

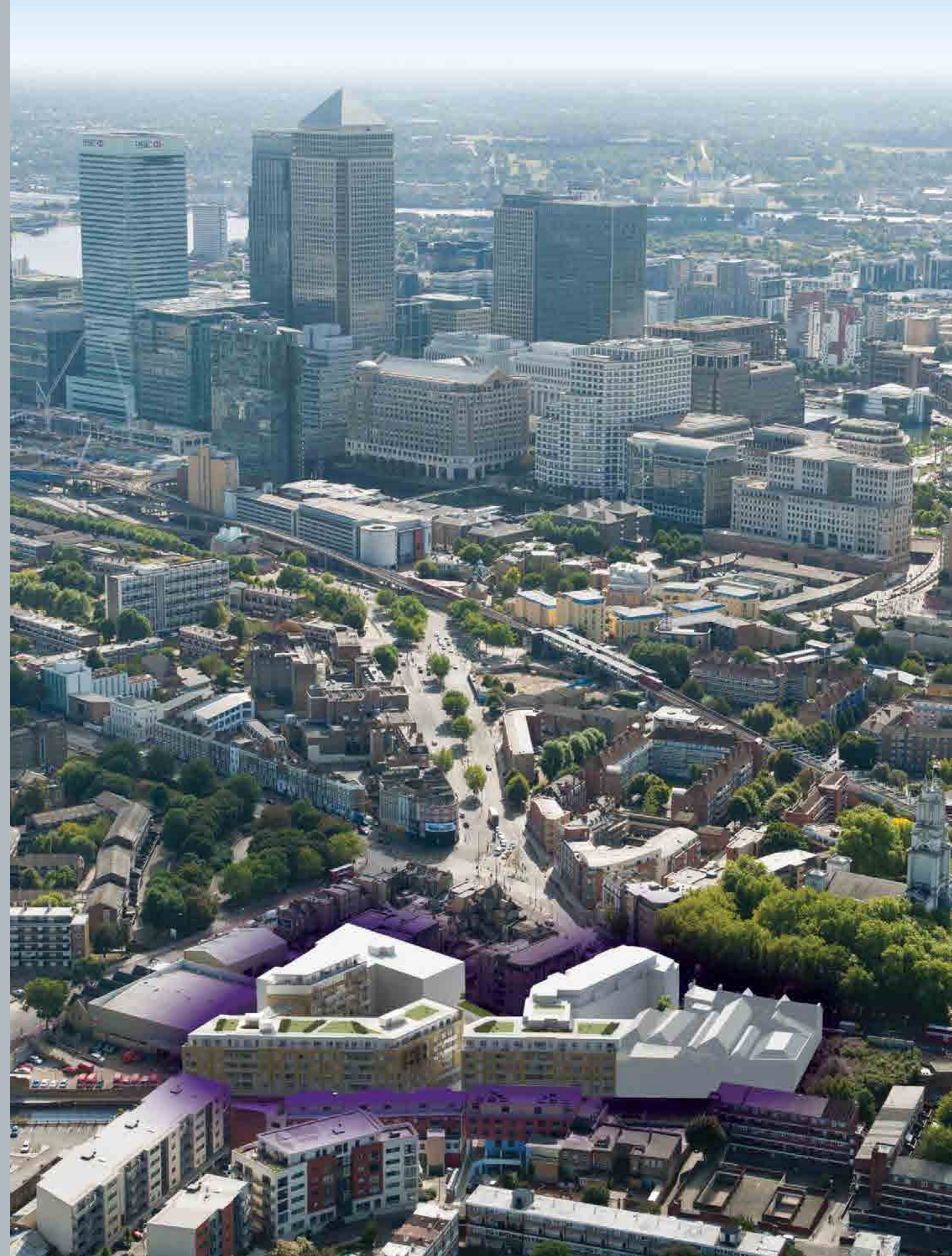


Canary
GATEWAY

LIMEHOUSE LONDON E14

A brand new quarter

A cosmopolitan
canalside village of
fabulous suites, apartments
and penthouses designed
for a dynamic lifestyle,
minutes from the
heart of Canary Wharf



Canary

Wharf

EXHILARATING
INTERNATIONAL
FUTURISTIC
INSPIRATIONAL
GLOBAL HEADQUARTERS
WORLD CLASS VISIONARY
COMMERCE STATUS STYLE
ENERGETIC THRIVING
ECLECTIC COSMOPOLITAN
VIBRANT CULTURAL
EXCEPTIONAL
SHOWCASING DYNAMIC
SYMBOLIC
ALIVE EXPANDING

IN A WORD
Opportunity



Welcome to the Gateway



Canary Gateway

A NEW LANDMARK FOR LUXURY LONDON LIVING



Exclusive apartments little over 10 minutes
walk from the Capital's showcase
global business district - Canary Wharf

A brilliant infrastructure

LONDON'S MOST ADVANCED TRANSPORT
NETWORK ON YOUR DOORSTEP



Residents at Canary Gateway will be 5 minutes walk from Westferry DLR or a couple further to Limehouse offering both DLR and mainline services. Exceptional tube and rail connections may well be what you would expect from such a prominent and well located development - but in addition from 2018 residents will also be around 10 minutes walk from the Capital's new superfast highway, Crossrail, with its major Canary Wharf interchange located in the north dock of West India Quay.



The DLR

Docklands Light Railway is London's only automated metro system, built to serve Docklands and its rapidly transforming business district - linking directly to Bank in the City, Greenwich, Stratford and London City Airport.

Average journey times from Westferry:

Canary Wharf	3 mins
West India Quay	6 mins
Tower Gateway	7 mins
Bank	7 mins
North Greenwich	11 mins
Cutty Sark	13 mins
London City Airport	14 mins
Stratford	14 mins
Greenwich	15 mins
King's Cross/St Pancras	20 mins



The Jubilee Line

The Jubilee line connects at both Canary Wharf and Canning Town with either being a 7 minute hop from Westferry on the DLR. Jubilee line links to the Capital's entire tube and mainline network, crossing the metropolis with an average 2 minute journey time between stations.

Average journey times from Canary Wharf:

London Bridge	6 mins
Waterloo	10 mins
Westminster	11 mins
Green Park	13 mins
Bond Street	15 mins
Leicester Square	21 mins
Oxford Circus	21 mins
Covent Garden	23 mins
Tottenham Ct Road	23 mins
London Heathrow Airport	48 mins



Crossrail

The new Crossrail interchange at Canary Wharf will be one of its largest hubs. The station and proposed retail & park areas will be six storeys high with the oversite development offering some 100,000 square feet of retail space alone. The Canary Wharf interchange offers massive benefits for Canary Gateway - for not only as a development but as a significant capital growth zone.

Average journey times from Canary Wharf (2018):

Liverpool Street	6 mins
Farringdon	8 mins
Tottenham Ct Road	11 mins
Bond Street	13 mins
Paddington	16 mins
London Heathrow Airport	39 mins



Thames Clipper

Thames Clippers operate scheduled commuter and visitor services from Canary Wharf Pier to Waterloo & Westminster in around 40 minutes with peak hour shuttles to London Bridge in 13 minutes. With airline style seating, coffee bars and disabled facilities, the Clippers offer a highly efficient form of public London Transport.



London City Airport

14 minutes direct from Westferry and residents will be at London's 5th busiest airport, handling over 3 million passengers in 2012, with its highly attractive 10 minute check in times favoured by the Capital's business community. The airport has a masterplan for expansion of its passenger handling to 8 million by 2030.

Busiest routes to and from London City Airport include:

Zurich	
Geneva	
Paris Orly	
Madrid	
Frankfurt	
Edinburgh	
Antwerp	
New York - JFK	





With over 240 shops, bars, restaurants and galleries on your doorstep, Canary Wharf exudes a lifestyle like no other. With brand name excellence like Aspinall of London, Tiffany & Co, Jo Malone, Aquascutum and Alfred Dunhill, to name but a few of the reasons you don't need retail therapy in the West End, Canary Wharf is a dazzling showcase of everything about world class leisure and recreation.



