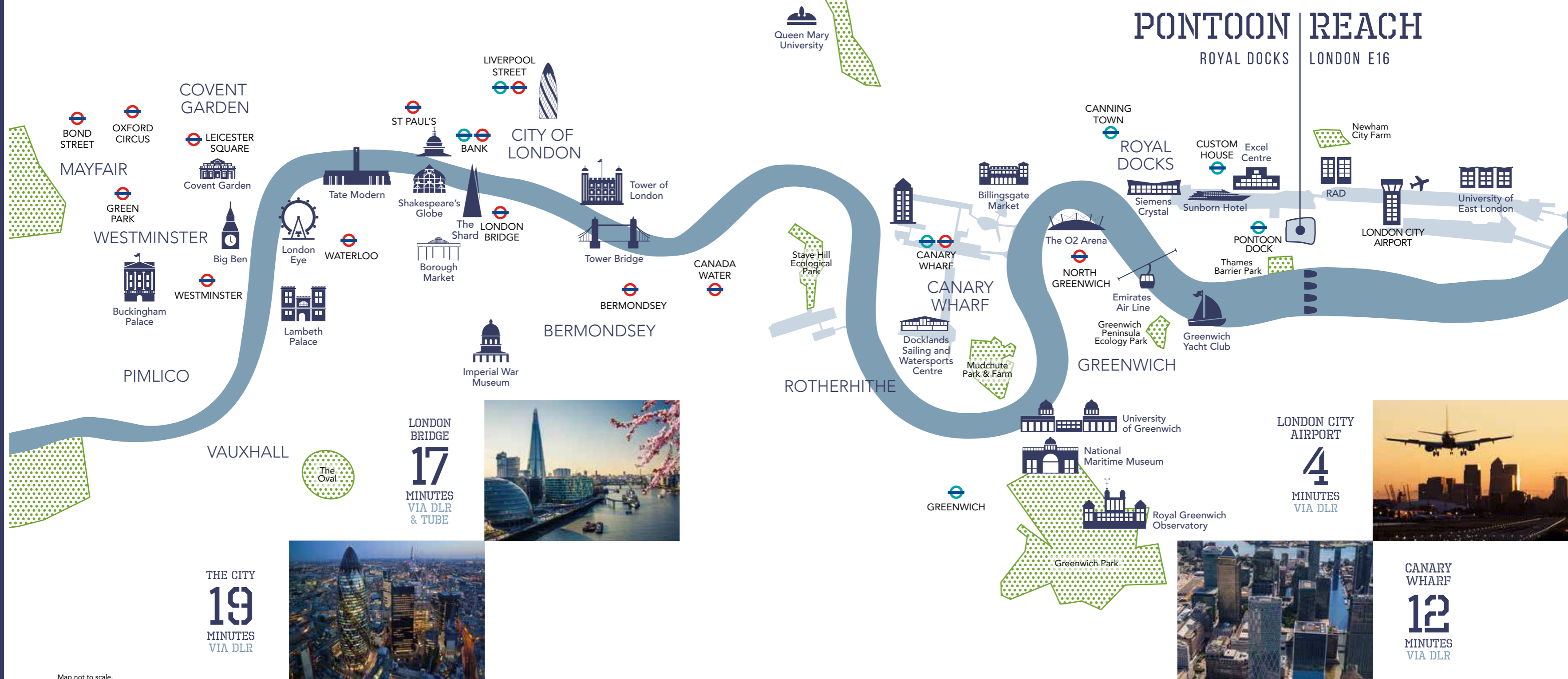
BOND STREET
19
MINUTES
VIA DLR
& TRAIN



WESTMINSTER
33
MINUTES
VIA DLR
& TRAIN



STRATFORD
12
MINUTES
VIA DLR



THE CITY
19
MINUTES
VIA DLR



LONDON BRIDGE
17
MINUTES
VIA DLR
& TUBE



LONDON CITY AIRPORT
4
MINUTES
VIA DLR



CANARY WHARF
12
MINUTES
VIA DLR



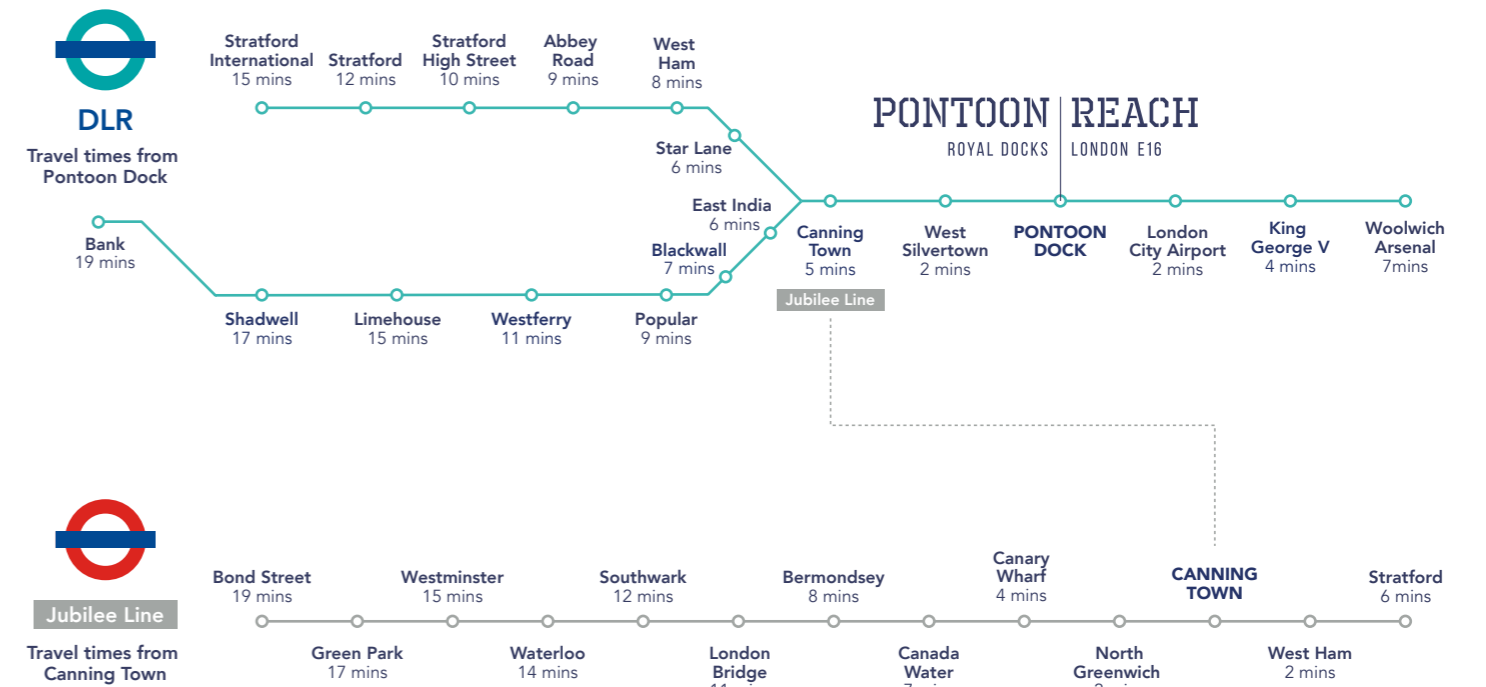
Map not to scale.
Journey times are approximate only.
Source: www.tfl.gov.uk and www.crossrail.co.uk

LIVE AT PONTOON REACH AND YOU CAN GET AROUND THE CAPITAL QUICKLY AND EASILY. PONTOON DOCK DLR STATION IS JUST FIVE MINUTES' WALK AWAY, SO THERE'S PLENTY OF TIME FOR COFFEE ON THE WAY TO WORK.

