

ROYALDOCKSWEST.COM

# ROYAL DOCKS WEST

London, E16

 **Mount Anvil,**  
better London living

2

# INTRODUCTION

10

# YOUR NEIGHBOURHOOD

16

# PERFECTLY CONNECTED

22

# YOUR NEW HOME

38

# TRUSTED DEVELOPER

## INTRODUCTION

Building the future: that's what the Docklands has always been about. It once pushed industry forward, and now Royal Victoria Dock is in the midst of redefining itself as a connected and perfect place to call home.

Much has changed since the Royal Victoria Dock was first opened in 1855. Once a bustling hub of industry, a place of innovation and great ambition, it is now a place to call 'home'.

It already has waterside cafés and sports facilities, boutique shops and beautiful architecture, and more is yet to come. The Royal Docks are at the heart of a £3.7 billion regeneration scheme, and lies on Crossrail's Elizabeth Line, bringing the rest of London just minutes away.

This is next generation Royal Docks: welcoming, connected, and homes built to last.



Computer generated image of Royal Docks West night



## A RICH HISTORY

The history of the Royal Docks is one of ambition and innovation. When completed, they were the world's largest enclosed dock system, with the water surface area alone amounting to almost 250 acres – the size of 4,000 tennis courts.

Royal Victoria Dock, designed by eminent engineer George Parker Bidder, was also an innovation in how docks operated. It was one of the first in the world to operate new hydraulic technology, and the first built to accommodate a new generation of steam ships.

It was also the first to be designed with direct links to the national railway network – a foreshadowing of what is happening here today, as it becomes once again a distinctly well-connected place.

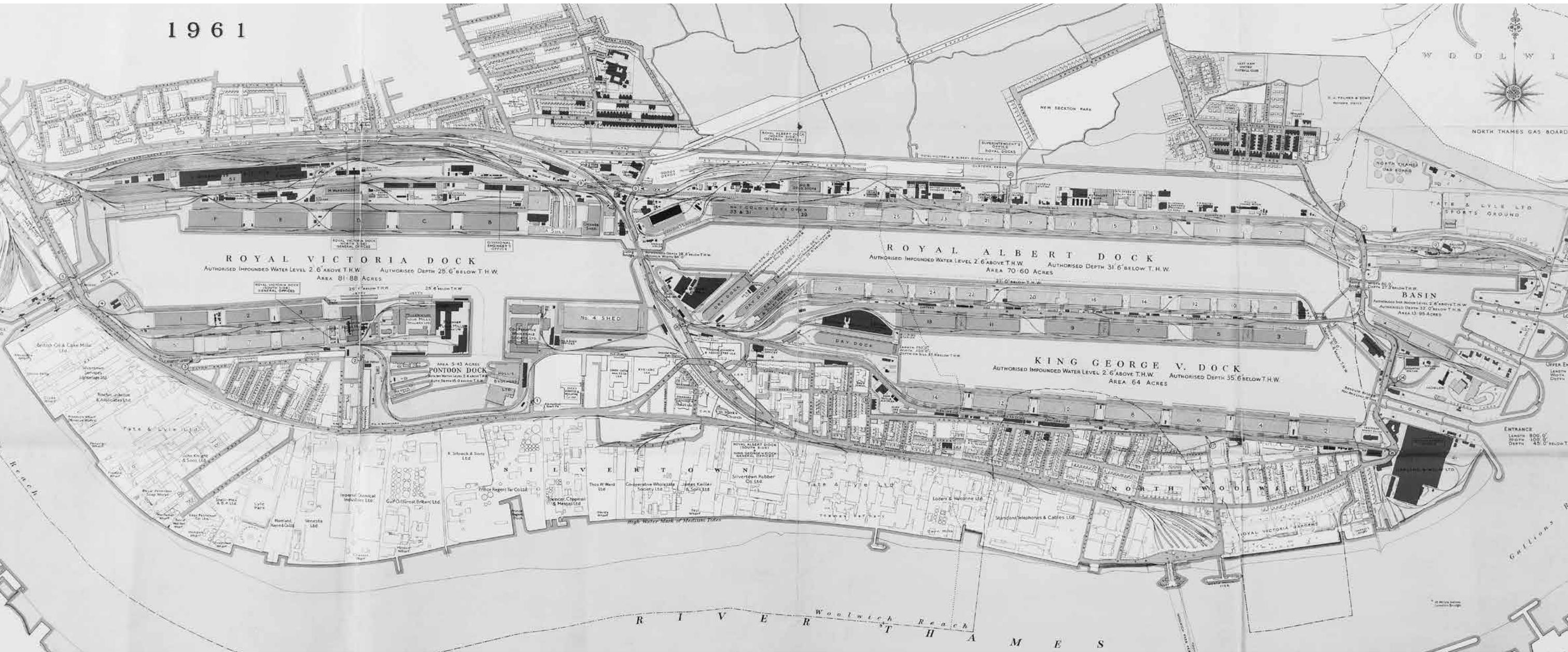
It brought goods that travelled from as far afield as Australia, including fruits and tobacco, finally ceasing operating in 1981 – the last of the docks in East London to close.