While fabulous food has no boundaries, culture surely takes centre stage with arts and events constantly changing, theatre for all ages and even giant outdoor summer screens in Canada Square Park, bringing you the latest programmes of sport, news and entertainment.

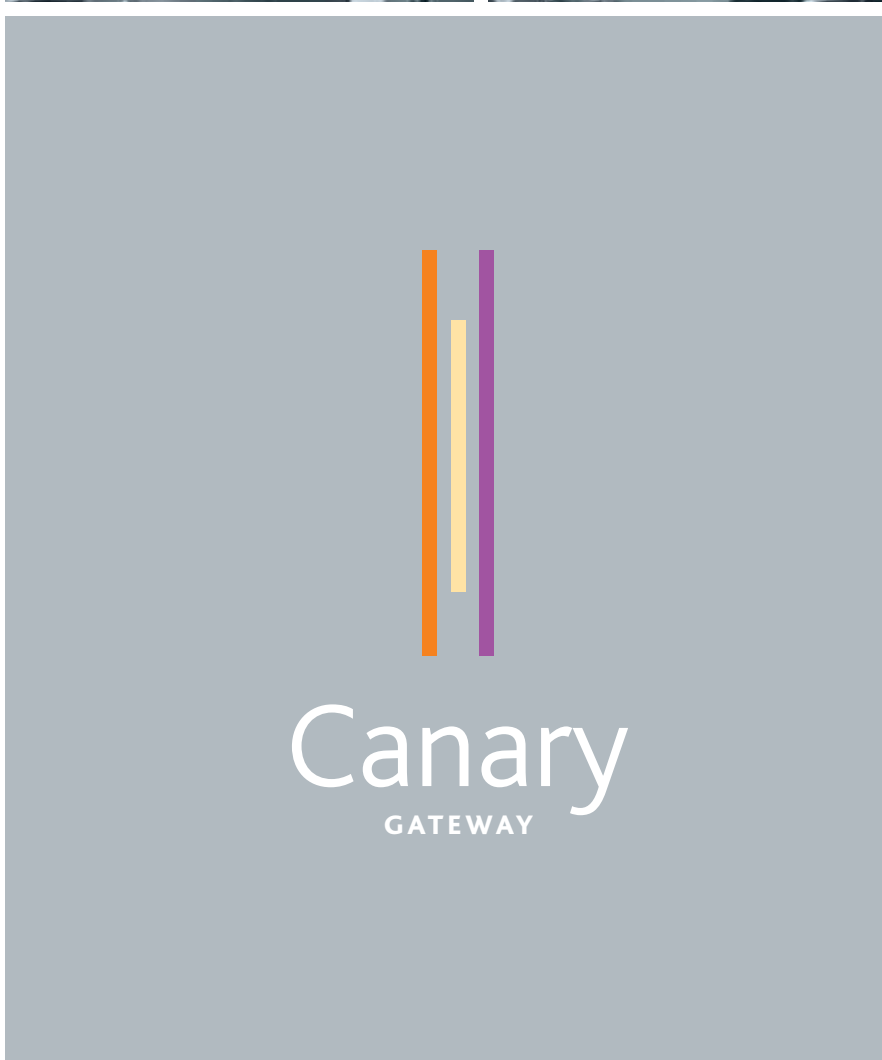
The lifestyle

Residents at Canary Gateway can wine and dine in style on Canary Wharf's waterfront or any number of internationally themed gastro eateries, including Carluccio's, Amerigo Vespucci, Itsu, or the ultimate steakhouse - Manhattan Grill, just to whet the appetite.

From indoor malls to outdoor ice skating, from water sports to Cineworld cinemas, every conceivable form of pleasure and leisure that creates the Canary lifestyle will be a short walk from Canary Gateway's canalside setting.



Apartments that integrate with London's most contemporary and vibrant environment





Over 93,000 workers and executives little more than 10 minutes from Canary Gateway

The investment potential doesn't get any better - it just gets bigger



Canary Wharf is not only an international landmark for urban regeneration, but is home to many of the world's most prominent business organisations, institutions and professional services. The business district is Europe's financial powerhouse with an ever growing array of statistics that radiate from some 15 million square feet of highly specified office and retail space.

The ambitious redevelopment of Wood Wharf will add a further 20,000 square metres of visually stunning waterside architecture and amenities adjacent to West India docks, forming part of the catalyst of expansion that could see Canary Wharf double in size over the next decade.

Today, Canary Wharf is so much more than a business destination - it is a corporate lifestyle in itself - and one that will continue to support the ever growing demand for high quality living space within its immediate surrounds.



From London Bridge...

London Bridge Quarter lies 6 minutes direct from Canary Wharf with the shimmering spectacle of The Shard standing testimony to the regeneration masterpiece and transformation of the area into a brilliant new commercial, retail and transport landmark. Adjoining London Bridge Quarter is More London - which together will accommodate over 35,000 new employees.

...to the world renowned West End

The West End needs little introduction as one of the most distinguished shopping locations on the planet. With Oxford Street being the busiest retail strip on record, and Bond Street remaining the most expensive in Europe, residents at Canary Gateway can enjoy the West End to the full - being around 20 minutes journey time from either Westferry or Canary Wharf. The Capital's greatest experiences, from Theatreland to the Tower of London, from Covent Garden, Soho and Chinatown - all are deceptively close to Canary Gateway.

...and London's Universities

It is no coincidence that London has a student population in excess of 400,000 - it is a statistic that endorses the Capital as a world class hub for higher education. London has one of the largest concentrations of universities that can be listed anywhere and all are within convenient tube proximity of Canary Gateway.

Average journey times from Canary Wharf station include:

King's College, Waterloo Campus, nearest tube Waterloo	9 mins
Queen Mary University of London, nearest tube Mile End	18 mins
London School of Economics, nearest tube Temple	21 mins
University of Westminster, nearest tube Goodge Street	23 mins
University College London, nearest tube Goodge Street	23 mins
Imperial College, nearest tube South Kensington	26 mins

Pop to the City in 7 minutes

**WESTFERRY TO BANK DIRECT ON THE DLR
BRINGS THE CAPITAL'S SECOND HIGH END
RENTAL SECTOR TO WITHIN A 3 STOP HOP.**



Canary Gateway

THE DEVELOPMENT



Canary Gateway comprises of two principal apartment blocks, Artisan Place and Bywater Square, which together offer 160 luxurious suites, apartments, duplexes and penthouses.

Both buildings front the Limehouse Canal - a quiet waterway built in 1770 as a 'shortcut' to the Limehouse Basin and River Thames.

The development will feature a fully landscaped courtyard within Bywater Square - while both the courtyard gardens and public space between the buildings are planned to have contemporary art sculptures designed to create welcoming and social areas.



