

# PARKSIDE

BOW • LONDON • E3

[www.parkside-e3.com](http://www.parkside-e3.com)

# PARKSIDE

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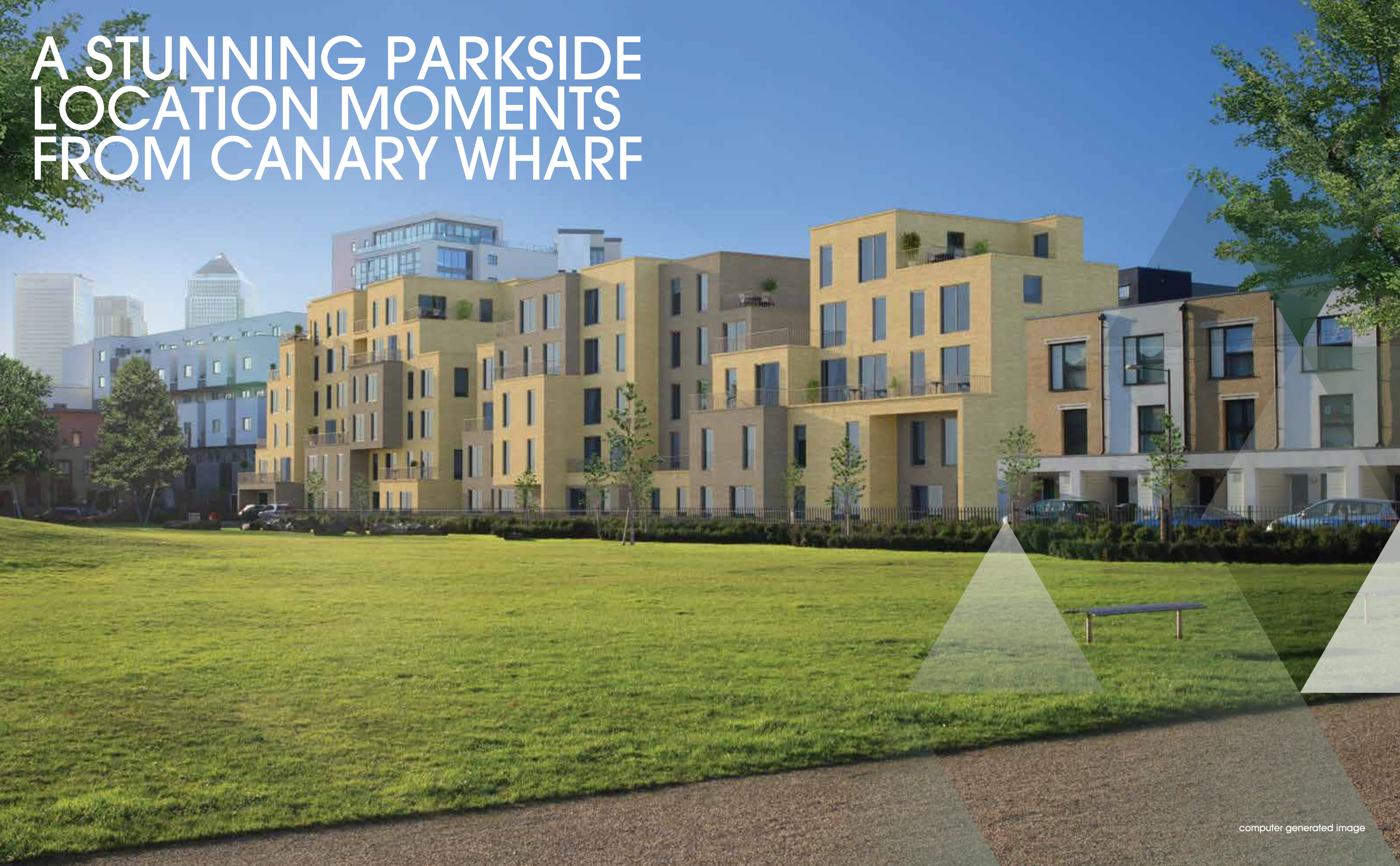
Parkside is a beautifully designed new build development perfectly placed between Canary Wharf to the south, Westfield Stratford City to the north and The City of London to the west. It offers an exclusive collection of 52 private apartments and duplexes over 3 blocks.

Although it's set on a manicured park, most apartments enjoy very generous outside space – a rarity in central London these days. The development also boasts beautifully landscaped courtyards and gardens for residents' use.

For ease, all the apartments are accessible by lift. While for complete peace of mind, there's a video entry system. Inside the apartments materials of the highest quality are used. With fully integrated designer kitchens, engineered wide board oak flooring and fully tiled luxurious bathrooms, these apartments will appeal to a discerning array of professionals and investors.

In short, with its combination of a prime location, luxury finishes and excellent transport links, Parkside perfectly embodies the best of metropolitan living.