## A GREAT FEAT OF ENGINEERING, ROYAL VICTORIA DOCK IS A SYMBOL OF AMBITION AND INGENUITY.

Workers at the Royal Albert Dock are depicted loading or off-loading goods from a moored ship using a crane. 1960.



1961



**FIRST CAME ROYAL VICTORIA DOCK –  
SETTING THE TONE FOR A DEVELOPMENT  
THAT WOULD REDEFINE THE EAST  
LONDON LANDSCAPE FOREVER.**

Before the Victorian age, the Royal Docks were marshlands, bordered by Bow Creek and the Roding River running off the River Thames. As the capital expanded, and new demands of shipping meant that larger docks needed to be constructed, the Plaistow Marshes were eventually absorbed into the industrial machine of East London.

Royal Victoria Dock, on which Royal Docks West now sits, came first and set the tone for the two others that followed: ambitious in scale and intention and redefining this part of the city forever.

**A BUSTLING HUB OF  
INDUSTRY IN 1855.**

**TODAY, WE CALL ROYAL  
DOCKS WEST 'HOME'.**

**YOUR NEIGHBOURHOOD**

Close to home or just a few minutes away, Royal Docks West has it all – richly urban amenities, with a relaxed dockside atmosphere.

Royal Docks West is just steps from the water's edge. A place of leisure, with its many boutiques, cafés, cocktail bars and restaurants, with flavours from around the world, from Lebanese to Indian, British, Thai or Chinese. Many places to unwind at Royal Victoria Dock sit at the water's edge, such as the popular restaurant Top 1 Forever, with its planter-edged terrace. Others sit right on the water – the floating Good Hotel is an excellent place to grab breakfast, sip an espresso or relax with a nightcap.



2

- 1 Western Gateway restaurants
- 2 ExCeL London
- 3 Fox, ExCeL
- 4 Good Hotel London
- 5 Canary Wharf restaurants
- 6 O2 and Emirates Air Line
- 7 Greenwich Park
- 8 Vulcan, Eduardo Paolozzi, The Line
- 9 Royal Victoria Docks



5



7



3



8



10



4



6



9

11



1



3



4



6



7



8



2



5

- 1 Wakeboarding on Royal Victoria Docks
- 2 Queen Elizabeth Olympic Park
- 3 Westfield Stratford City
- 4 Sunborn Yacht Hotel
- 5 London Aquatics Centre
- 6 Greenwich Market
- 7 The Crystal
- 8 Ibis Hotel

Royal Docks West is also a place for recreation, where you can kayak, windsurf, or even swim – a sandy stretch of beach opens up each summer just a few minutes' walk away.

Billions of pounds are being invested in the Royal Docks and the neighbourhoods around it, adding new homes and businesses that are helping to bring this part of the Docklands to life.

Royal Docks West also finds itself just a hop over to many major destinations – Queen Elizabeth Olympic Park, Westfield Stratford City and the Museum of London Docklands. Plus, it's only 10 minutes into the City from your front door.

## A NEIGHBOURHOOD WITH A BRIGHT FUTURE

The Docklands is an exciting and constantly developing area of London, undergoing extensive and thoughtful regeneration. With the arrival of Crossrail at Custom House, just three minutes' walk from Royal Docks West, all eyes are on this emerging neighbourhood.