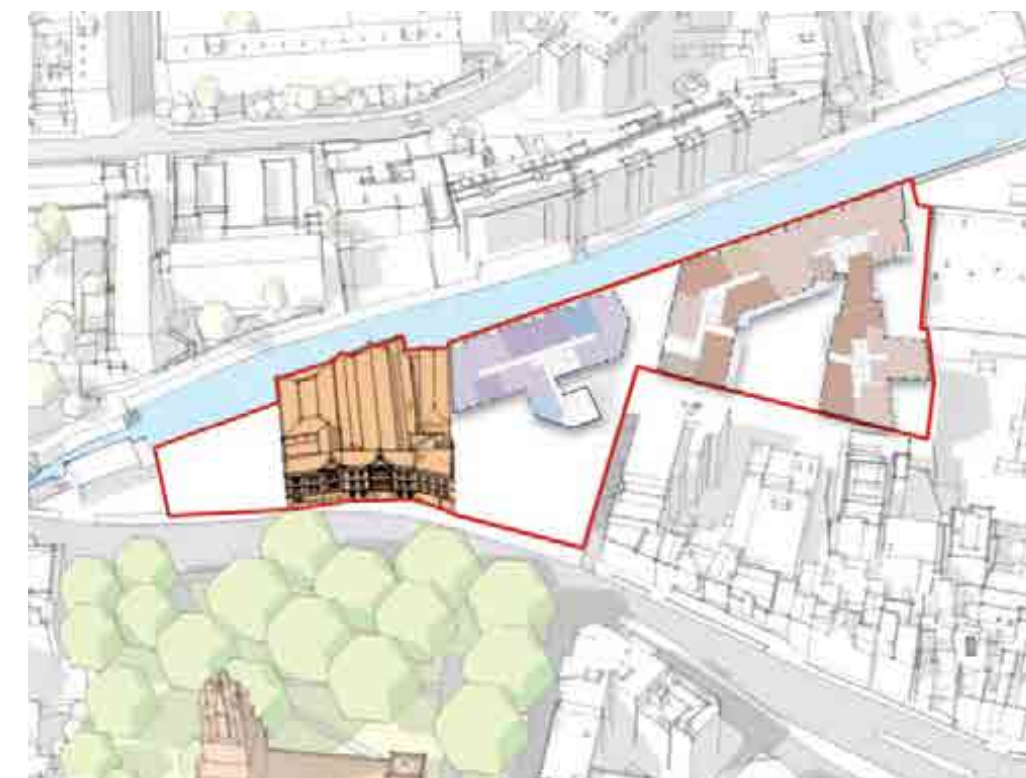
Features include:

- Concierge desk and CCTV security.
- Superb choice of suite and apartment styles.
- Sought after canalside setting with fully lit canal path.
- Secure underground parking with direct lift access in Bywater Square.
- Selected ground floor apartments with private gardens.
- Individual 'home-zone' cores, each with lift serving all apartment levels.
- Communal roof gardens feature on both apartment buildings.
- Majority with balcony or terrace.
- Luxurious specifications throughout.
- Sculptured art landmarks.
- Future phase mixed use conversion.

The Gateway

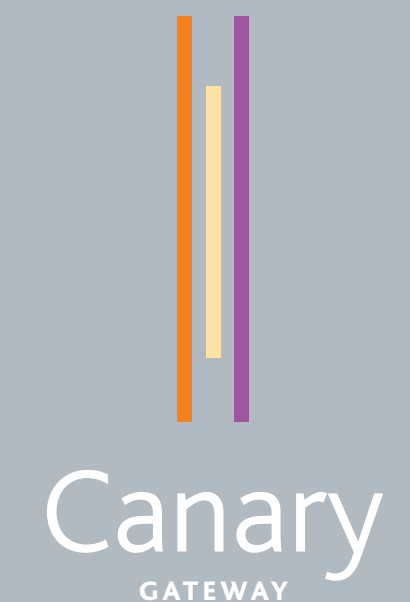
VISIONARY REGENERATION

The overall development masterplan includes the re-development and conversion of Sailmakers Listed Warehouses adjacent to Artisan Place, an exciting scheme to retain the warehouse's original façade while creating fabulous characteristic voids of space to become an opportunity for hi-tech offices, media groups, galleries or bars and restaurants...
a vibrant and energetic addition to what is already an outstanding scheme.



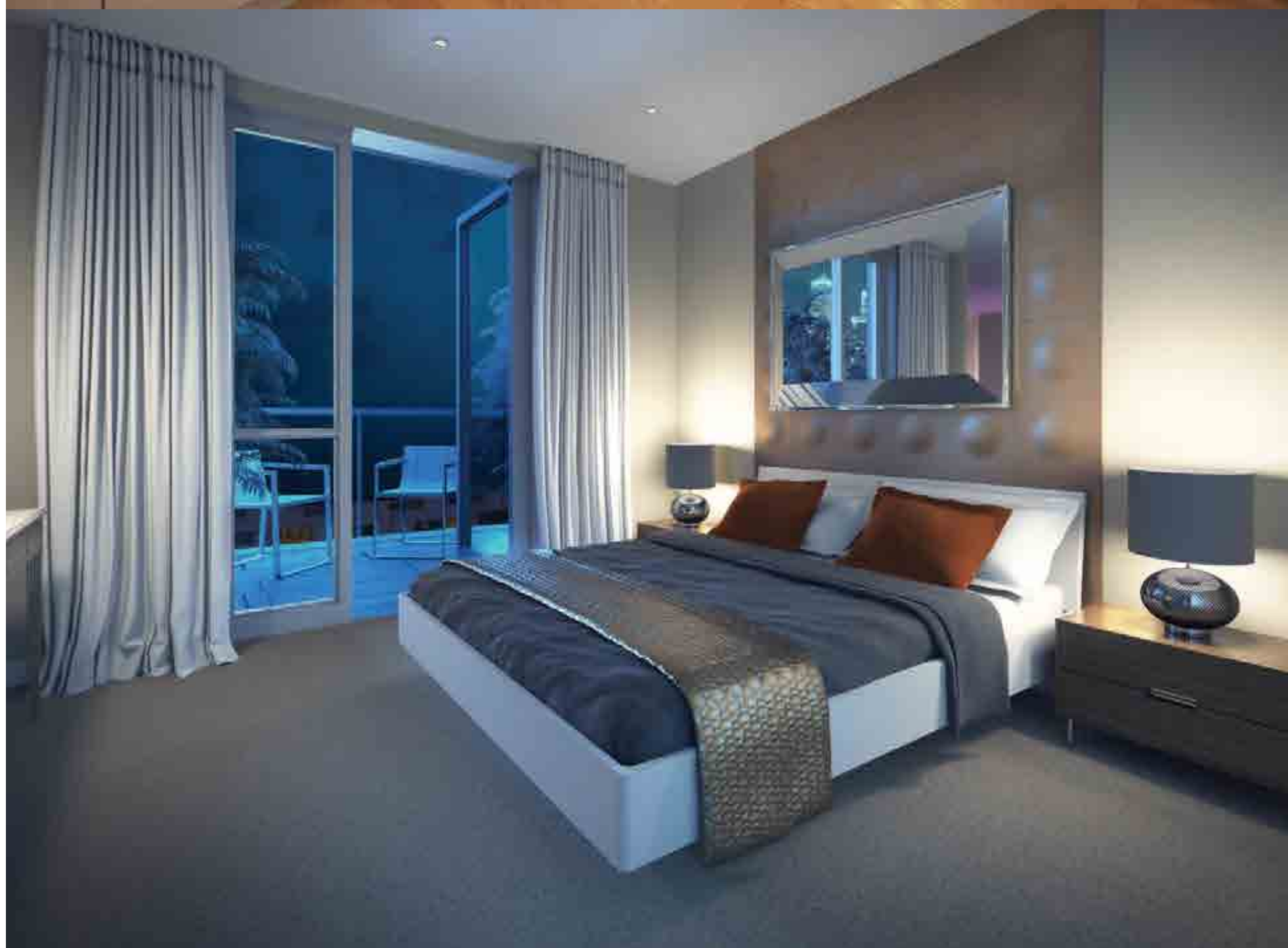
New frontage to Commercial Road

The conversion of Sailmakers Warehouses will provide a visionary new dimension to luxury living at Canary Gateway.