# A STUNNING PARKSIDE LOCATION MOMENTS FROM CANARY WHARF



# FURZE GREEN & LIMEHOUSE CANAL

With its setting overlooking a beautiful park just moments from one of London's historic waterways, Parkside offers a perfect escape from the hustle of London. Just minutes from Canary Wharf and The City, residents can stretch their legs and their lungs with a multitude of open spaces to choose from. These include the Limehouse Canal, Furze Green, Mile End Park, Bartlett Park, Victoria Park (one of London's oldest and largest). Finally the vast expanse of the largest park to be built in Europe over the past 100 years can be found minutes away at the former Olympic Park.

With 1.8 million sqft of retail, restaurants and bars, Westfield Stratford City is just 5 minutes to the north. The commercial powerhouse of Canary Wharf is just 7 minutes to the South putting you at the heart of East London's renaissance. It is easy to understand why the smart money is heading East.





# PARKSIDE

CANARY WHARF  
DLR

BARTLETT PARK

LIMEHOUSE BASIN

TOWER BRIDGE  
ST KATHERINE  
DOCK

THE SHARD  
THE LONDON EYE

WEST END

THE GHERKIN

DEVONS  
ROAD DLR  
6 mins ⌘

MILE END  
14 mins ⌘



# Map Key

- Underground Station
- DLR Station
- Overground Station
- National Rail Station

Haggerston

Well Street  
Common

London Fields

Victoria  
Park

WESTFIELD  
STRATFORD  
CITY

Stratford

Stratford  
High Street

Shoreditch  
Park

Haggerston  
Park

Cambridge Heath

Pudding  
Mill Lane

Abbey  
Road

Hoxton

Old  
Street

Bow  
Church

West Ham

Shoreditch  
High Street

Weavers  
Fields

Bethnal Green

Bow Road

Bromley-by-Bow

Mile End

Devons  
Road

Moorgate

Liverpool  
Street

THE CITY

Whitechapel

Stepney  
Green

Mile End  
Park

PARKSIDE  
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5min  
⤴

10min  
⤴

15min  
⤴

Star Lane

Moorgate

Cannon  
Street

Fenchurch  
Street

Tower  
Gateway

Monument

Tower Hill

London  
Bridge

Shadwell

Limehouse

Wapping

Poplar

Blackwall

East India

Canning  
Town

West India Quay

Canary Wharf

CANARY  
WHARF

Walking times are calculated as the crow flies and indicative only



# PARKSIDE

EXCEL LONDON

THAMES BARRIER

THE O2

NORTH GREENWICH 

BARTLETT PARK

ROYAL OBSERVATORY  
GREENWICH

CROSSRAIL

ONE CANADA SQUARE

CANARY WHARF DLR

DEVONS  
ROAD   
6 mins 

MILE END   
14 mins 



# TRANSPORT



## ALL LONDON AWAITS

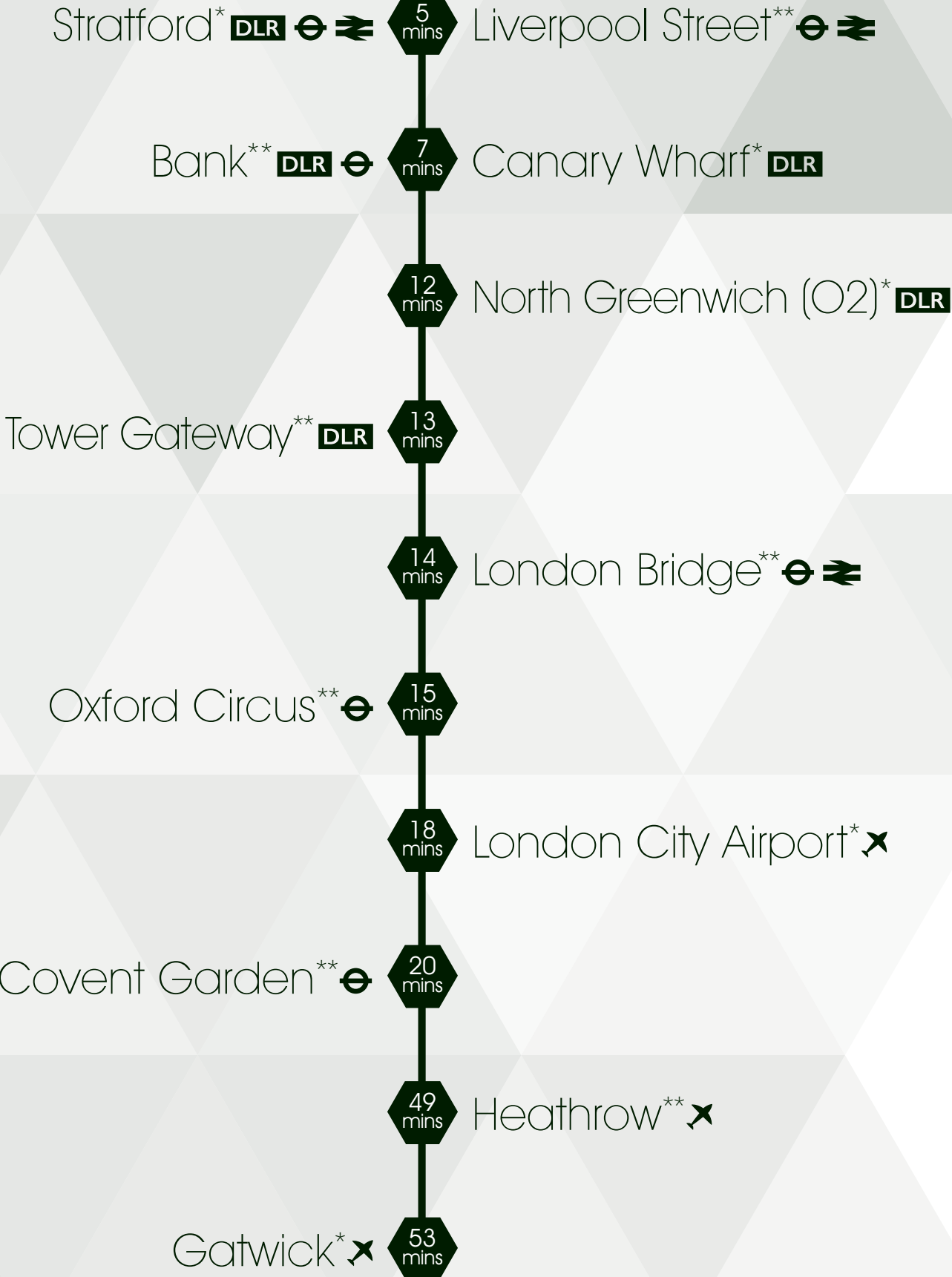
The superb DLR connections Parkside enjoys make the eclectic shops, bars and restaurants of Westfield Stratford City and Canary Wharf your new locals. Then for work, it's not just Canary Wharf that's at close quarter, The City couldn't be easier to reach either.