From Pontoon Dock, you can get to Bank station for the City in just 19 minutes, while Canary Wharf is even closer at 12 minutes. There's also the Elizabeth Line (Crossrail) to look forward to at Custom House, a nine minute bike ride from Pontoon Reach. This is set to revolutionise travel across the capital, cutting

journey times so you can reach Liverpool Street in 10 minutes, Farringdon in 12, and Heathrow Airport in 44 minutes.

London City Airport is only a four minute DLR journey away, so you can jet off to European cities for a weekend break or a day's business in no time at all.



Crossrail coming soon. Journey times are approximate only. Source: www.tfl.gov.uk and www.crossrail.co.uk

THE ULTIMATE BUSINESS NETWORK

LONDON'S TWO CENTRES OF FINANCE AND BUSINESS ARE WORLD FAMOUS AND GLOBALLY IMPORTANT, WHILE NEWCOMER RAD IS ON TRACK TO BE A THIRD. LIVING IN PONTOON REACH PUTS YOU IN THE HEART OF THE ACTION.



The traditional City is one square mile of international stature, where close to half a million people work in finance, insurance and law.

Famous names include Aviva, Lloyds Banking Group, BT Group, Unilever, Prudential, Schroders, Old Mutual, J. P. Morgan and Standard Chartered, and leading law firms Allen & Overy, Freshfields Bruckhaus Deringer, Linklaters, and Slaughter and May.

With its iconic skyscraper at One Canada Square, Canary Wharf is a keen rival to the City. HSBC, Citigroup, Clifford Chance, Credit Suisse, Barclays, Morgan Stanley and Deutsche Bank are just some of the global big-hitters who make their home here.

RAD is creating a brand new global business district, right here in the Royal Albert Dock. Located conveniently close to London City Airport, it will provide ultra modern work space across 21 contemporary buildings.

LONDON CITY AIRPORT

4

MINUTES VIA DLR

RAD **5**

MINUTES BY BIKE

CANARY WHARF

12

MINUTES VIA DLR

LONDON BRIDGE

17

MINUTES VIA DLR & TUBE

THE CITY

19

MINUTES VIA DLR

TECH CITY SHOREDITCH

27

MINUTES VIA DLR & TRAIN

Journey times are approximate only. Source: www.tfl.gov.uk and www.crossrail.co.uk

AN URBAN PLAYGROUND ON YOUR DOORSTEP

WITH TOP ENTERTAINMENT VENUES,
BEAUTIFUL PARKS, WATERSPORTS
AND FANTASTIC LEISURE FACILITIES,
THERE'S NEVER A DULL MOMENT IN
THE ROYAL DOCKS.



Alongside its city connections, Pontoon Reach is also close to a stunning array of open green spaces. You can walk to the Thames Barrier Park in just six minutes, an eye-popping urban oasis like no other in London. It's an inspiring landscape for you to discover, with a 130ft long 'green dock' providing a sheltered micro-climate for a rainbow of plants. The park also has 32 bubbling water fountains, with the Thames Flood Barrier as a unique focal point in the distance.

You can also explore nature in all its glory at the Greenwich Peninsula Ecology Park, an urban wetland that's home to a rich variety of species.

Immerse yourself here for a complete break from busy city life. Or for one of London's most beautiful Royal Parks, cross the river to Maritime Greenwich. The whole area is a UNESCO World Heritage Site and the park is one of its gems, with landscaped gardens, ancient trees, roaming deer and spectacular views of the City and Canary Wharf.

With nearly 250 acres of open water, the Royal Docks offer another kind of playground. On the north side of Royal Albert Dock, you'll find London Watersports Centre, where you can launch yourself into sailing, rowing, canoeing and raft building.





AN EXTENSIVE MENU



BARS, PUBS, CAFÉS AND EVEN FLOATING RESTAURANTS – YOU’VE GOT IT ALL IN THE ROYAL DOCKS. FROM DRINKS WITH FRIENDS TO INTIMATE WATERSIDE DINNERS, EVERY OCCASION IS CATERED FOR.



For good food and drink locally, there are several places you can walk to from Pontoon Reach, with Chinese, Italian and traditional hearty breakfasts on the menu. For something rather different, try the restaurant and roof terrace café-bar of the Good Hotel, built on a floating platform on Royal Victoria Dock.

Head to Canary Wharf and you’ll have even more choice. In and around Cabot Square there’s an exciting mix of restaurants, cafés and bars, covering everything from business dinners to after-work drinks, date night suppers and relaxed weekend brunches. Over in Greenwich, there are yet more restaurants and pubs to try out, some of them right on the riverside.



SCULPTURE, DANCE, FESTIVALS, ART – THERE'S A BUOYANT CULTURAL SCENE IN AND AROUND THE DOCKS. OR YOU CAN EASILY REACH CENTRAL LONDON'S FAMOUS ART AND PERFORMANCE VENUES BY DLR AND TUBE.

BROADEN YOUR CULTURAL HORIZONS

The Museum of London Docklands provides a fascinating account of riverside East London from Roman times to today. Just south of the river, Royal Museums Greenwich is a collection of world-class attractions: the National Maritime Museum, Royal Observatory, the Queen's House art gallery, and the magnificent Cutty Sark.

For the latest blockbusters, independent films or foreign titles, you have Cineworlds at both The O2 and West India Quay, and an Everyman at Canary Wharf. Local theatres include Theatre Royal Stratford East, and

Greenwich Theatre; both put on top productions and host big names in live performance.

Canary Wharf is also a prominent destination for art and culture. It's effectively an open air art gallery, with surprising sculpture and installations everywhere, including a Henry Moore in Cabot Square. Plus there are temporary exhibitions and events, outdoor screenings, festivals and pop-ups all year round.

A BRIGHT FUTURE

AS AN ENTERPRISE ZONE, THE ROYAL DOCKS HAS ITS OWN STRATEGY TO ENCOURAGE INVESTMENT IN PLACES TO LIVE AND WORK, AND THE INFRASTRUCTURE AND SERVICES PEOPLE NEED.

The aim is that the Royal Docks will become a world-class hub for business and a thriving location for living and leisure. The future looks bright, with huge investment and many development projects already up and running, creating energy and vibrancy in the area.

Plans are well underway at RAD. This new business hub will eventually rival Canary Wharf, with new shops and leisure facilities too.

And Crossrail is coming to Custom House station, so you'll be able to travel across London faster, all the way to Heathrow in just 44 minutes.

There's good news for road users too: the Silvertown Tunnel has the go ahead, connecting the Royal Docks to the Greenwich peninsula.



PONTOON REACH
ROYAL DOCKS LONDON E16

£8
BILLION

BEING INVESTED IN
ROYAL DOCKS OVER THE
NEXT 20 YEARS

£1.7
BILLION

PLANNED TO REVITALISE
ROYAL ALBERT DOCK
WITH RAD

35,000
JOBS

FORECAST TO BE
CREATED WITHIN THE
ENTERPRISE ZONE

Computer enhanced photograph, indicative only.

STUNNING APARTMENTS WITHIN REACH

RIVER WALK APARTMENTS AT PONTOON REACH,
A JOINT VENTURE BETWEEN REDROW AND PEABODY.

The River Walk Apartments is the first phase of Pontoon Reach, setting the standard for what else is to come. It's a joint venture between Redrow and Peabody, creating a range of homes and a welcoming community.

Outside space has been given pride of place, with the private landscaped courtyard garden for residents to enjoy balmy summer evenings or crisp autumn mornings. Green space extends around the building too, with landscaped areas and plans for new trees and a cycle path. And topping it all is the beautiful residents' roof terrace.