Step into sleek, sophisticated style

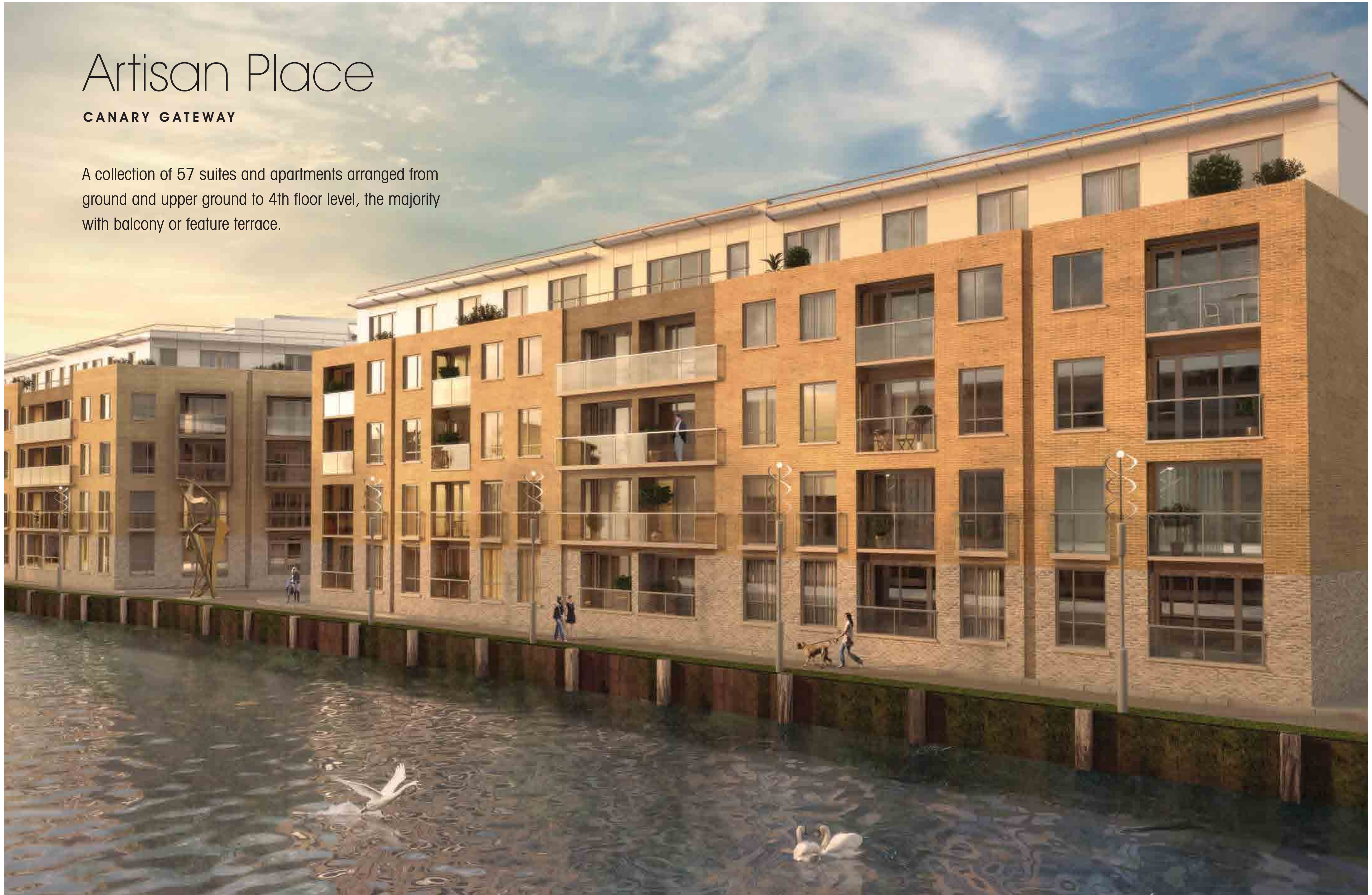


Apartments designed for refined living and luxuriating

Artisan Place

CANARY GATEWAY

A collection of 57 suites and apartments arranged from ground and upper ground to 4th floor level, the majority with balcony or feature terrace.





GND LEVEL

- Suite
- 1 Bed
- 2 Bed
- 3 Bed

		SQ.M.	SQ.FT.
G01	2 bedroom	66.2	713
G02	2 bedroom	59.2	637
G03	3 bedroom duplex	104.9	1129
G04	3 bedroom duplex	100.5	1082
G05	1 bedroom	46.2	497
G06	2 bedroom	61.7	664
G07	2 bedroom	52.3	563
G08	Suite	29.8	321
G09	3 bedroom duplex	81.6	878



UPPER GND LEVEL

		SQ.M.	SQ.FT.
UG01	2 bedroom	66.2	713
UG02	2 bedroom	59.2	637
UG03	1 bedroom	46.2	497
UG04	2 bedroom	61.7	664
UG05	2 bedroom	52.3	563
UG06	Suite	29.8	321
UG07	2 bedroom	59.2	637

Artisan Place



1 ST LEVEL

		SQ.M.	SQ.FT.
101	2 bedroom	66.2	713
102	2 bedroom	59.2	637
103	2 bedroom	60.3	649
104	1 bedroom	46.5	500
105	1 bedroom	46.2	497
106	2 bedroom	61.7	664
107	1 bedroom	41.8	450
108	2 bedroom	58.7	632
109	1 bedroom	46.0	495
110	2 bedroom	57.3	617
111	2 bedroom	61.0	657
112	Suite	29.8	321
113	2 bedroom	59.7	643
114	Suite	30.1	324

Artisan Place



2 ND LEVEL

		SQ.M.	SQ.FT.
201	2 bedroom	66.2	713
202	2 bedroom	59.2	637
203	2 bedroom	60.3	649
204	1 bedroom	46.5	500
205	1 bedroom	46.2	497
206	2 bedroom	61.7	664
207	1 bedroom	41.8	450
208	2 bedroom	58.7	632
209	1 bedroom	46.0	495
210	2 bedroom	57.3	617
211	2 bedroom	61.0	657
212	Suite	29.8	321
213	2 bedroom	59.7	643
214	Suite	30.1	324



3RD LEVEL

		SQ.M.	SQ.FT.
301	2 bedroom	62.2	670
302	1 bedroom	48.3	520
303	1 bedroom	52.2	562
304	2 bedroom	63.2	680
305	1 bedroom	46.0	495
306	1 bedroom	47.4	510
307	2 bedroom	58.7	632
308	1 bedroom	46.0	495
309	Suite	29.8	321
310	2 bedroom	59.7	643
311	Suite	30.1	324

- Suite
- 1 Bed
- 2 Bed



4TH LEVEL

		SQ.M.	SQ.FT.
401	1 bedroom	44.8	482
402	1 bedroom	43.7	470

Artisan Place

Bywater Square

CANARY GATEWAY

The larger of the two apartment buildings, offering 103 suites and apartments arranged around three home-zone cores. The majority with balcony, terrace or private garden, and either canalside or courtyard aspect.





The following pages show Bywater Square separated between its west and east cores for legibility and ease of reading plans.