The plans, already underway, are ambitious, with the potential to unlock 1,000 new homes in future phases at Royal Docks West, and up to 12,000 new homes in the local area. This includes upgrading existing housing, streets, new schools and public spaces. It's all about making this an even better place to live, while focusing on local businesses, and more jobs for the local community.

There's a total of £3.7 billion being invested in Custom House and adjacent Canning Town, which will help to bring 40,000 new jobs to the Royal Docks. On top of this, Royal Docks West benefits from the £1.5 billion city-wide investment in Crossrail – the most important and impactful transportation project underway in the UK.

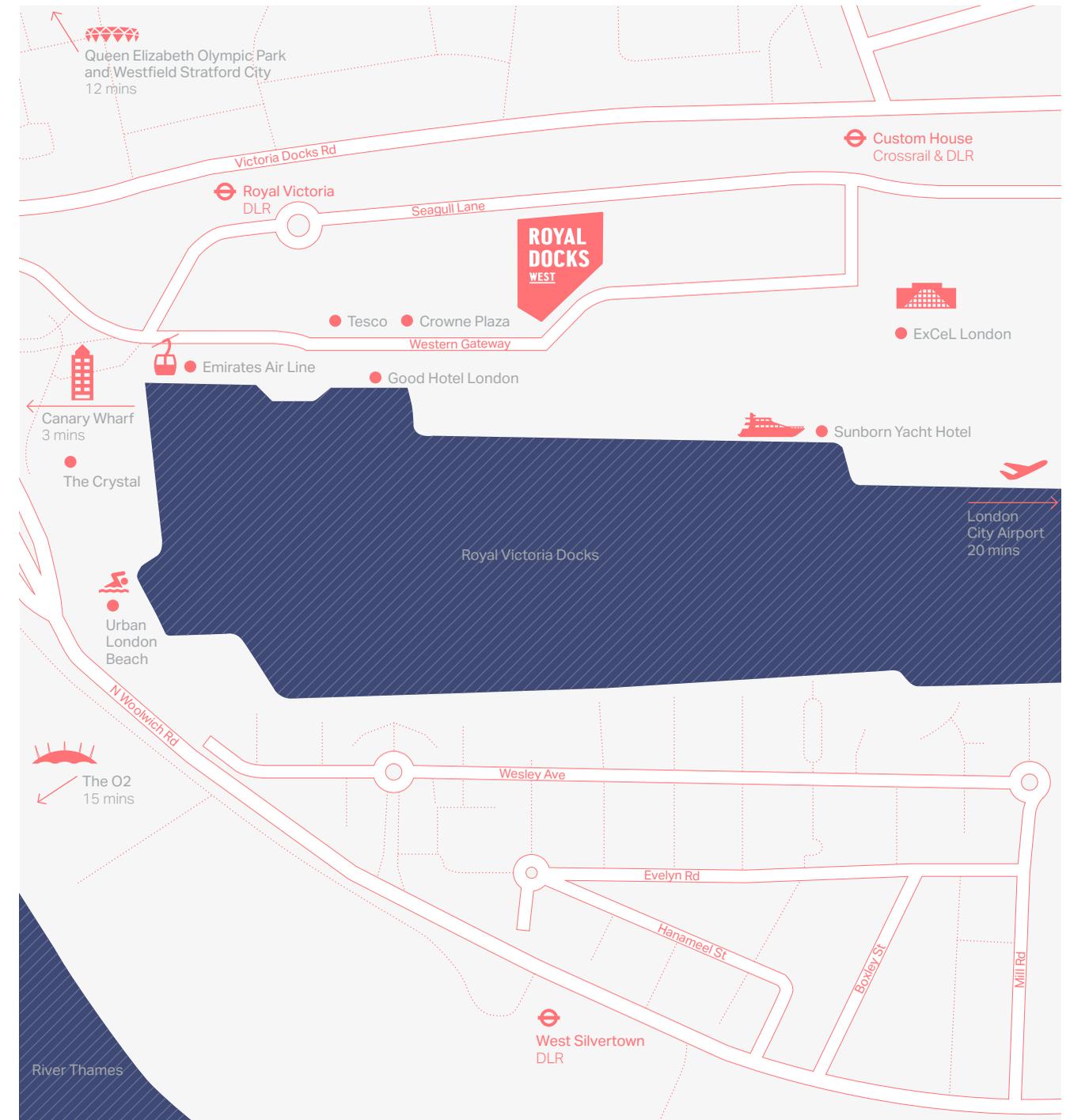
London's third financial and business district, is being created at Royal Albert Dock - a £1.7bn investment that will bring an additional 30,000 jobs to the Royal Docks. Aimed at Chinese and other Asian companies, the development is also set to add to the area's mix of retail and restaurants.