SMART FEATURES CITY STYLE

STEP INTO YOUR RIVER WALK APARTMENT AND RELAX. WITH STYLISH, CONTEMPORARY DESIGN AND HIGH QUALITY FINISHES, IT'S A PLACE WHERE YOU CAN REALLY FEEL AT HOME, AND A HOME TO BE PROUD OF.

The open plan kitchen features a range of streamlined, soft-close cabinets with laminate worktops lending a stylish yet practical touch. All appliances are included, of course. Together with Amtico Spacia flooring throughout the kitchen/living/dining area and the hall, it's a sociable place to chat, cook, eat, work or unwind on your own.

Retreat to your bedroom with comforting carpet underfoot, while

underfloor heating in every room makes each step feel cosy and warm. Bathrooms and en suites are beautifully fitted and finished, bringing together wall hung white sanitaryware, ceramic wall and floor tiles, and mirrored wall units.

All of this beauty is more than skin deep: the apartments are covered by a 10 year LABC warranty, and are built to very high standards of sustainable design.

STRETCH OUT IN THE OPEN AIR



ROOF GARDENS AND SPACES ARE IDEAL FOR CITY LIVING, AND AT RIVER WALK, YOU HAVE A RESIDENTS' ROOF TERRACE TO ENJOY WHENEVER IT SUITS YOU.

Admire the stunning views and take in the buzz of life in the Royal Docks; catch up with friends as the sun sets, or find a quiet corner to relax in. With attractive planting, trees and pergolas for shade, and a mix of seating and tables, it really is an oasis in the sky.





SPECIFICATION

KITCHEN

- Interior designed fitted kitchen
- Matt finished cabinet doors with soft close, handle-less design and feature lighting
- Slimline laminate worktop
- Full height splashback
- Cutlery drawer inserts
- Stainless steel sink with mixer tap
- Integrated oven
- Four zone ceramic hob with integrated canopy hood
- Integrated dishwasher*
- Integrated fridge freezer
- Free standing washer-dryer located in hallway cupboard
- Recycling bin

BATHROOM / EN SUITE

- Ceramic wall and floor tiles
- Bespoke designed wall mounted vanity unit with mirrored door to bathroom only
- Semi inset washbasin
- WC with concealed cistern and chrome dual flush button
- White bath with timber effect bath panel
- White shower tray with shower door (to all en suites)
- Shaver socket concealed in vanity unit (bathroom only)
- Polished chrome electric heated towel rail

ELECTRICS

- Brushed steel switches to kitchen/living/dining area
- Brushed steel sockets and switches to kitchen splashback
- LED downlights to hallway, kitchen/living/dining area and bathrooms
- Pendant lighting to all bedrooms
- Wiring for digital TV and wiring only for Sky Q to living area and bedroom 1
- Colour video door entry system
- Fob entry system to apartment building

JOINERY

- Oak veneer entrance and internal doors
- White skirtings and architraves
- Built-in wardrobe in bedroom 1

WALL AND FLOOR FINISHES

- White emulsion painted internal walls and ceilings
- Carpet to all bedrooms
- Amtico Spacia to kitchen, dining and living rooms†

HEATING

- Underfloor heating throughout

COMMUNAL AREAS

- Landscaped courtyard garden
- Residents' roof terrace*
- Lift to all floors
- Concierge service†

GENERAL

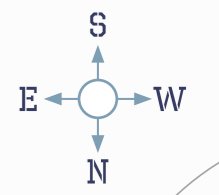
- 2 year Redrow Warranty
- 10 year LABC building warranty
- Parking available to select apartments at additional cost**
- Balcony or terrace area to all apartments with decking or paving††

OPTIONAL EXTRAS‡

- Silestone worktops
- Vanity unit to en suite
- Wardrobe to Bedroom 2 & 3

* Dishwashers may vary in size dependent upon home type
 ** Your Sales Consultant will be able to provide further details regarding parking
 † Concierge service will be in a central location within the development
 †† Right of access maintained by management company
 ‡ Optional extras available at an additional cost / subject to timing
 * Managed by the Concierge, opening hours and restrictions of use will apply
 † Studio apartments have Amtico Spacia flooring throughout
 Your attention is drawn to the fact it may not be possible to obtain the products as referred to in the specification. In such cases, a similar alternative will be provided. Redrow and Peabody reserve the right to make these changes. Please ask a sales consultant for further information

SITE PLAN



ENTRANCE TO CAR PARK

BUILDING D

RESIDENTS' ROOF TERRACE

RESIDENTS' ROOF TERRACE

LANDSCAPED COURTYARD GARDEN

RIVER WALK

THAMES WALK

CONCIERGE ON GROUND FLOOR

BUILDING B

HOTEL

THAMES ROAD

THAMES ROAD

NORTH WOOLWICH ROAD

PONTOON DOCK DLR
0.3 MILE





RIVER WALK APARTMENTS CORE 1

3RD FLOOR

5TH FLOOR

APARTMENTS 1-3-1, 1-5-1		1 Bedroom
Kitchen/Living/Dining	5.7m x 4.7m	18'8" x 15'5"
Bedroom	4.7m x 2.7m	15'5" x 8'10"
Total Floor Area	51 sq m	549 sq ft

APARTMENTS 1-3-2, 1-5-2		3 Bedroom
Kitchen/Living/Dining	5.4m x 4.6m	17'8" x 15'0"
Bedroom 1	5.0m x 3.4m	16'6" x 11'2"
Bedroom 2	4.6m x 2.8m	15'0" x 9'2"
Bedroom 3	5.0m x 2.1m	16'5" x 6'11"
Total Floor Area	86 sq m	926 sq ft

APARTMENTS 1-3-3, 1-5-3		3 Bedroom
Kitchen/Living/Dining	5.9m x 5.0m	19'4" x 16'5"
Bedroom 1	3.5m x 3.4m	11'6" x 11'2"
Bedroom 2	4.4m x 2.8m	14'5" x 9'2"
Bedroom 3	3.2m x 2.2m	14'6" x 7'2"
Total Floor Area	86 sq m	926 sq ft

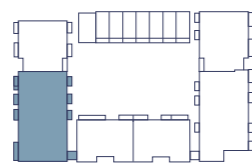
APARTMENTS 1-3-4, 1-5-4		1 Bedroom
Kitchen/Living/Dining	5.5m x 4.8m	18'0" x 15'9"
Bedroom	4.1m x 2.9m	13'5" x 9'6"
Total Floor Area	53 sq m	570 sq ft

APARTMENTS 1-3-5, 1-5-5		1 Bedroom
Kitchen/Living/Dining	7.4m x 3.3m	24'3" x 10'10"
Bedroom	3.8m x 3.1m	12'5" x 10'2"
Total Floor Area	50 sq m	538 sq ft

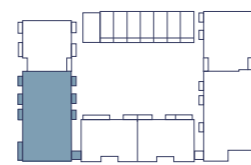
APARTMENTS 1-3-6, 1-5-6		3 Bedroom
Kitchen/Living/Dining	8.4m x 3.4m	27'7" x 11'2"
Bedroom 1	5.6m x 3.1m	18'4" x 10'2"
Bedroom 2	5.4m x 2.7m	17'8" x 8'10"
Bedroom 3	5.4m x 2.4m	17'8" x 7'10"
Total Floor Area	104 sq m	1,119 sq ft

APARTMENTS 1-3-7, 1-5-7		1 Bedroom
Kitchen/Living/Dining	7.5m x 3.4m	24'7" x 11'2"
Bedroom	3.8m x 3.1m	12'5" x 10'2"
Total Floor Area	50 sq m	538 sq ft

The homes on Ground Floor, First Floor & Second Floor are Shared Ownership managed by Peabody. All areas and dimensions have been taken from architect plans prior to construction, therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm.