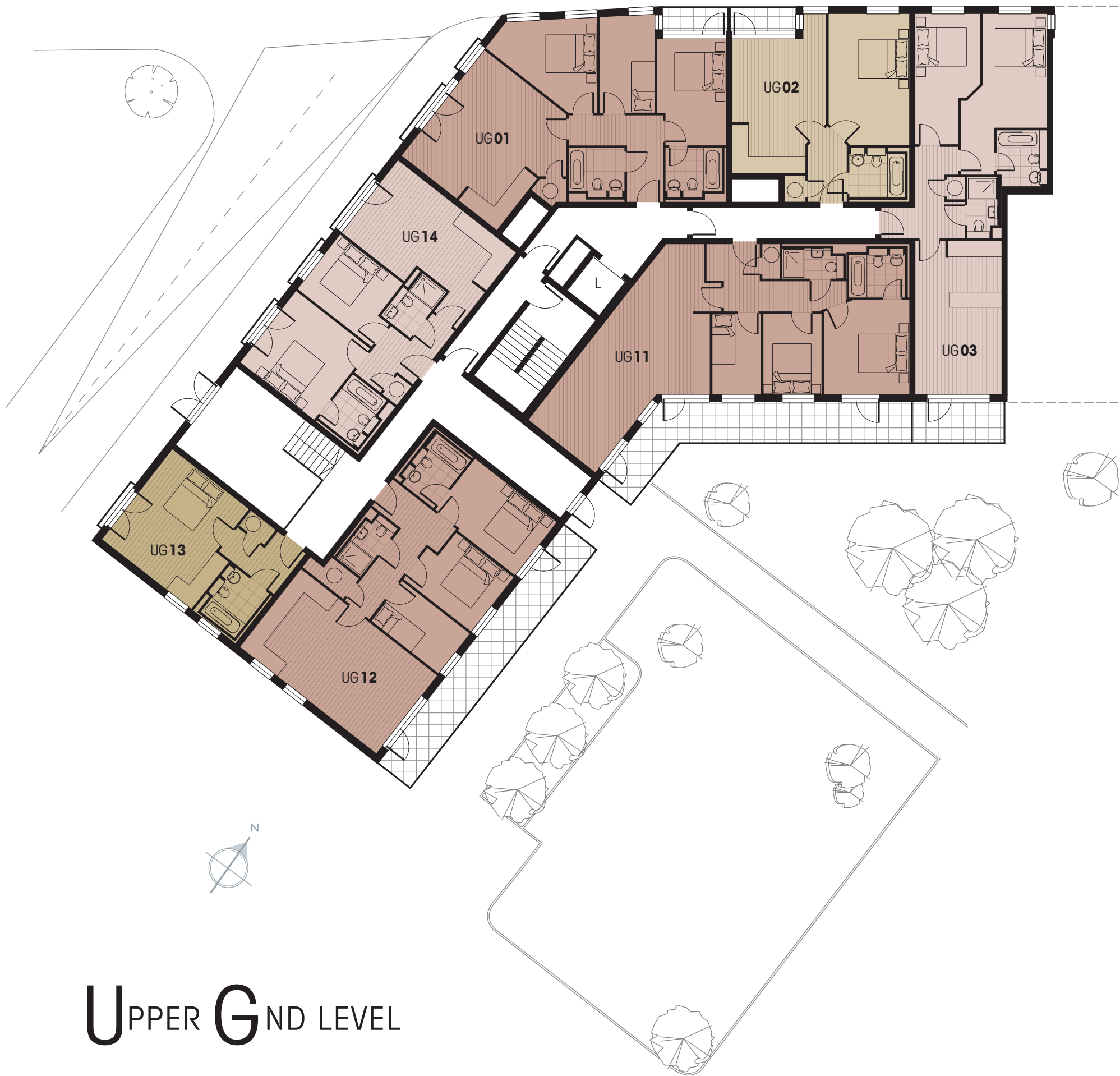


G ND LEVEL

- 1 Bed
- 2 Bed
- 3 Bed

		SQ.M.	SQ.FT.
G01	3 bedroom	78.0	840
G02	2 bedroom	84.4	909
G03	1 bedroom	52.8	568
G04	2 bedroom	58.6	631
G05	2 bedroom	63.4	682
G06	2 bedroom	64.9	699
G07	2 bedroom	60.6	652
G08	3 bedroom	74.5	802

Bywater Square



UPPER GND LEVEL

		SQ.M.	SQ.FT.
UG01	3 bedroom	78.0	840
UG02	1 bedroom	46.8	504
UG03	2 bedroom	65.1	701
UG11	3 bedroom	79.7	858
UG12	3 bedroom	74.2	799
UG13	Suite	30.1	324
UG14	2 bedroom	59.9	645

- Suite
- 1 Bed
- 2 Bed
- 3 Bed

Bywater Square

Apartment type plans and block floor layouts are deemed to be correct but may be further enhanced during architectural finalisation of the buildings. Total areas are approximate and should be used as a guide only.



		SQ.M.	SQ.FT.
UG04	2 bedroom	68.8	741
UG05	2 bedroom	58.6	631
UG06	2 bedroom	63.4	682
UG07	2 bedroom	64.9	699
UG08	2 bedroom	57.1	615
UG09	3 bedroom	74.5	802
UG10	Suite	30.6	329
2 UG01	2 bedroom	72.4	779
2 UG02	2 bedroom	62.4	672
2 UG03	2 bedroom	58.7	632
2 UG04	2 bedroom	58.8	633
2 UG05	3 bedroom	73.6	792



1ST LEVEL

		SQ.M.	SQ.FT.
101	3 bedroom	78.0	840
102	1 bedroom	46.8	504
103	2 bedroom	63.3	681
112	3 bedroom	75.5	813
113	3 bedroom	85.0	915
114	2 bedroom	65.4	704
115	2 bedroom	59.9	645

- Suite
- 1 Bed
- 2 Bed
- 3 Bed



		SQ.M.	SQ.FT.
104	2 bedroom	68.8	741
105	2 bedroom	58.6	631
106	Suite	31.1	335
107	Suite	30.7	330
108	2 bedroom	64.9	699
109	2 bedroom	57.1	615
110	3 bedroom	74.5	802
111	1 bedroom	46.6	502
2 101	2 bedroom	60.0	646
2 102	2 bedroom	62.3	671
2 103	2 bedroom	58.7	632
2 104	2 bedroom	58.8	633
2 105	2 bedroom	57.2	616
2 106	1 bedroom	40.9	440

Bywater Square



2ND LEVEL

		SQ.M.	SQ.FT.
201	3 bedroom	78.0	840
202	1 bedroom	46.8	504
203	2 bedroom	63.3	681
212	2 bedroom	62.5	673
213	1 bedroom	43.4	467
214	2 bedroom	56.7	610
215	2 bedroom	54.7	589
216	2 bedroom	59.9	645

- Suite
- 1 Bed
- 2 Bed
- 3 Bed



		SQ.M.	SQ.FT.
204	2 bedroom	68.8	741
205	2 bedroom	58.6	631
206	Suite	31.1	335
207	Suite	30.7	330
208	2 bedroom	64.9	699
209	2 bedroom	57.1	615
210	3 bedroom	74.5	802
211	1 bedroom	46.6	502
2 201	2 bedroom	60.0	646
2 202	2 bedroom	62.3	671
2 203	2 bedroom	58.7	632
2 204	2 bedroom	58.8	633
2 205	2 bedroom	57.2	616
2 206	1 bedroom	40.9	440