## THE ARRIVAL OF CROSSRAIL

Set to revolutionise transport in London, Canary Wharf's Crossrail station will open in 2018 and put many of London's biggest attractions that bit nearer.

- Bond Street - 13 mins<sup>†</sup>
- Paddington - 16 mins<sup>†</sup>
- Heathrow - 39 mins<sup>†</sup>



\*From Devons Road  
\*\*From Mile End  
†From Canary Wharf Crossrail  
  
Travel time sources:  
walkit.com & journeyplanner.tfl.gov.uk





# HIGH FINANCE

Canary Wharf is without question one of the world's leading business and finance centres, and conveniently it's only 7 minutes away\*. Home to a host of FTSE 100 companies and a workforce of 90,000 people, it's Europe's fastest growing business district. And to service the whims of its ever-growing population of professionals are over 300 shops, bars and restaurants, not to mention an extensive programme of music, film, theatre, dance, art and fashion events.

# HIGH FASHION

Boasting some of the world's best sporting facilities and a newly created 560 acre park, the legacy of London 2012 has seen Stratford reborn. To many however, the jewel in its crown is Westfield Stratford City. A veritable retail heaven with a plethora of shops – from high street favourites such as Zara and Reiss to high fashion boutiques like Prada and Mulberry. And to fuel all this retail therapy, there are also a wealth of restaurants and bars. Not to mention a cinema complex and casino.



\* Canary Wharf DLR from Devons Road  
Travel time sources:  
walkit.com & journeyplanner.tfl.gov.uk



## YOUR NEW LOCALS

**The Narrow** - Panoramic views of the Thames.  
A traditional pub feel. Gordon Ramsay's culinary  
genius. You couldn't ask for more.

**The Grapes** - Owned by Sir Ian McKellen, this small but  
perfectly formed traditional drinking house is a local institution.

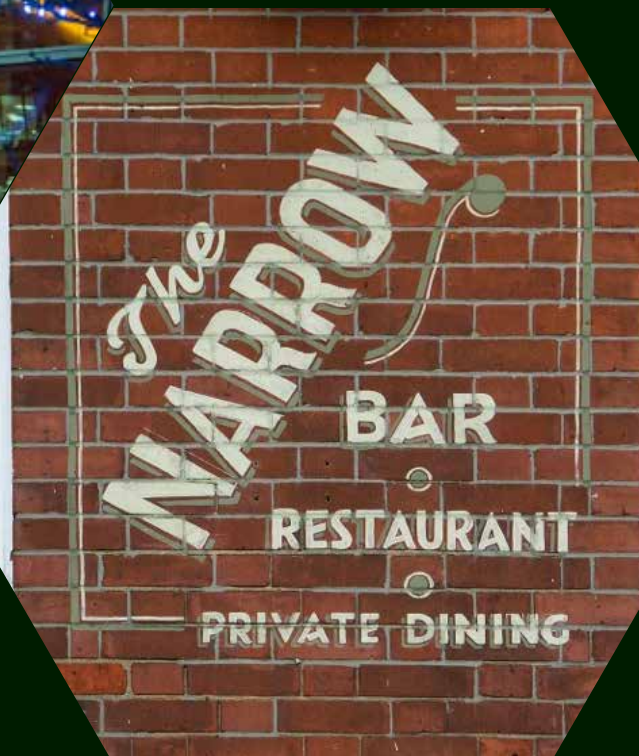
**Roka** - Award winning Japanese restaurant built around its Robata  
grill. Get one of the 14 grill seats and witness the chefs in action.