3RD FLOOR

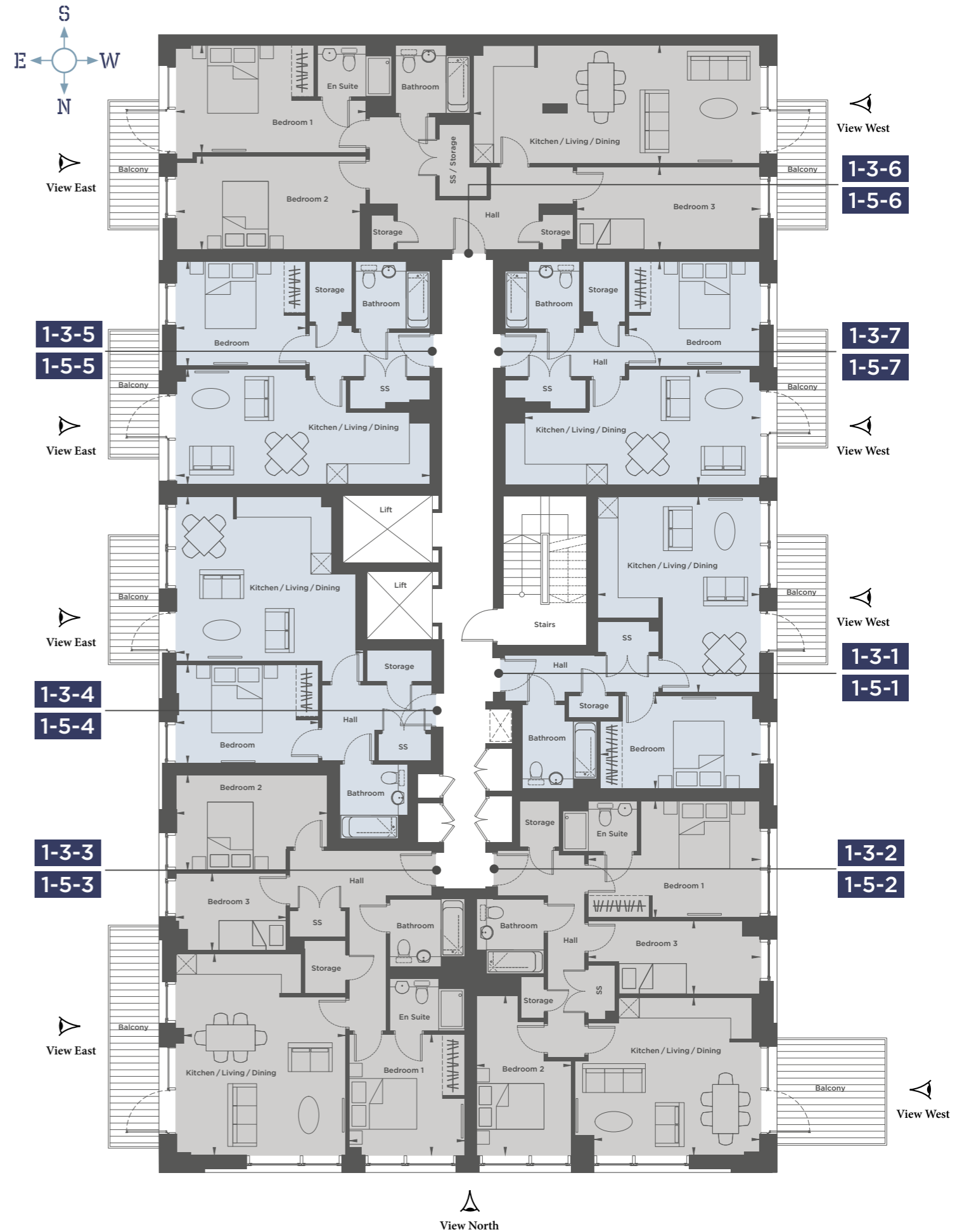


5TH FLOOR

- 1 Bedroom Apartments
- 3 Bedroom Apartments

KEY

- ▶ Measurement points
- SS Services and Storage



7TH FLOOR

APARTMENT 1-7-1		1 Bedroom	
Kitchen/Living/Dining	5.7m x 4.7m	18'8" x 15'5"	
Bedroom	4.7m x 2.7m	15'5" x 8'10"	
Total Floor Area	51 sq m	549 sq ft	

APARTMENT 1-7-2		3 Bedroom	
Kitchen/Living/Dining	5.4m x 4.6m	17'8" x 15'0"	
Bedroom 1	5.0m x 3.4m	16'6" x 11'2"	
Bedroom 2	4.6m x 2.8m	15'0" x 9'2"	
Bedroom 3	5.0m x 2.1m	16'5" x 6'11"	
Total Floor Area	86 sq m	926 sq ft	

APARTMENT 1-7-3		3 Bedroom	
Kitchen/Living/Dining	5.9m x 5.0m	19'4" x 16'5"	
Bedroom 1	3.5m x 3.4m	11'6" x 11'2"	
Bedroom 2	4.4m x 2.8m	14'5" x 9'2"	
Bedroom 3	3.2m x 2.2m	14'6" x 7'2"	
Total Floor Area	86 sq m	926 sq ft	

APARTMENT 1-7-4		1 Bedroom	
Kitchen/Living/Dining	5.5m x 4.8m	18'0" x 15'9"	
Bedroom	4.1m x 2.9m	13'5" x 9'6"	
Total Floor Area	53 sq m	570 sq ft	

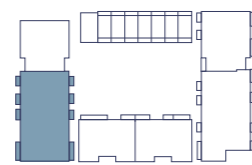
APARTMENT 1-7-5		1 Bedroom	
Kitchen/Living/Dining	7.4m x 3.3m	24'3" x 10'10"	
Bedroom	3.8m x 3.1m	12'5" x 10'2"	
Total Floor Area	50 sq m	538 sq ft	

APARTMENT 1-7-6		Studio	
Kitchen/Living/Dining	7.4m x 3.2m	24'3" x 10'6"	
Bedroom Area	3.9m x 2.7m	12'9" x 8'10"	
Total Floor Area	46 sq m	495 sq ft	

APARTMENT 1-7-7		Studio	
Kitchen/Living/Dining	7.4m x 3.2m	24'3" x 10'6"	
Bedroom Area	3.9m x 2.7m	12'9" x 8'10"	
Total Floor Area	46 sq m	495 sq ft	

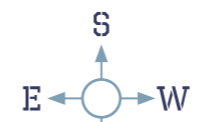
APARTMENT 1-7-8		1 Bedroom	
Kitchen/Living/Dining	7.5m x 3.4m	24'7" x 11'1"	
Bedroom	3.8m x 3.1m	12'5" x 10'2"	
Total Floor Area	50 sq m	538 sq ft	

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7TH FLOOR

- Studio Apartments
 - 1 Bedroom Apartments
 - 3 Bedroom Apartments
- KEY
- ▶ Measurement points
 - SS Services and Storage



View East

1-7-6

1-7-5

View East

1-7-4

1-7-3

View East

View South

RESIDENTS ROOF TERRACE

View North

View West

1-7-7

1-7-8

View West

1-7-1

1-7-2

View West



8TH FLOOR

APARTMENT 1-8-1		1 Bedroom	
Kitchen/Living/Dining	5.5m x 5.4m	18'0" x 17'9"	
Bedroom	4.5m x 2.8m	14'9" x 9'2"	
Total Floor Area	43 sq m	462 sq ft	