From Royal Docks West, so many of the capital's major destinations are at your doorstep: the ExCeL Centre, the O2, Canary Wharf, Stratford, and the City. And, under 10 minutes from London City Airport, the world might feel just as close by, too.

**£3.7<sup>BN</sup>**  
**TOTAL INVESTMENT IN CUSTOM HOUSE AND CANNING TOWN**

**40,000**  
**NEW JOBS COMING TO ROYAL DOCKS**

**£1.5<sup>BN</sup>**  
**INVESTMENT IN CROSSRAIL, CITY-WIDE**



Royal Victoria Dock is anchored not only by excellent transport connections, but also key destinations and attractions. In addition to ExCeL London, Canary Wharf and City Airport, there's a summertime beach, smart hotels – such as the Good Hotel, which floats in the basin and boasts an excellent cocktail bar – and the popular Emirates Air Line, a novel way of crossing the Thames into Greenwich.

ExCeL  
London

Royal Victoria  
Dock

The O2

Emirates  
Air Line

**ROYAL  
DOCKS  
WEST**

Canary  
Wharf

Royal Victoria  
DLR

Custom House  
Crossrail / DLR

The City

Already linked to several bus routes and the DLR, Royal Docks West offers a simple and quick connection to so much of London, making your travel times just one other thing you'll have to boast about.

With Crossrail service anticipated to begin from Custom House in December 2018, Royal Docks West benefits from what will be the most important and impactful transportation project in the country.

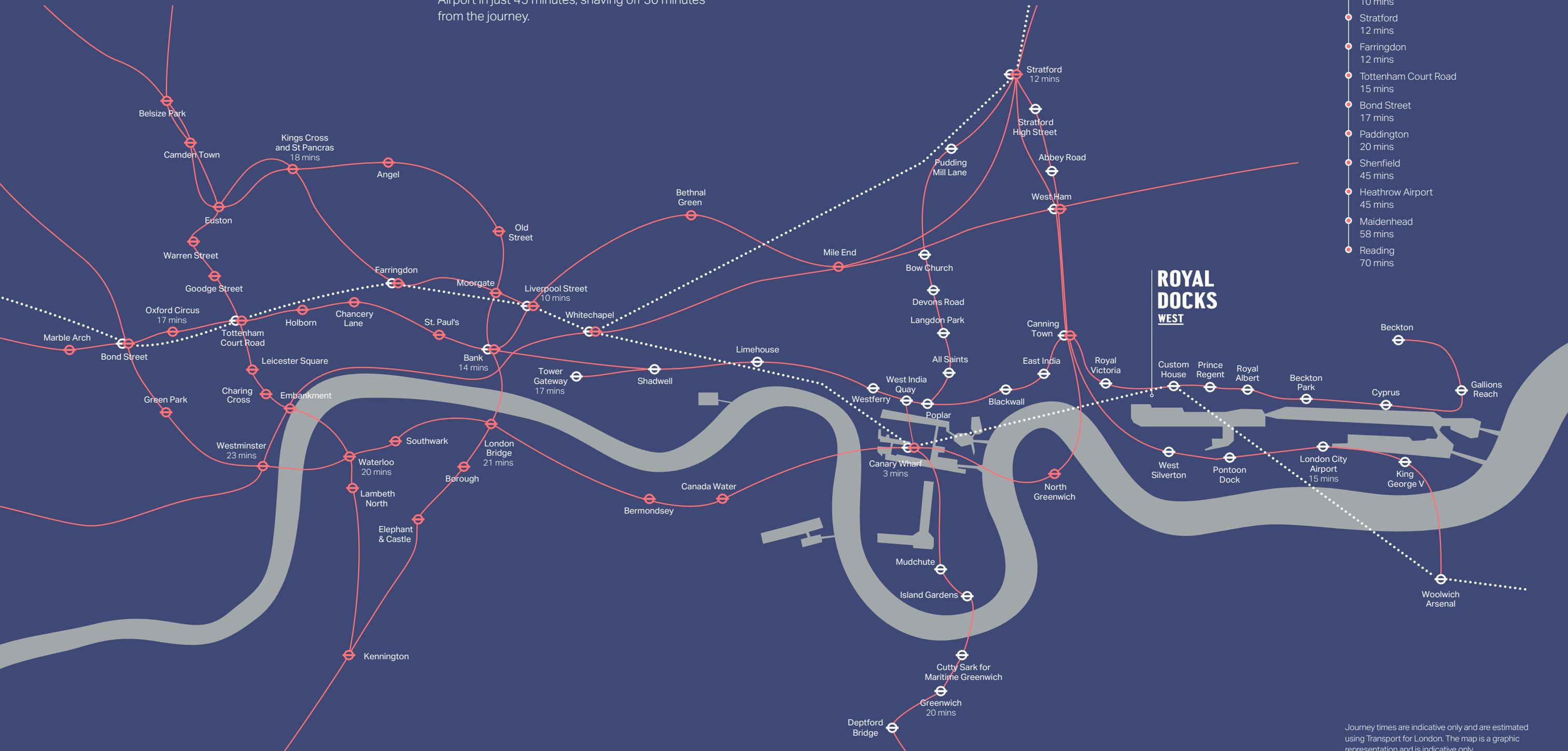
With 40 stations on the line, it will connect Royal Docks West with the City in 10 minutes, Stratford in 12, Bond Street in 17, and remarkably Heathrow Airport in just 45 minutes, shaving off 30 minutes from the journey.