**Boisdale** - 900 whiskies behind the bar. The finest Scottish cuisine.  
Jazz and blues six days a week. Caledonian perfection.

**The Gun** - A stone's throw from Billingsgate fish market,  
this acclaimed gastro-pub is unsurprisingly  
renowned for its seafood.



Roka



The Narrow



The Gun



The Grapes







Victoria Park



Queen Elizabeth Olympic Park



Queen Elizabeth Olympic Park



Victoria Park

## ESCAPE THE HUSTLE

Being surrounded by thriving centres of commerce and retail has plenty of benefits, but there'll no doubt be times when you want to unwind, away from the bustle. Fortunately, you don't have to go far to escape. The Limehouse Canal is just moments away and leads down to the Limehouse Basin. Both testaments to London's shipping heritage, today they're perfect for a relaxed stroll watching the world float by.

For a greener outlook, you're also spoilt for choice. To the north of Parkside you'll find Victoria Park. As well as being one of London's oldest parks, with its delightful lake and stunning gardens it's one of the prettiest. Slightly nearer is Mile End Park which boasts terraced gardens, a climbing wall and an ecological park. Then there is the greenery of the Queen Elizabeth Olympic Park - which is in fact one of the largest urban parks created in Europe for more than 150 years.



UCL



King's College



## KNOWLEDGE IS POWER

London's universities are renowned the world over for the quality of their teaching and the standing of the qualifications they offer. Queen Mary University of London is the nearest and dates back to the founding of the London Hospital Medical College in 1785. At the heart of central London, but still readily accessible are King's College, LSE and UCL. The London Business School, home to one of the world's leading MBA courses is also easy to reach. As is Imperial College in South Kensington.

**Queen Mary University of London** - 14 mins

**King's College** - 16 mins

**LSE** - 16 mins

**UCL** - 20 mins

**London Business School** - 23 mins

**Imperial College** - 28 mins



Old Building



King's College

Imperial College





# LIVING ROOM



computer generated image



# KITCHEN/ DINING



computer generated image



# BEDROOM



computer generated image



# BATHROOM



computer generated image



# TERRACE



computer generated image



# SPECIFICATIONS

## KITCHEN

- Contemporary gloss handle-less designer kitchen units with pelmet lighting
- Stone worktop and worktop splash-back
- Stainless steel hob splash-back
- Wideboard engineered oak flooring
- Single lever chrome tap with stainless steel undermounted sink
- Fully integrated AEG appliances with Caple extractor hood
- Integrated LED downlighters

## BATHROOM

- Ideal Standard Concept Cube sanitaryware – basin, wall hung WC & double-ended bath
- VADO basin & bath taps
- VADO showerhead with Hansgrohe telescopic arm
- Fully tiled with high quality limestone effect tiling
- LED downlighters
- Full height & width mirror
- Large heated towel rail

## LOUNGE

- Wideboard engineered oak flooring
- Integrated LED downlighters

## BEDROOM

- High quality carpet
- LED downlighters
- High quality built-in wardrobes to master bedroom

## INTERIOR FINISHES

- High quality two panel internal doors in white gloss finish
- Contemporary brushed steel ironmongery
- 180mm deep skirting in white gloss finish
- 70mm deep skirting in white gloss finish
- High quality aluminium double glazed windows
- Living room and master bedroom wired for Sky Plus and terrestrial TV point to all other bedrooms where relevant
- BT connections to living room and master bedroom

## SECURITY

- Access to apartments via electronic video door entry system
- Multi-point locking entrance door to each apartment with chrome ironmongery

## COMMON AREAS

- Carpeting to all communal corridors
- Recessed mat well to match carpeting
- Individual lockable mail boxes in foyer

## HEATING

- Communal heating & hot water system
- Individual electronic controlled thermostats to each apartment
- Contemporary compact wall hung radiators