APARTMENT 1-8-2		1 Bedroom	
Kitchen/Living/Dining	7.8m x 3.1m	25'7" x 10'2"	
Bedroom	3.6m x 3.2m	11'10" x 10'6"	
Total Floor Area	50 sq m	538 sq ft	

APARTMENT 1-8-3		1 Bedroom	
Kitchen/Living/Dining	7.7m x 3.2m	25'3" x 10'6"	
Bedroom	4.3m x 3.2m	14'1" x 10'6"	
Total Floor Area	50 sq m	538 sq ft	

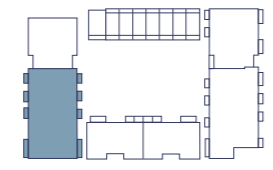
APARTMENT 1-8-4		1 Bedroom	
Kitchen/Living/Dining	6.2m x 5.5m	20'4" x 18'0"	
Bedroom	3.8m x 3.3m	12'5" x 10'10"	
Total Floor Area	44 sq m	473 sq ft	

APARTMENT 1-8-5		Studio	
Kitchen/Living/Dining	5.5m x 3.2m	18'0" x 10'6"	
Bedroom	3.4m x 3.2m	11'2" x 10'6"	
Total Floor Area	38 sq m	409 sq ft	

APARTMENT 1-8-6		1 Bedroom	
Kitchen/Living/Dining	6.1m x 4.9m	20'0" x 16'1"	
Bedroom	3.9m x 3.5m	12'0" x 11'6"	
Total Floor Area	54 sq m	580 sq ft	

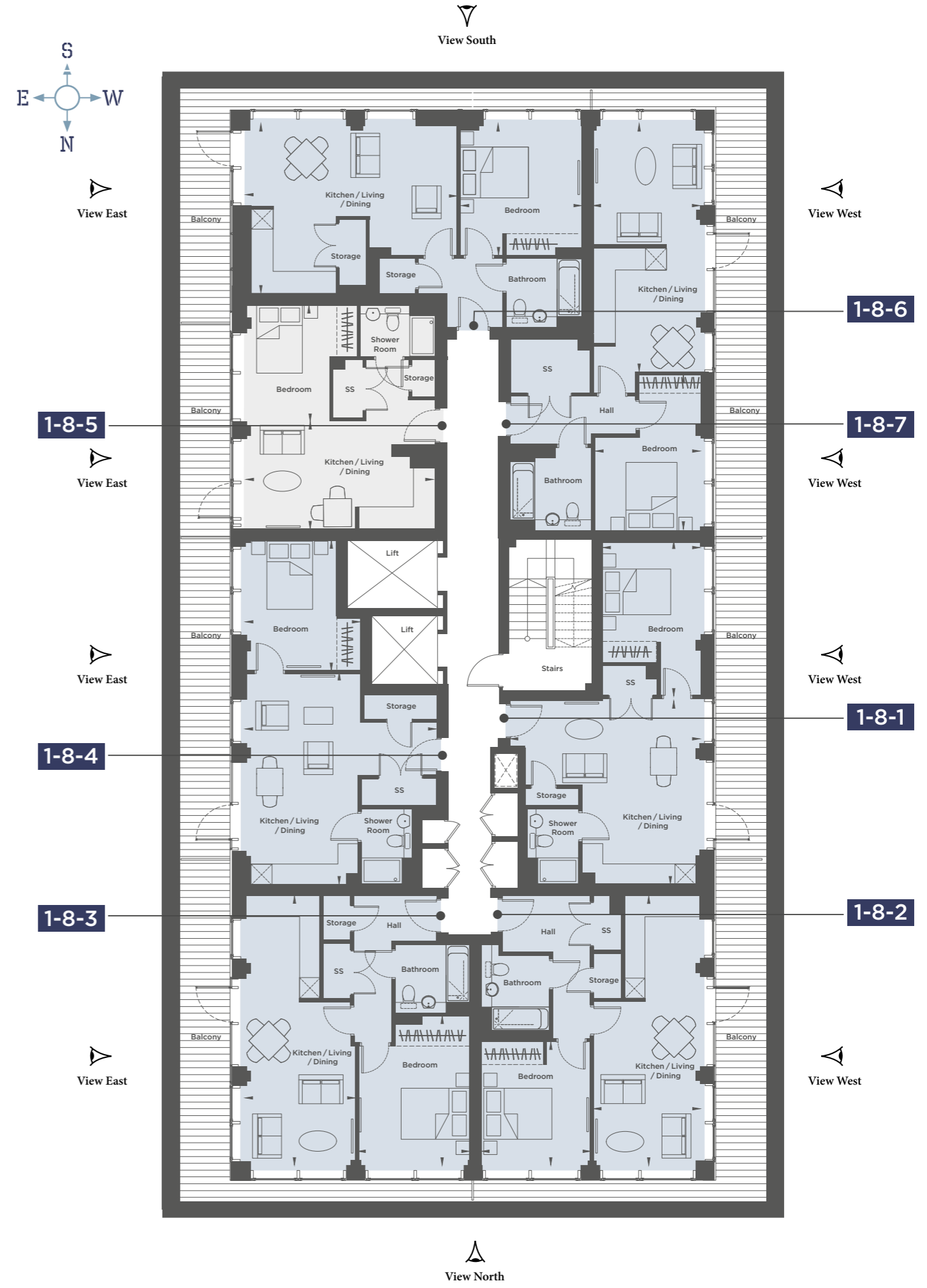
APARTMENT 1-8-7		1 Bedroom	
Kitchen/Living/Dining	7.2m x 3.1m	23'7" x 10'2"	
Bedroom	4.5m x 3.1m	14'9" x 10'2"	
Total Floor Area	54 sq m	580 sq ft	

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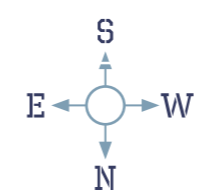
8TH FLOOR

KEY
 ■ Studio Apartments
 ■ 1 Bedroom Apartments
 ▶ Measurement points
 SS Services and Storage



9TH FLOOR

- 1 Bedroom Suites
 - 1 Bedroom Apartments
 - 2 Bedroom Apartments
- KEY
- ▶ Measurement points
 - SS Services and Storage



APARTMENT 1-9-1		1 Bedroom Suite	
Kitchen/Living/Dining	5.5m x 5.4m	18'0" x 17'9"	
Bedroom	4.5m x 2.8m	14'9" x 9'2"	
Total Floor Area	43 sq m	462 sq ft	

APARTMENT 1-9-2		1 Bedroom	
Kitchen/Living/Dining	7.8m x 3.1m	25'7" x 10'2"	
Bedroom	3.6m x 3.2m	11'10" x 10'6"	
Total Floor Area	50 sq m	538 sq ft	

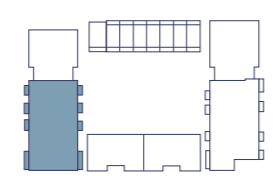
APARTMENT 1-9-3		1 Bedroom	
Kitchen/Living/Dining	7.7m x 3.2m	25'3" x 10'6"	
Bedroom	4.3m x 3.2m	14'1" x 10'6"	
Total Floor Area	50 sq m	538 sq ft	

APARTMENT 1-9-4		1 Bedroom Suite	
Kitchen/Living/Dining	6.2m x 5.5m	20'4" x 18'0"	
Bedroom	3.8m x 3.3m	12'5" x 10'10"	
Total Floor Area	44 sq m	473 sq ft	