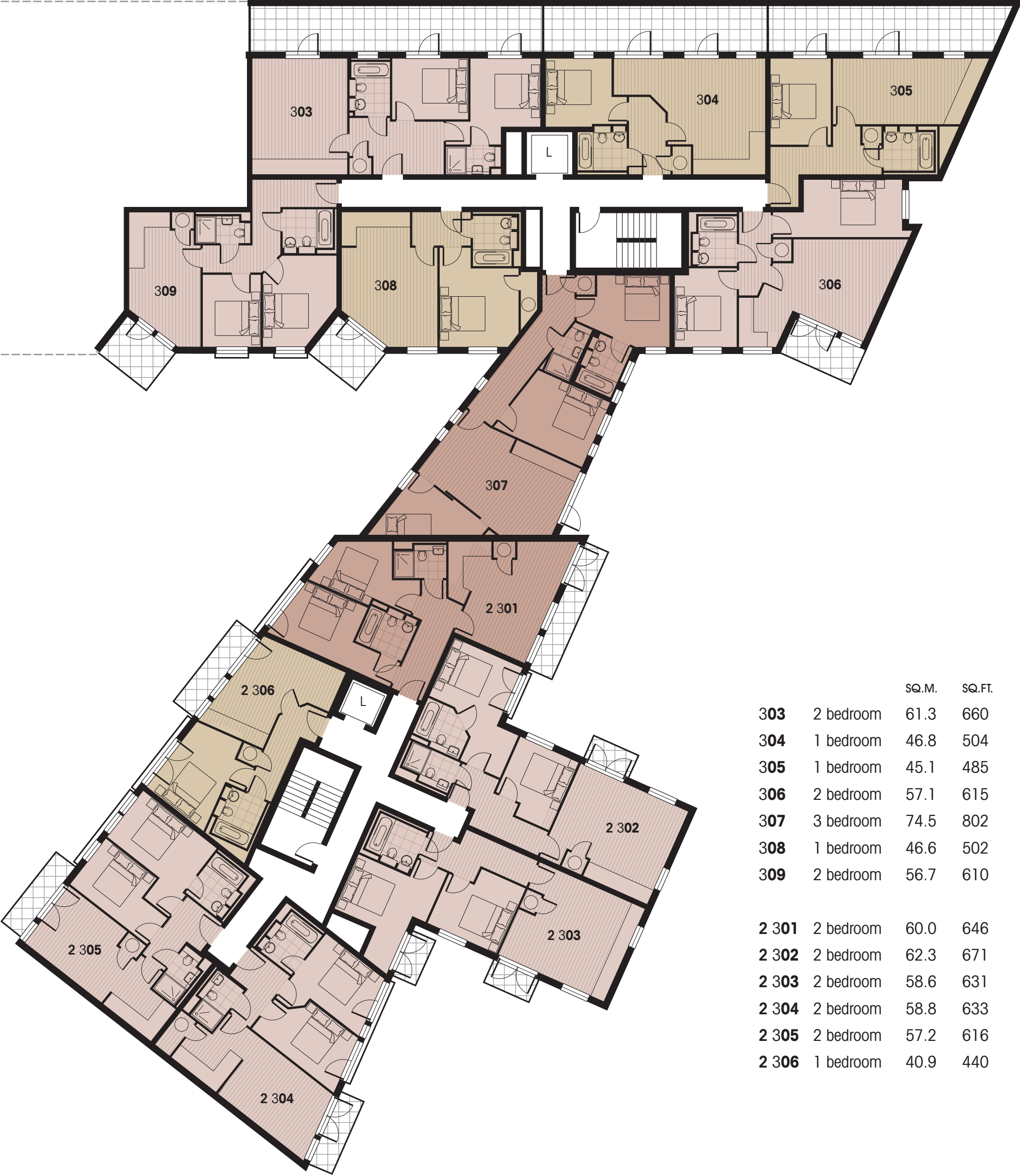
Bywater Square



3RD LEVEL

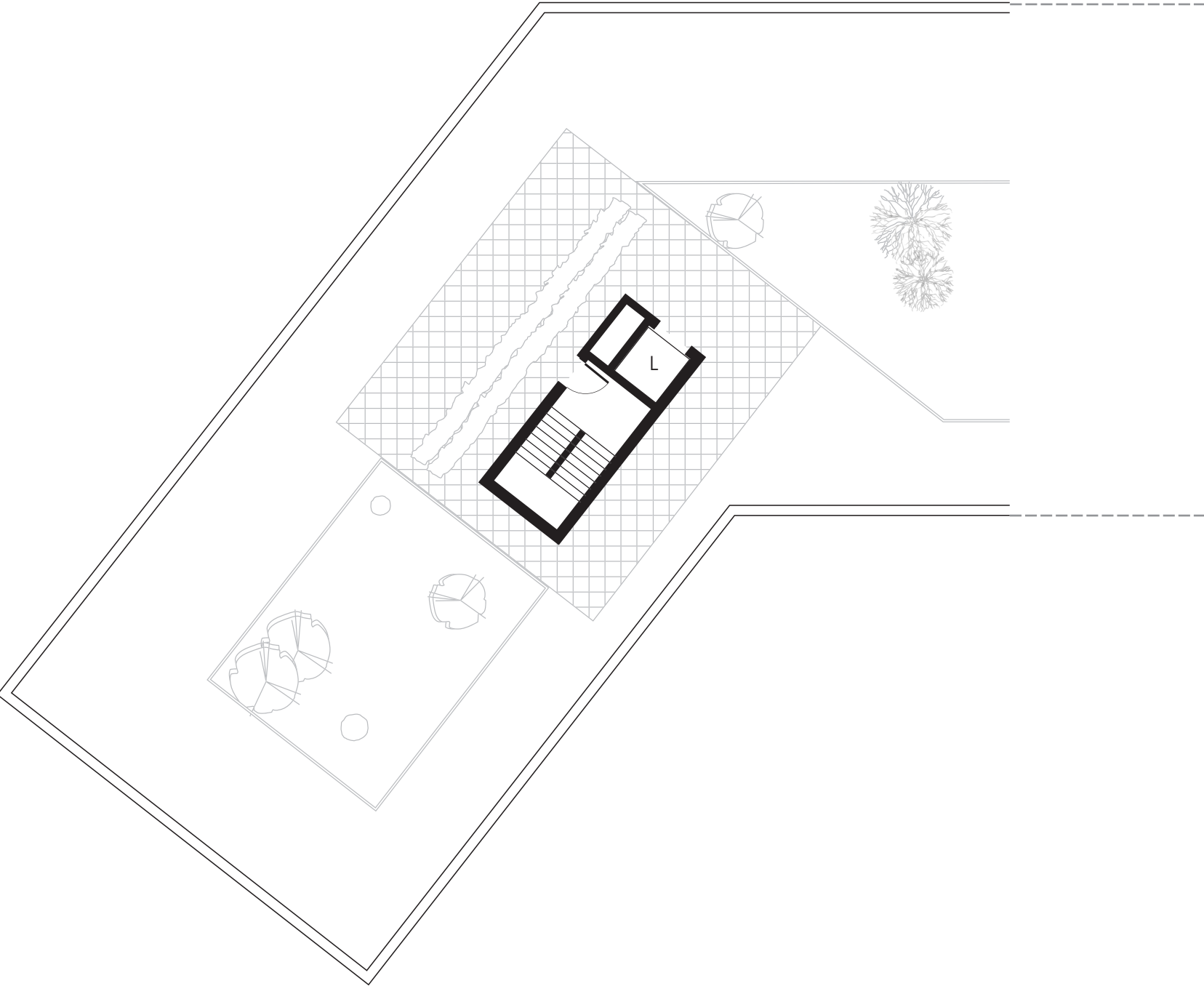
		SQ.M.	SQ.FT.
301	2 bedroom	51.4	553
302	3 bedroom	73.8	794
310	2 bedroom	61.5	662
311	Suite	30.0	323
312	2 bedroom	57.4	618
313	1 bedroom	46.2	497
314	Suite	32.0	344

- Suite
- 1 Bed
- 2 Bed
- 3 Bed



		SQ.M.	SQ.FT.
303	2 bedroom	61.3	660
304	1 bedroom	46.8	504
305	1 bedroom	45.1	485
306	2 bedroom	57.1	615
307	3 bedroom	74.5	802
308	1 bedroom	46.6	502
309	2 bedroom	56.7	610
2 301	2 bedroom	60.0	646
2 302	2 bedroom	62.3	671
2 303	2 bedroom	58.6	631
2 304	2 bedroom	58.8	633
2 305	2 bedroom	57.2	616
2 306	1 bedroom	40.9	440