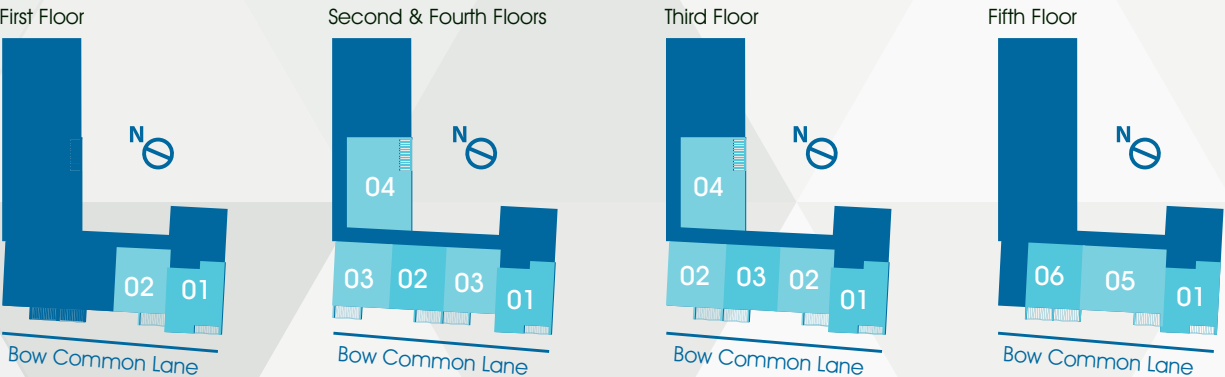
These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

# SITEMAP

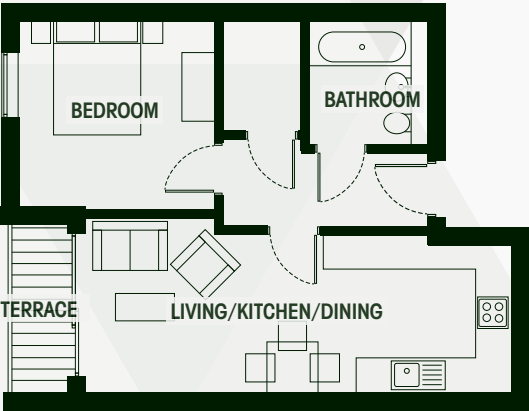




# Floorplans - Richmond House



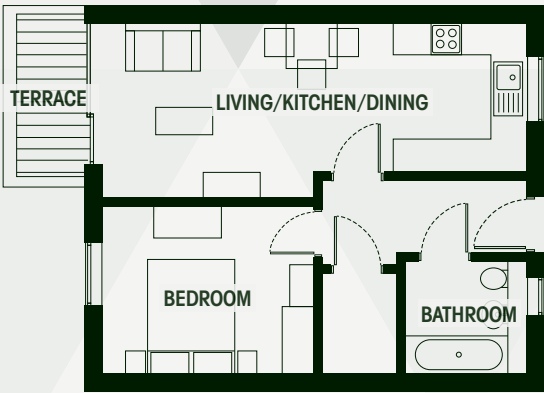
## APARTMENT TYPE 01 1 BED



- First Floor - A1-01
- Second Floor - A2-01
- Third Floor - A3-01
- Fourth Floor - A4-01
- Fifth Floor - A5-01

Terrace - 2.7sqm  
Gross Internal Area - 46.8sqm/504sqft

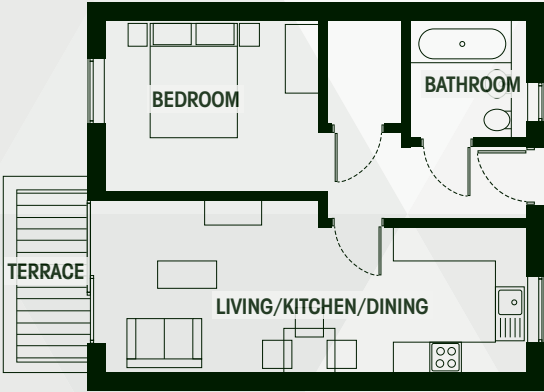
## APARTMENT TYPE 03 1 BED



- Second Floor - A2-02 / A2-04\*\*
- Third Floor - A3-03
- Fourth Floor - A4-02 / A4-04

Terrace - 4.5sqm  
Gross Internal Area - 46.3sqm/498sqft  
\*\*Terrace A2-04 - 4.4sqm

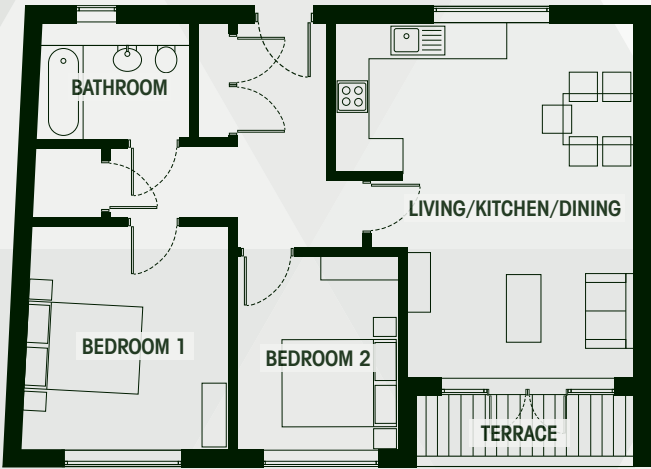
## APARTMENT TYPE 02 1 BED



- First Floor - A1-02
- Second Floor - A2-03
- Third Floor - A3-02 / A3-04
- Fourth Floor - A4-03