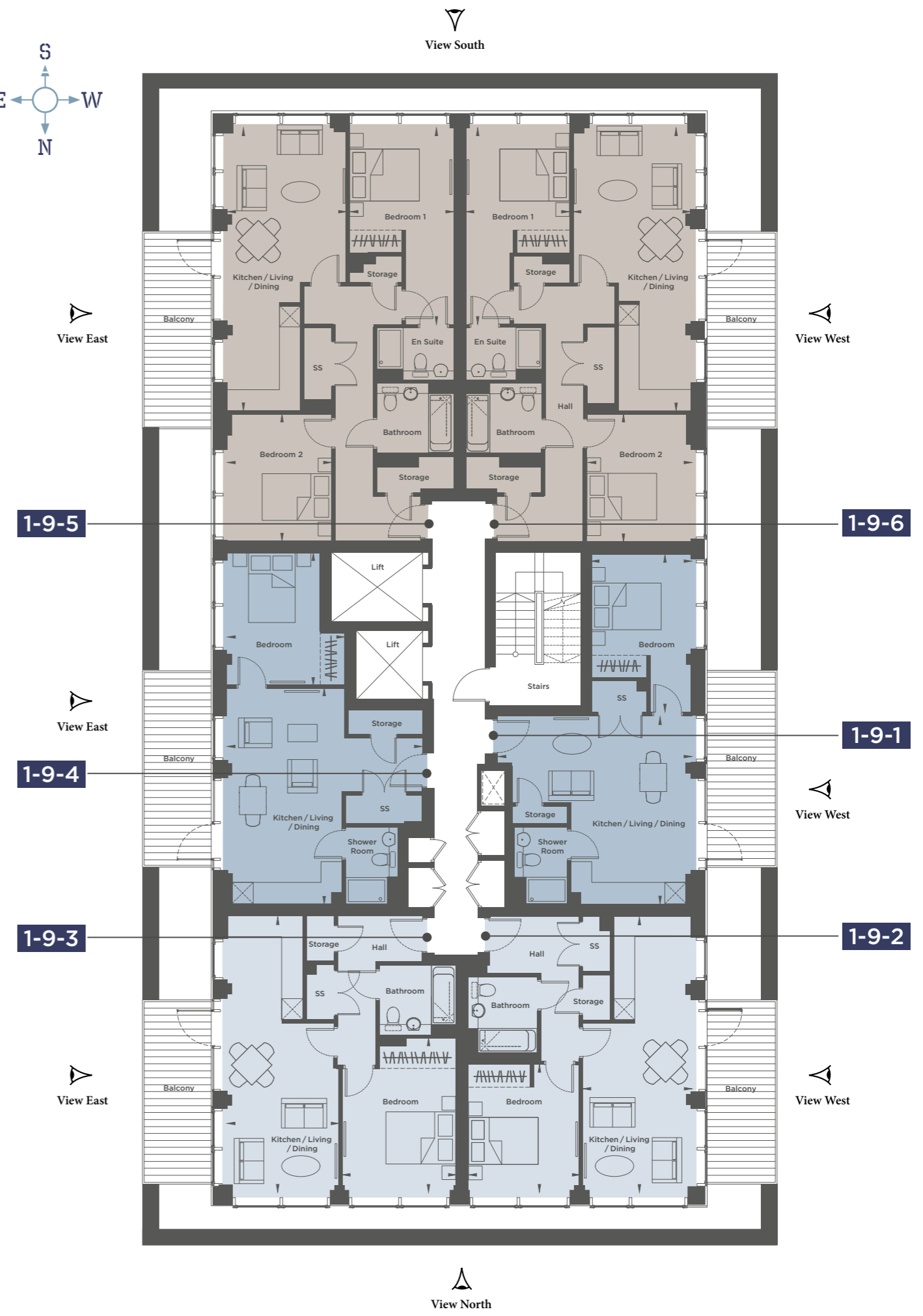
APARTMENT 1-9-5		2 Bedroom	
Kitchen/Living/Dining	8.1m x 3.4m	26'7" x 11'1"	
Bedroom 1	5.6m x 2.9m	18'4" x 9'6"	
Bedroom 2	3.6m x 2.9m	11'10" x 9'6"	
Total Floor Area	77 sq m	828 sq ft	

APARTMENT 1-9-6		2 Bedroom	
Kitchen/Living/Dining	8.1m x 3.4m	26'7" x 11'2"	
Bedroom 1	5.6m x 2.9m	18'4" x 9'6"	
Bedroom 2	3.7m x 2.9m	12'2" x 9'6"	
Total Floor Area	77 sq m	828 sq ft	

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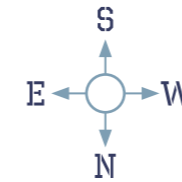
9TH FLOOR



RIVER WALK APARTMENTS CORE 2

2ND FLOOR

- 1 Bedroom Apartments
 - 2 Bedroom Apartments
- KEY
- ▶ Measurement points
 - SS Services and Storage



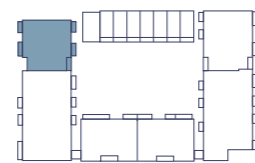
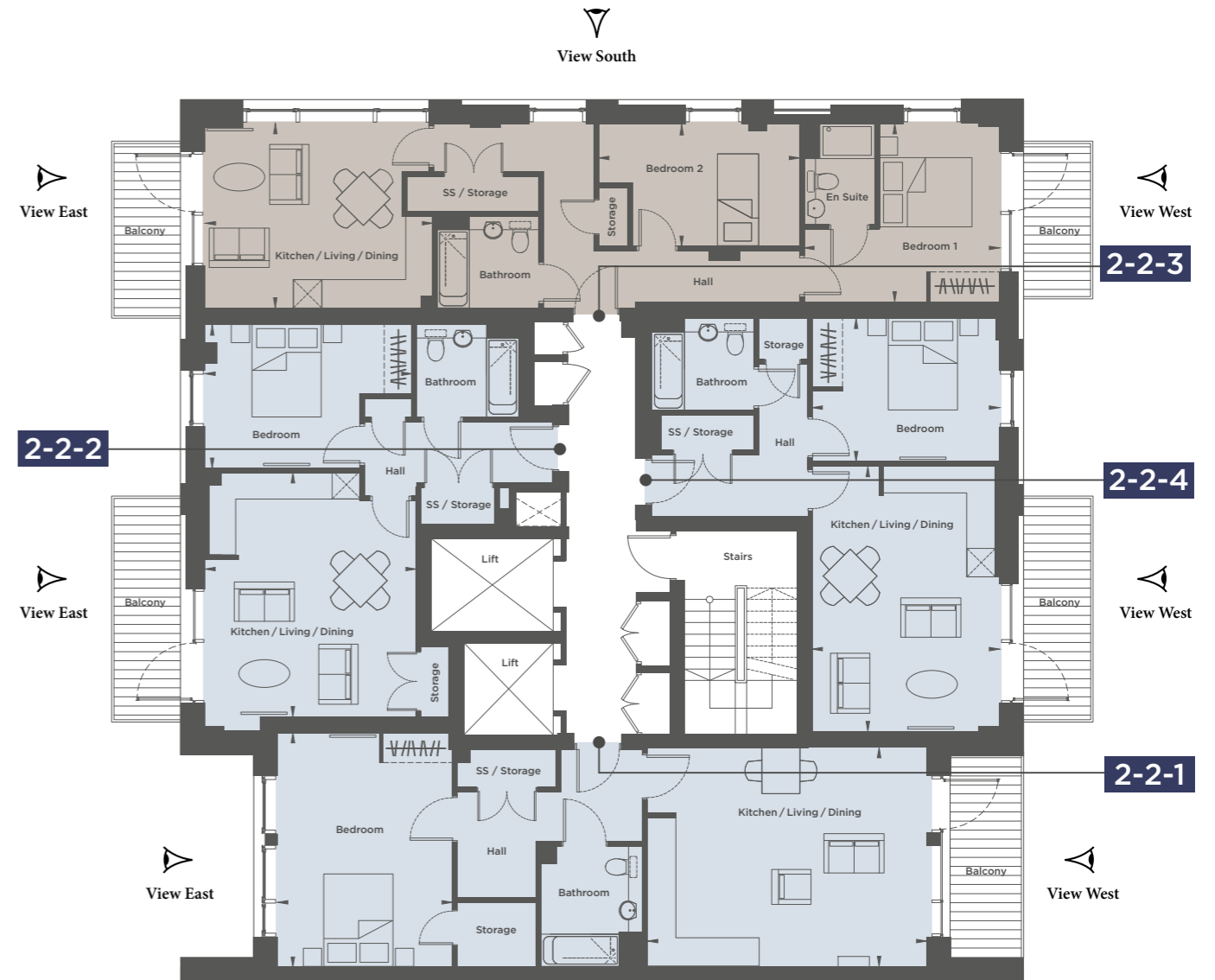
APARTMENT 2-2-1		1 Bedroom	
Kitchen/Living/Dining	6.0m x 4.7m	19'8" x 15'5"	
Bedroom	5.0m x 3.8m	16'5" x 12'5"	
Total Floor Area	68 sq m	731 sq ft	