-  Docklands Light Railway
-  London Underground
-  Crossrail 2018

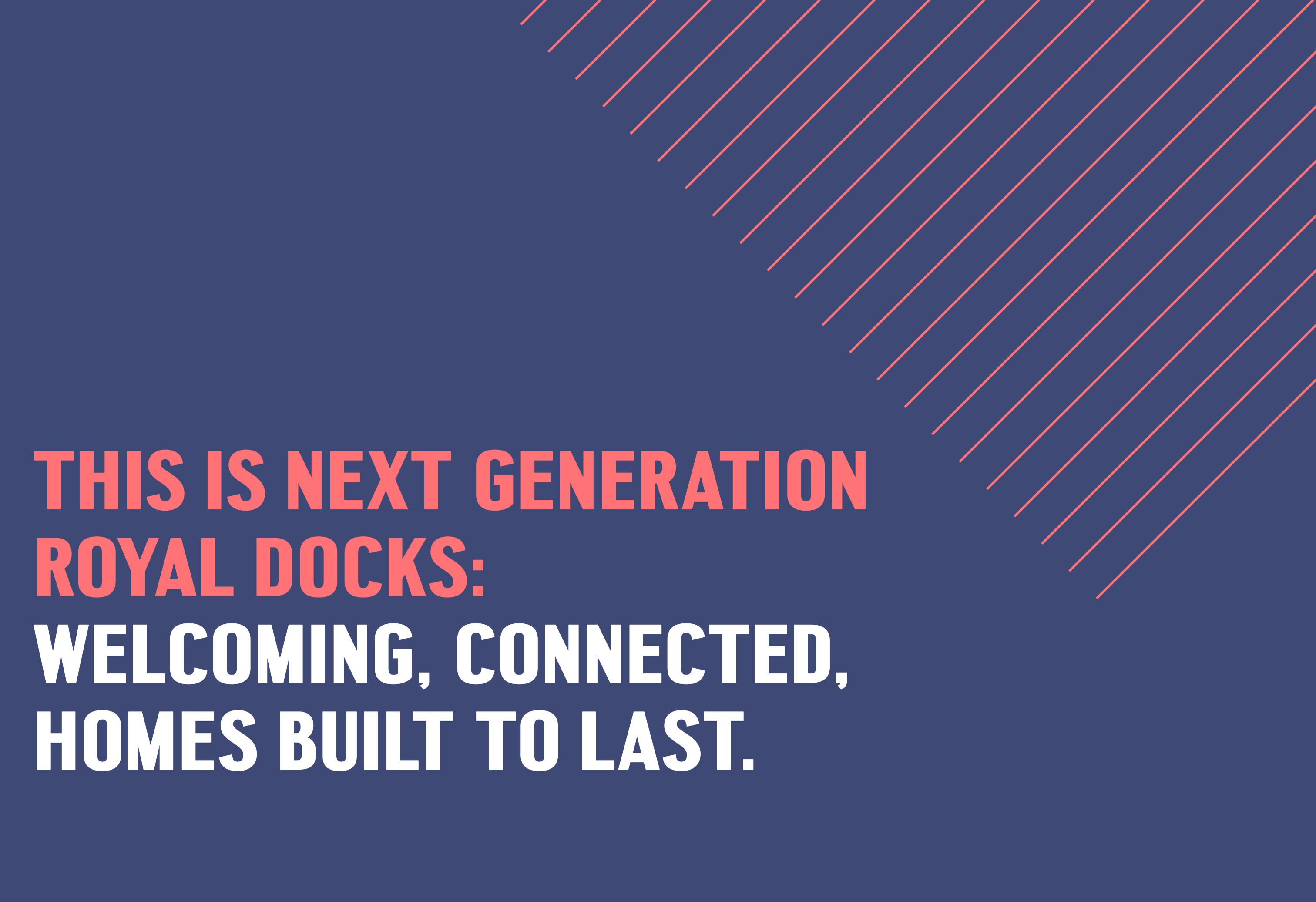
**Crossrail**

Travel times from Custom House Crossrail Station

-  Custom House
-  Canary Wharf 3 mins
-  Woolwich Arsenal 4 mins
-  Whitechapel 7 mins
-  Abbey Wood 8 mins
-  Liverpool Street 10 mins
-  Stratford 12 mins
-  Farringdon 12 mins
-  Tottenham Court Road 15 mins
-  Bond Street 17 mins
-  Paddington 20 mins
-  Shenfield 45 mins
-  Heathrow Airport 45 mins
-  Maidenhead 58 mins
-  Reading 70 mins



Journey times are indicative only and are estimated using Transport for London. The map is a graphic representation and is indicative only.



**THIS IS NEXT GENERATION  
ROYAL DOCKS:**

**WELCOMING, CONNECTED,  
HOMES BUILT TO LAST.**

## YOUR NEW HOME

Simple yet richly textured, the design of Royal Docks West picks up on the vernacular of Victorian docklands: brick, strong, and clean-lined. Standing at 19 storeys, all apartments will have balconies from which you can enjoy impressive water views or urban vistas.

At Royal Docks West, a landscaped garden with abundant greenery provides a tranquil space for residents to relax and unwind, while new commercial retail space offers an opportunity to indulge. Through the residents' private entrance, your 24-hour concierge greets you; the well-appointed reception area takes its design cues from the industrial heritage of the neighbourhood.

There will be a number of parking spaces available by separate negotiation – but if your need is less frequent, a car club is conveniently located adjacent to Royal Docks West in addition to 153 cycle storage spaces at ground level for resident's use.

## SIMPLE AND TIMELESS ARCHITECTURE, INSPIRED BY THE DOCKLANDS.



Computer generated image of Royal Docks West