Terrace - 4.5sqm  
Gross Internal Area - 46.3sqm/498sqft

## APARTMENT TYPE 04 2 BED



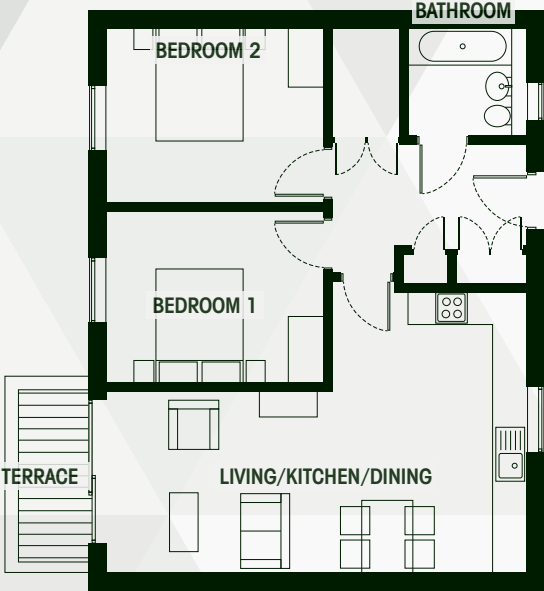
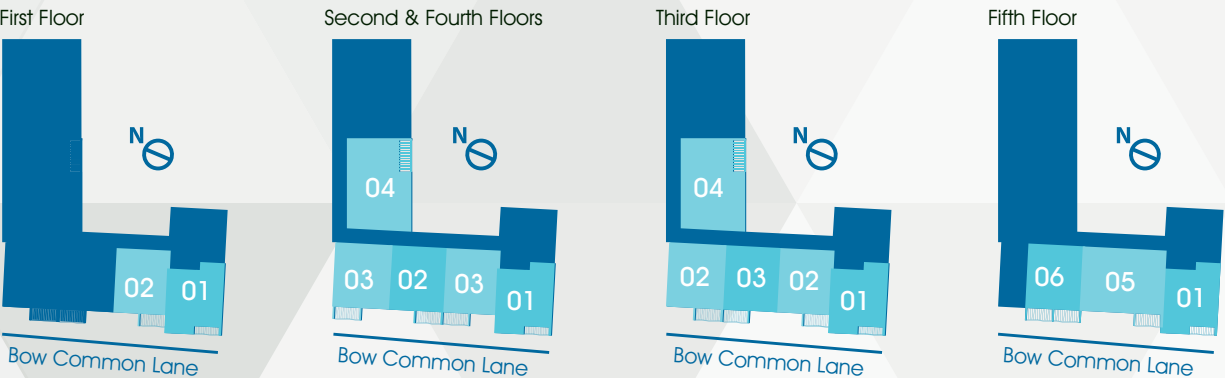
- Second Floor - A2-05
- Third Floor - A3-05
- Fourth Floor - A4-05\*\*

Terrace - 6sqm  
Gross Internal Area - 73.8sqm/794sqft  
\* A4-05 GIA 73.6sqm/792sqft  
\*\*Terrace A4-05 - 5.5sqm

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.