APARTMENT 2-2-2		1 Bedroom	
Kitchen/Living/Dining	5.2m x 4.5m	17'1" x 14'9"	
Bedroom	4.5m x 3.1m	14'9" x 10'2"	
Total Floor Area	50 sq m	538 sq ft	

APARTMENT 2-2-3		2 Bedroom	
Kitchen/Living/Dining	4.9m x 3.9m	16'1" x 12'10"	
Bedroom 1	4.2m x 3.8m	13'9" x 12'6"	
Bedroom 2	4.3m x 2.6m	14'1" x 8'6"	
Total Floor Area	70 sq m	753 sq ft	

APARTMENT 2-2-4		1 Bedroom	
Kitchen/Living/Dining	5.7m x 4.0m	18'8" x 13'11"	
Bedroom	4.0m x 3.1m	13'1" x 10'2"	
Total Floor Area	51 sq m	548 sq ft	

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2ND FLOOR

3RD FLOOR

4TH FLOOR

5TH FLOOR

6TH FLOOR

APARTMENTS 2-3-1, 2-4-1, 2-5-1, 2-6-1			2 Bedroom		
Kitchen/Living/Dining	6.1 m x 4.7 m	20'0" x 15'5"			
Bedroom 1	4.4 m x 2.7 m	14'5" x 8'10"			
Bedroom 2	4.4 m x 2.1 m	14'5" x 6'10"			
Total Floor Area	68 sq m	731 sq ft			

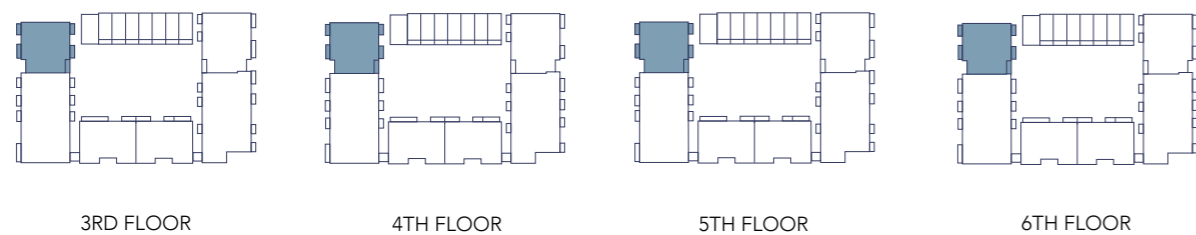
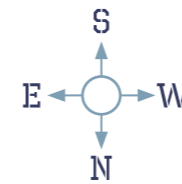
APARTMENTS 2-3-3, 2-4-3, 2-5-3, 2-6-3			2 Bedroom		
Kitchen/Living/Dining	4.9 m x 3.9 m	16'1" x 12'10"			
Bedroom 1	4.2 m x 3.8 m	13'9" x 12'5"			
Bedroom 2	4.3 m x 2.6 m	14'1" x 8'6"			
Total Floor Area	70 sq m	753 sq ft			

APARTMENTS 2-3-2, 2-4-2, 2-5-2, 2-6-2			1 Bedroom		
Kitchen/Living/Dining	5.2 m x 4.5 m	17'1" x 14'9"			
Bedroom	4.5 m x 3.1 m	14'9" x 10'2"			
Total Floor Area	50 sq m	538 sq ft			

APARTMENTS 2-3-4, 2-4-4, 2-5-4, 2-6-4			1 Bedroom		
Kitchen/Living/Dining	5.7 m x 4.0 m	18'8" x 13'1"			
Bedroom	4.0 m x 3.1 m	13'1" x 10'2"			
Total Floor Area	51 sq m	548 sq ft			

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- 1 Bedroom Apartments
 - 2 Bedroom Apartments
- KEY
- ▶ Measurement points
 - SS Services and Storage



A DYNAMIC PRESENCE IN LONDON

INNOVATIVE LIVING

Redrow is a premium residential developer focused on bespoke residential opportunities in the world's most dynamic city.

Redrow is committed to creating new communities where people aspire to live. Our award winning portfolio offers a wealth of choice for our discerning customers, combining innovative design and sought after London locations. As a business, we are focused on contributing to economic development and creating vibrant, healthy communities where we work.

We are fortunate to have a fantastic blend of fresh-thinking and well-honed experience in every department of our team; from land acquisition, to planning and design, through to build, sales and aftercare.

This means that you can be confident that a distinctive and exacting standard has been set and followed throughout all our developments. That standard is to be the best. To buy the best land, design and build the best buildings, and provide the best sales and after care experience.

A SUSTAINABLE REDROW

In 2018, Redrow set up the Redrow Aspirations Action Plan to ensure that year on year our business continues to improve in environmental sustainability, aiming to be one of the most sustainable and socially responsible companies in our field.

In 2019, Redrow were awarded gold in the NextGeneration benchmarking system for sustainability.



SINCE THEN WE HAVE DELIVERED SOME OF THE FOLLOWING KEY HIGHLIGHTS:

100%

of the heating supply for all the buildings at Pontoon Reach will come from the on-site District Heat Network

99.9%

of timber used across all Redrow sites was responsibly sourced in 2019

OUR TRAVEL PLAN

gives all residents access to our Car Club and offers sustainable travel incentives

97.7%

of waste produced is now diverted from landfill

COMMUNITY AND ENVIRONMENTAL VALUES

IMPROVING THE ENVIRONMENT AND QUALITY OF LIFE FOR OUR CUSTOMERS AND COMMUNITIES IS AT THE HEART OF REDROW'S OPERATIONS.

ENVIRONMENT & SUSTAINABILITY

Our Sustainability Strategy is to:

- Redevelop a formally redundant brownfield site into a thriving new community
- Reduce the environmental impact of our homes through their design and construction, and the way residents live in them
- Be more efficient in our use of resources such as energy and water, inclusive of energy efficient appliances and water flow regulators within our homes
- In recognition of our environmental performance, we have achieved an independently assessed, British Standard 8555 Level 2, which focuses on environmental management systems
- At Pontoon Reach 100% of the heating for all the buildings will come from the development's Combined Heat and Power supply, providing an energy efficient and environmentally sustainable platform
- Create new landscape terraces and courtyards with children's play area
- Incorporate a Sustainable Urban Drainage System, with permeable landscaping, into the central landscaped courtyard to effectively manage the return of surface rainwater

- Incorporate brown and green roofs to further protect and enhance biodiversity in and around our developments
- In partnership with the London Borough of Newham, to contribute and enhance the landscaping and public spaces surrounding the development
- Encourage recycling with dedicated recycling systems for residents and throughout our construction process
- As part of our development Travel Plan, all residents will have access to a Car Club
- Throughout the duration of the construction process, in excess of 85% of our workforce travelled by public transport
- Contribute via the London Borough of Newham to the Mayors 'zero carbon' target

At Redrow, we work to embed sustainable values in all of our operations, contributing to economic development, whilst protecting and enhancing our natural environment.