**Outside area**

Royal Docks West was designed with quality of life at its heart. All the while serving the neighbourhood, adding to it an elegant and thoughtful new piece of architecture.



Computer generated image of Royal Docks West landscaped garden

## INTERIOR INSPIRATION

Designed by esteemed interior design practice Johnson Ribolla, the interiors are executed with incredible attention to detail and a sophisticated palette. The London-based practice has completed a number of high-end projects, combining experience in both architecture and interiors, providing a thoughtful, 360-degree approach to their work.

For Royal Docks West, they took the docks themselves as their main inspiration – a place of energy and new ideas, and one of action and transaction. The palette of colours and materials reflects this idea; the kitchen uses the textures of timber and rich, earthy greys.

The bathrooms take their design from the aesthetic of the iconic dockland crane, and the distinctive grid of its boom. Neutral square tiles are grouted in contrasting burnt orange, giving the lines of the tile's grid pattern more prominence.

The Docklands influence is also present in the communal areas of Royal Docks West, incorporating the industrial heritage of Royal Victoria Dock with a modern twist.



### Living areas

The interior design was inspired by the docks – where sea and land meet – by mixing together light and dark elements and spaces. The main kitchen and living areas feature Smeg appliances, full-height windows, timber effect luxury Amtico flooring and satin chrome ironmongery throughout, reflecting the rich texture of Royal Docks West's surroundings.