# Floorplans - Richmond House (continued)

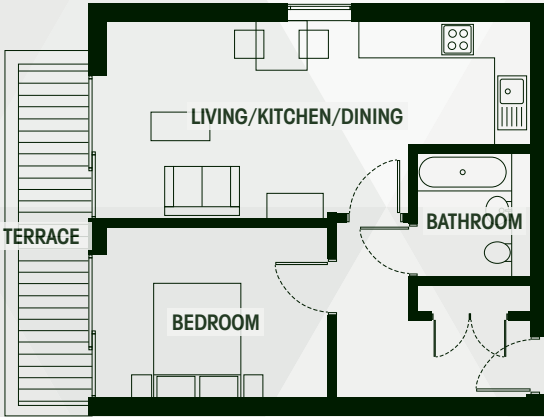


## APARTMENT TYPE 05 2 BED

Fifth Floor - A5-02

Terrace - 4.5sqm

Gross Internal Area - 72.1sqm/776sqft



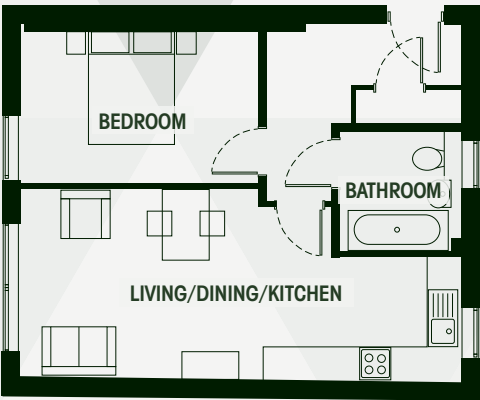
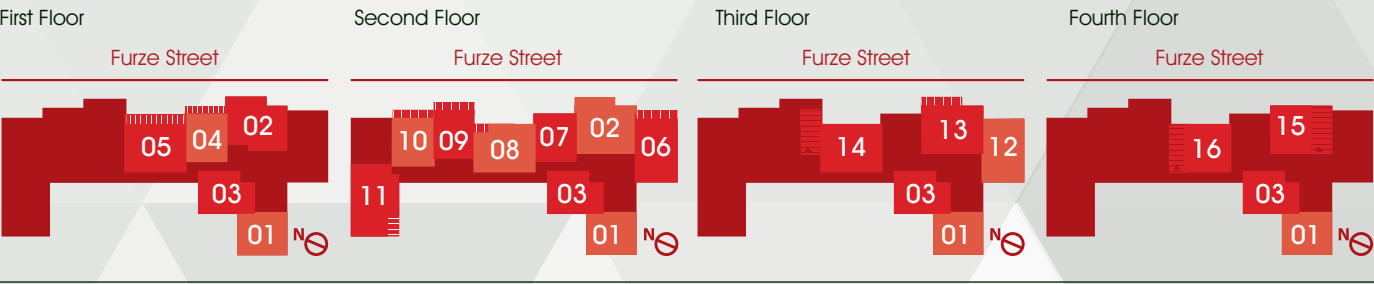
## APARTMENT TYPE 06 1 BED

Fifth Floor - A5-03

Terrace - 9sqm

Gross Internal Area - 49.1sqm/529sqft

# Floorplans - Hyde House - Apartments



## APARTMENT TYPE 01 1 BED

First Floor - 1B1-01

Second Floor - 1B2-01

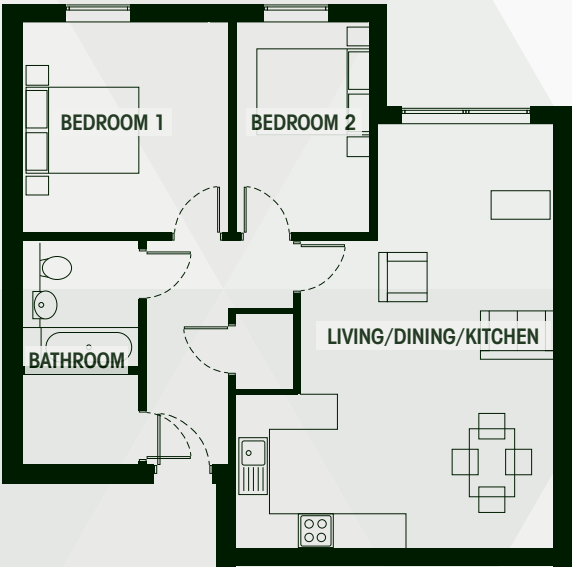
Third Floor - 1B3-01\*

Fourth Floor - 1B4-01\*

Gross Internal Area - 47.9sqm/516sqft

\*1B3-01 47.5sqm/511sqft

1B4-01 47.3sqm/509sqft



## APARTMENT TYPE 02 2 BED

First Floor - 1B1-02

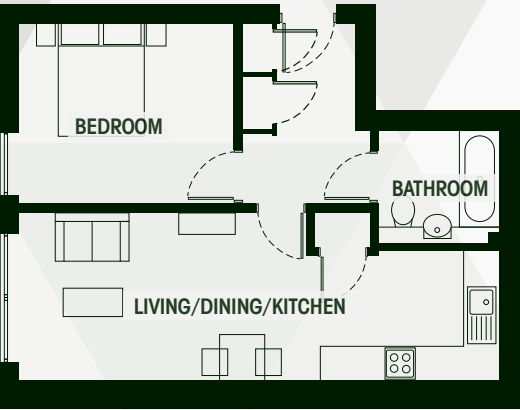
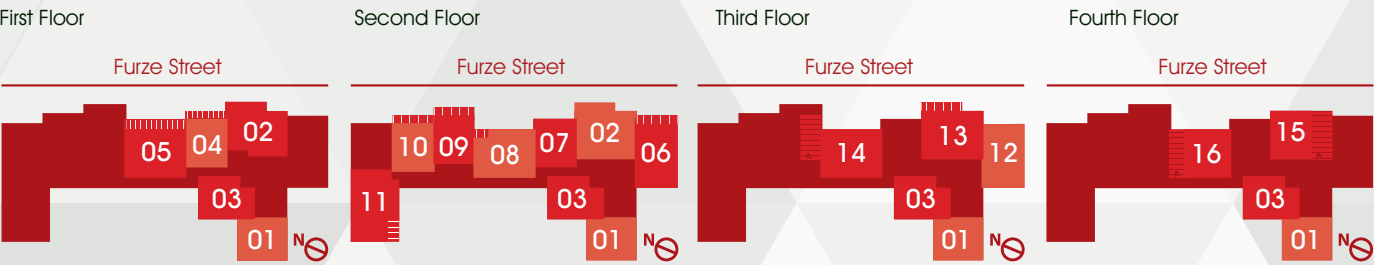
Second Floor - 1B2-03