Across all Redrow sites, 99.9% of timber used was responsibly sourced in 2019 and 98% of waste is diverted from landfill.

We are partners in the Supply Chain Sustainability School, which is an award-winning initiative providing free learning and development to

help our supply chain partners address sustainability issues.

We are members of the UK Green Building Council and are working to reduce the carbon emissions from both our homes and operations.

COMMUNITY

Pontoon Reach will become a vibrant new community with high quality new homes, attractive central courtyard and residents' roof terraces.

Throughout the development's build programme, Redrow is committed to supporting local labour, providing training, and creating new employment through workplace apprenticeships and work experience placements.

As part of our community programme, Pontoon Reach site managers visited children at nearby Britannia Village Primary School. During the visit, they explained what the development would bring to the community and the steps taken to protect and enhance the local environment. Inspired by the visit, the children designed and created vibrant pieces of artwork, which are now showcased on site as part of the hoarding.



Artwork created by children of local Britannia Village Primary School depicting Pontoon Reach.

RECENT AWARDS



2021 HBF Customer Satisfaction Survey
Five star rating for Redrow Homes



2019 PRCA City & Financial Awards
Best Annual Report



2019 NHBC Health & Safety Awards
Highly Commended



2019 NW Insider Residential Property Awards
Housebuilder of the Year



2019 Property Week's Resi Awards
Large Developer of the Year



2020 Evening Standard New Homes Awards
Special Commendation



2019 NextGeneration Innovation Award
Social Value Calculator



2020 WhatHouse? Awards
Best Large Housebuilder
Bronze



LONDON HAS BEEN OUR HOME FOR OVER 150 YEARS

PEABODY CREATES GREAT PLACES WHERE PEOPLE WANT TO LIVE, ADDING VALUE THROUGH LONG-TERM, PATIENT INVESTMENT. THIS HISTORIC ORGANISATION IS KNOWN FOR UPHOLDING HIGH DESIGN STANDARDS TO CREATE HOMES IN GREAT LOCATIONS WHICH ARE SAFE, EASY TO MAINTAIN, AND LONG-LASTING.

HISTORY & LONGEVITY

Peabody has over 150 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 66,000 homes, and is continuing to deliver new high-quality homes and neighbourhoods across London and the South East of England.

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of £8.0bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year. In 2020, Peabody generated a surplus of £197m and invested £313m in building new homes and communities.



CUSTOMER & COMMUNITY FOCUS

Placing its customers at the forefront, in 2020 Peabody achieved 'Gold' in the latest, wholly independent customer satisfaction awards. Its ambition is to create communities that are healthier, wealthier and happier.

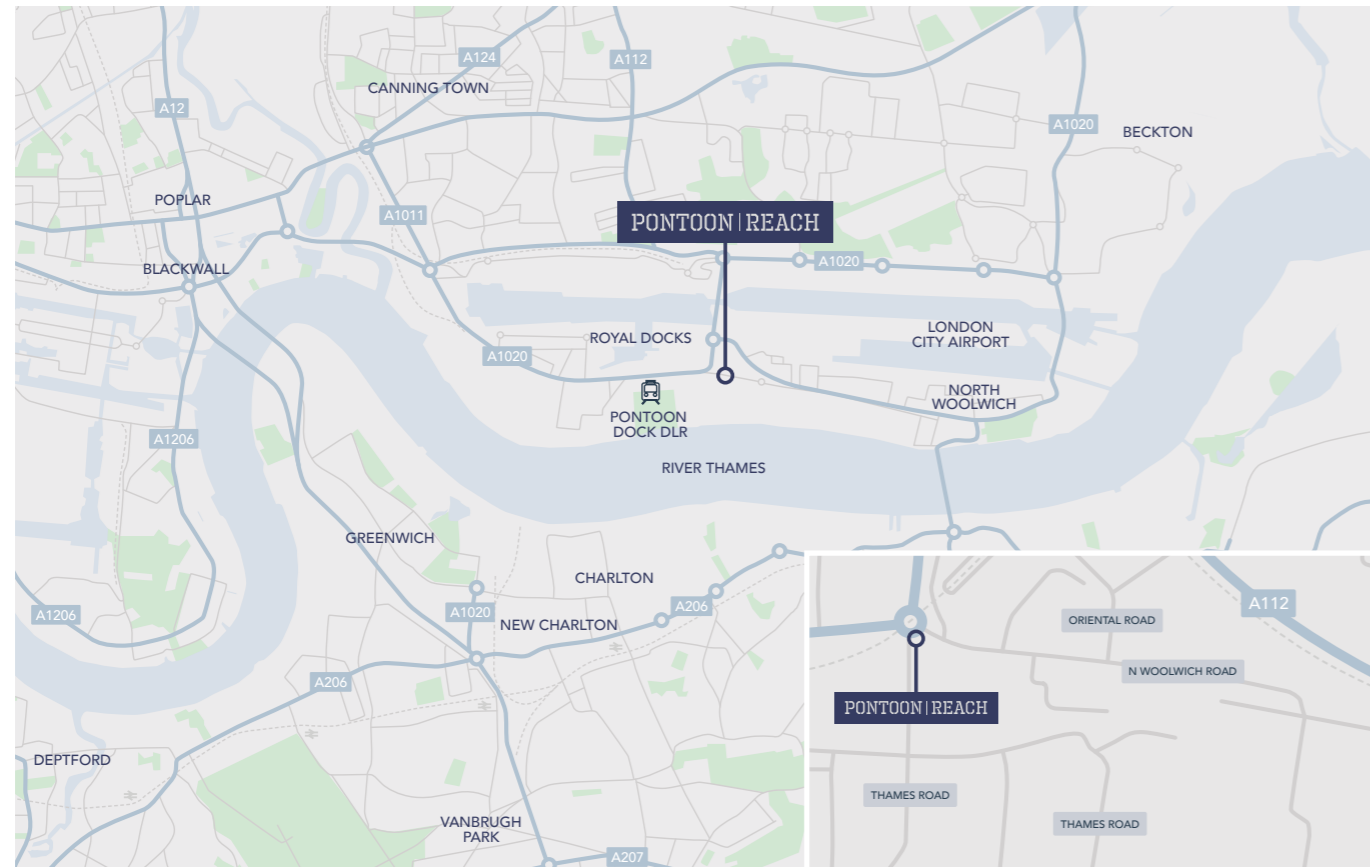
Peabody's mission is to help people make the most their lives. In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Peabody also runs a community foundation, helping to create prosperity and success for its residents and communities.



RECENT AWARDS

Peabody has been awarded 53 prestigious industry awards since 2017, recognising excellence in design, architecture, placemaking, regeneration and marketing. Peabody was recently named the Grand Prix overall winner at the 2020 Evening Standard New Homes Awards.





PONTOON | REACH

ROYAL DOCKS | LONDON E16

PONTOON REACH SHOW APARTMENT & MARKETING SUITE
 THAMES ROAD, LONDON E16 2FP

WWW.PONTOONREACH.CO.UK
 020 3131 7812



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