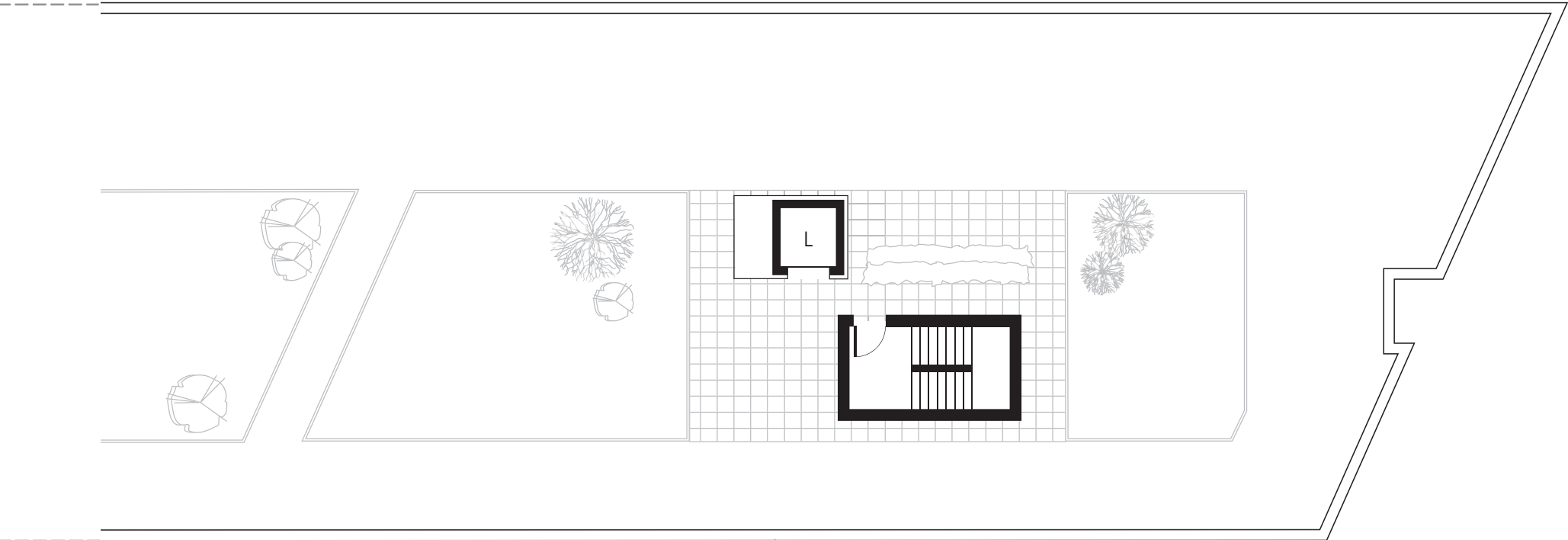
Bywater Square



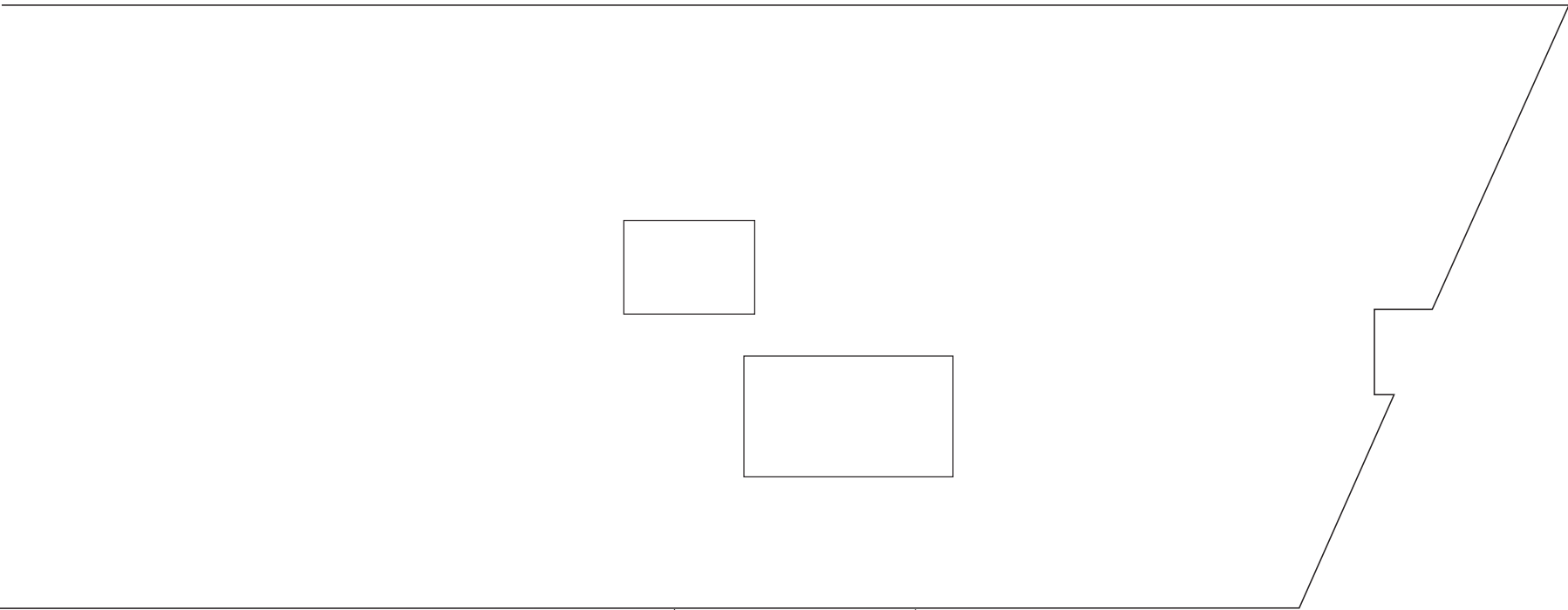
4TH LEVEL

		SQ.M.	SQ.FT.
2 401	2 bedroom	60.0	646
2 402	1 bedroom	46.1	496
2 403	1 bedroom	48.0	517
2 404	2 bedroom	58.8	633
2 405	2 bedroom	57.2	616
2 406	1 bedroom	40.9	440