Computer generated image of Royal Docks West kitchen



Computer generated image of Royal Docks West living room



Computer generated image of Royal Docks West kitchen



Computer generated image of Royal Docks West balcony



Computer generated image of Royal Docks West bathroom in Royal Light palette

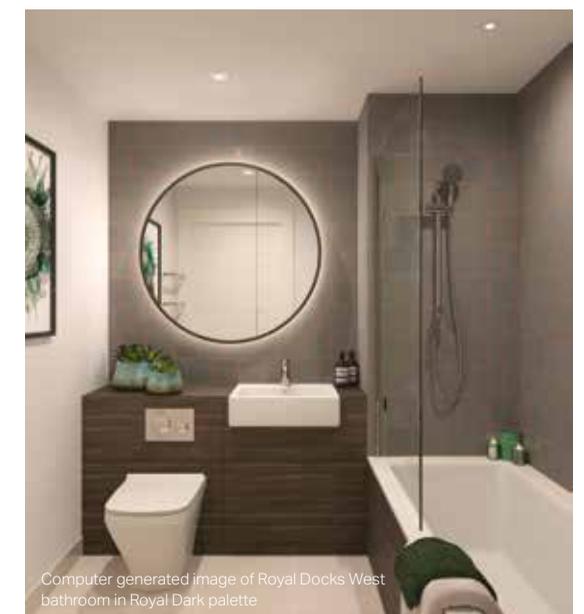


Computer generated image of Royal Docks West bedroom

### Bedroom and bathrooms

Bedrooms offer ample space, floor-to-ceiling windows and are finished with plush carpeting and beautifully fitted wardrobes.

Bathrooms offer unique small format wall tiles with feature grouting and circular cabinet mirrors with intelligently concealed shelving.



Computer generated image of Royal Docks West bathroom in Royal Dark palette

---

**Interior finishes**

- Full height entrance doors with feature groove detail and architraves in graphite grey
- Internal doors with feature groove detail in white satin paint finish
- Satin chrome ironmongery throughout
- Timber effect luxury Amtico flooring to hallway, living, kitchen and dining room
- Carpet floor finish to bedrooms
- Fitted wardrobes to master bedrooms with hanging rail, shelf, drawer pack and integrated lighting
- Walls and ceilings finished in white matt emulsion paint
- Skirting and architraves finished in white satin paint

---

**Kitchens**

- Individually designed layouts
- Handleless design cabinets in super matt, graphite finish and timber effect wall units
- Feature wall cabinet with open shelving in timber effect finish
- Composite stone work surfaces with back painted glass splashback
- Integrated LED under cabinet lighting
- Smeg integrated single oven
- Smeg integrated microwave oven
- Smeg 4 ring induction hob with integrated extractor above
- Smeg integrated fridge / freezer
- Smeg integrated dishwasher (slimline in studios / 1 beds)
- Under-mounted stainless steel sink (single bowl to studios/1 beds, 1 ½ bowl to 2 & 3 beds)
- Single lever monobloc mixer tap in chrome finish

---

**Bathrooms**

- Large format porcelain floor tiles
- Small format, brick pattern wall tiles with feature terracotta grout to selected walls (Royal light palette in studios & 1 bedroom apartments, Royal dark palette in 2 & 3 bedroom apartments)
- White matt emulsion to remaining walls with porcelain tiled skirting
- Bespoke timber effect vanity with circular mirror cabinet, integrated lighting and shaver socket
- Chrome finish monobloc mixer tap
- Duravit white semi-recessed wash hand basin
- Duravit white WC pan with soft close seat / concealed cistern and dual flush plate
- Chrome finish multi-function shower handset on slide rail and wall mounted thermostatic mixer / diverter
- White single-ended bath with integrated bath filler
- Frameless, hinged clear glass shower screen
- Electric heated towel rail in chrome finish