- Suite
- 1 Bed
- 2 Bed
- 3 Bed



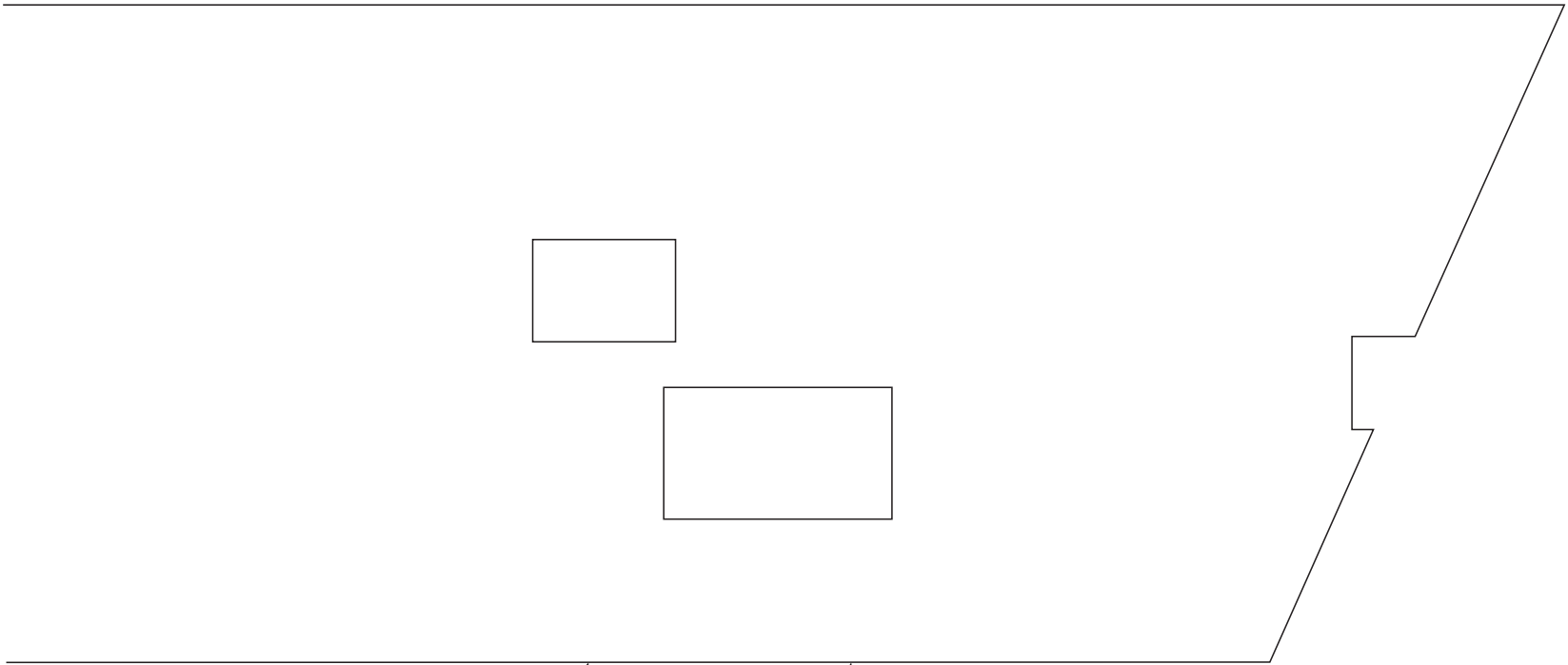
Bywater Square



5TH LEVEL

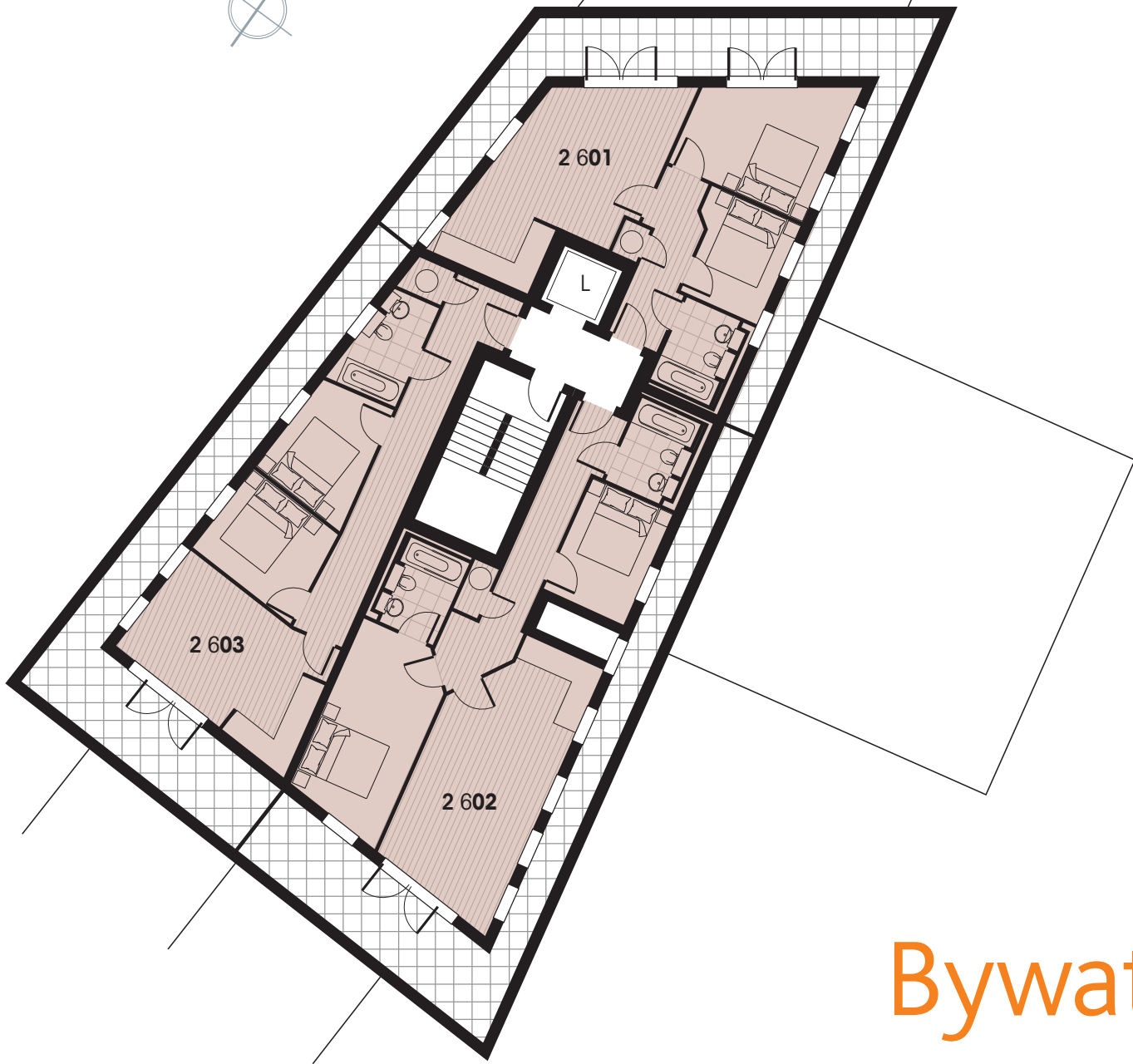
		SQ.M.	SQ.FT.
2 501	2 bedroom	56.1	604
2 502	3 bedroom	81.1	873
2 503	3 bedroom	82.4	887
2 504	1 bedroom	47.2	508

- 1 Bed
- 2 Bed
- 3 Bed



6TH LEVEL

		SQ.M.	SQ.FT.
2 601	2 bedroom	53.8	579
2 602	2 bedroom	72.5	780
2 603	2 bedroom	54.9	591



Bywater Square

Specification

OVERVIEW

- GENERAL**
- High quality solid core veneered flush front door.
 - Bespoke solid core internal doors with chrome furniture.
 - Majority with balcony, terrace or Juliet.
 - Individually controlled heating & hot water.
 - Feature architrave and skirting.
 - Engineered oak flooring to living rooms and hallways.

- KITCHENS**
- Exclusive custom design units and finishes.
 - Fully fitted with integrated appliances to include:
 - Oven with touch sensitive ceramic hob, extractor.
 - Fridge/freezer, dishwasher and combination microwave.
 - Integrated or freestanding (cupboard) washer/dryer.
 - Downlighting and feature pelmet lighting.
 - Wood veneer flooring.

- BATHROOMS**
- Quality sanitaryware with chrome finishes.
 - Heated towel radiator.
 - Ceramic floor and wall tiling to bathrooms, en-suite and shower rooms.
 - Full height glass shower screens.

- BEDROOMS**
- Each with quality fitted carpet.
 - Fitted wardrobes to master and second bedroom.

- ELECTRICAL**
- Recessed chrome downlighting.
 - Brushed steel switch and socket plates.
 - Telephone and home hub connection.
 - Sky plus HD satellite connections to living room and master/second bedroom (subject to subscription).

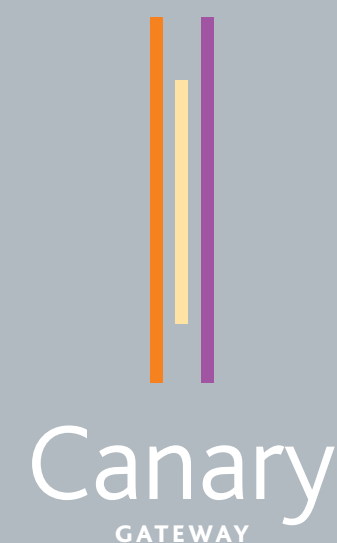
- SECURITY**
- Video entryphone security. (Cost forms part of the service charge)
 - CCTV security to car park, entrance lobby and grounds.
 - Concierge services.
 - Mains operated smoke detectors to apartment hallways and communal areas.

- CAR PARKING**
- Secure parking spaces available by separate negotiation.
 - Bicycle storage available for residents.

Investment

OVERVIEW

- A landmark regeneration scheme creating 160 brand new luxury apartments.
- A phased mixed use re-development of adjoining listed warehouses - generating further vitality and character to the environment.
- A quiet canalside setting sympathetic to the ecology.
- A fabulous choice of suites, apartments, duplexes and penthouse living space.
- Secure underground parking (by negotiation).
- An outstanding catchment for Canary Wharf's corporate and executive rental sectors.
- Excellent long term capital growth potential in a key regeneration zone.
- Brilliantly place for Canary Wharf's commerce and cosmopolitan lifestyle.
- Minutes from London's DLR, tube & mainline networks.
- Little over 10 minutes walk from Canary Wharf's new Crossrail interchange - significantly reducing journey times across the Capital (2018).



Regeneration

Canary Gateway - a new quarter for the Capital





Canary

GATEWAY

City & Docklands Property Group

Portal West Business Centre, 6 Portal Way, London W3 6RU

t: (UK) 0845 226 8886 t: (INT.) +44 (0)20 8896 4478 f: +44 (0)20 8896 4479 e: info@cityanddocklands.com w: www.cityanddocklands.com

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All interiors and images of the development are computer generated, precise details may vary. Canary Gateway is a preferred marketing name.