---

**Shower Rooms – applies to 2 & 3 beds**

- Large format porcelain floor tiles
- Small format, brick pattern wall tiles with feature terracotta grout to selected walls (Royal light palette)
- White matt emulsion to remaining walls with porcelain tiled skirting
- Bespoke timber effect vanity with circular mirror cabinet with integrated lighting and shaver socket
- Chrome finish monobloc mixer tap
- Duravit semi-recessed white wash hand basin
- Duravit white WC pan with soft close seat / concealed cistern and dual flush plate
- Chrome wall mounted showerhead, hand shower and thermostatic mixer / diverter
- White slimline shower tray and frameless shower screen enclosure
- Niche detail to shower wall
- Electric heated towel rail in chrome finish

---

**Electrical fittings**

- Energy efficient white downlighters in hall, living, kitchen, dining room & bathrooms
- Pre-wire for pendant light fitting to living area
- Pendant light fittings to all bedrooms
- Automatic lighting to laundry / services / coats and cupboards
- Television (terrestrial and satellite) points to principal reception rooms and master bedrooms
- Telephone and data points to principal reception rooms and master bedrooms
- Condenser washer / dryer located within hall cupboard
- High level slimline switches /sockets in chrome finish and low level white sockets
- High speed hyperoptic available subject to connection
- Sky Q available subject to connection

---

**Heating & Hot Water**

- Heating & hot water from district heating network with pre-pay meter system
- Heating via radiators to habitable rooms
- Bathrooms heated via electric towel rails

---

**Balconies / terraces**

- Balconies with metal railings, privacy screens and timber effect decking or paving where indicated.
- Terraces with paved floor finishes where indicated.
- Glazed door to balconies and terraces
- LED lighting to all balconies

---

**Car parking**

- A limited number of parking spaces are available for purchase
- A car club scheme is included close by the development

---

**Communal Areas**

- Interior designed entrance lobby with reception, seating area and post boxes
- Cycle storage with secure access
- Landscaped courtyard gardens
- Carpet floor finishes and painted walls to communal hallways

---

**Security & Peace of Mind**

- Audio/Visual door entry system linked directly to individual apartments
- Multi-point locking and spy hole to apartment entrance doors
- All apartments provided with mains supply smoke detectors with battery back-up & domestic sprinkler system
- All apartments benefit from a 10 year build warranty from Premier Guarantee
- 24-hour concierge services & monitored CCTV
- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

Whilst every effort has been made to ensure that the information here is correct, it is designed specifically as a guide. Mount Anvil reserves the right to amend the specification as necessary and without notice.

**QUALITY DESIGN  
FOR QUALITY  
OF LIFE,  
BY A TRUSTED  
LONDON  
DEVELOPER.**



**MOUNT ANVIL,  
better London living**

Mount Anvil's vision is to be Central London's most respected residential-led mixed-use developer. This year, we celebrate 25 years of building homes and communities across London through partnership.

We have evolved significantly over the past 25 years, however our core values have remained constant: work collaboratively, raise the bar, do the right thing.

To support our approach, we choose to work with world-class architects and consultants, and source the best materials from across the globe to ensure our developments are of exceptional quality, in outstanding locations.

With an unrelenting focus on our people, we believe that our owner-managed ethos gives a substantial advantage in recruiting and retaining increasingly capable people.

The results are clear:

- Three consecutive years as the UK's Number One Company for Health and Safety
- Three consecutive years as RESI Developer of the Year
- Eleven years in a row as one of the Sunday Times Best 100 Small Companies to Work For (2007 – 2017)
- A truly owner-managed business, over 90% of our 180 people are shareholders in the company

In 2016, Mount Anvil was the official Central London Luxury Homes Partner to the world famous Aston Martin Racing team. A picture-perfect collaboration in design excellence.

London is ever-changing and we're proud of the role we've played over the last 25 years in creating homes and communities which enhance its world-class status.

**Awards**



**Lexicon, EC1**  
A 36 storey residential tower blending bold intelligent design with comfort and luxury.



**Dollar Bay, E14**  
125 state-of-the-art studio, one, two and three-bedroom apartments, and multi-storey three-bedroom penthouses.



**Keybridge, SW8**  
470 new homes from studio to three-bedroom apartments, as well as 92,100 sq ft of new commercial space.

**Royal Docks West**

Sales team  
T +44 (0)20 3553 7018  
sales@royaldockswest.com

**Selling agents**



**Disclaimer**

All information contained within this brochure is correct at the time of going to press. The computer-generated images of the development are indicative and are used for illustrative purposes only. All names cited within this brochure are indicative only and subject to change.