Gross Internal Area - 72sqm/775sqft

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# Floorplans - Hyde House - Apartments (continued)



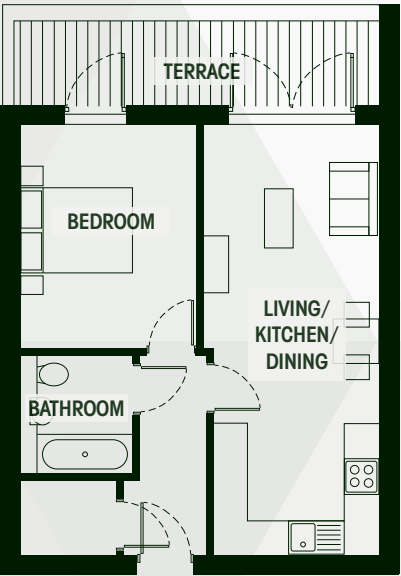
## APARTMENT TYPE 03 1 BED

- First Floor - 1B1-03
- Second Floor - 1B2-04
- Third Floor - 1B3-04\*
- Fourth Floor - 1B4-03\*

Gross Internal Area - 49.7sqm/535sqft

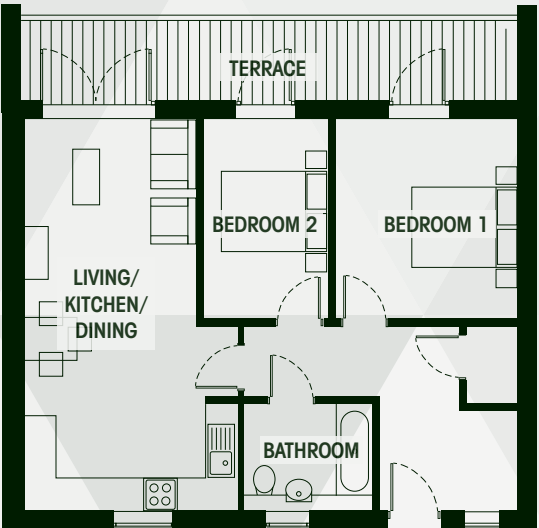
\* 1B3-04 49.6sqm/534sqft

1B4-03 50sqm/538sqft



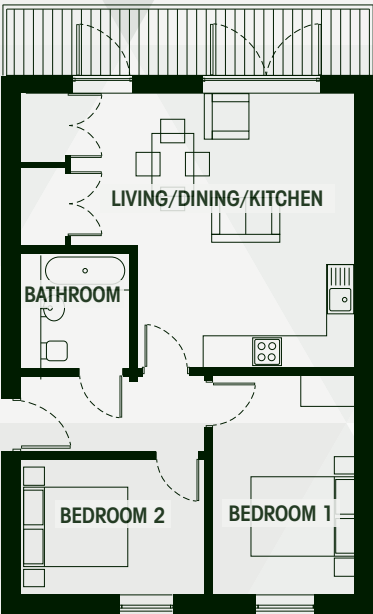
## APARTMENT TYPE 04 1 BED

- First Floor - 1B1-04
- Terrace - 7.1sqm
- Gross Internal Area - 49.5sqm/533sqft



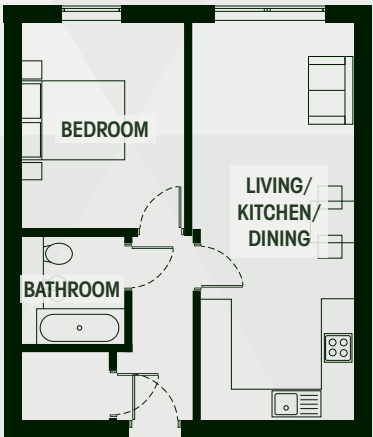
## APARTMENT TYPE 05 2 BED

- First Floor - 1B1-05
- Terrace - 14.6sqm
- Gross Internal Area - 69.5sqm/748sqft



## APARTMENT TYPE 06 2 BED

- Second Floor - 1B2-02
- Terrace - 7.6sqm
- Gross Internal Area - 61.8sqm/665sqft



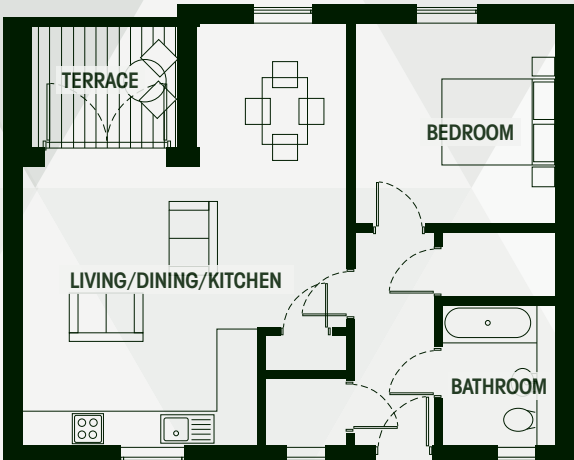
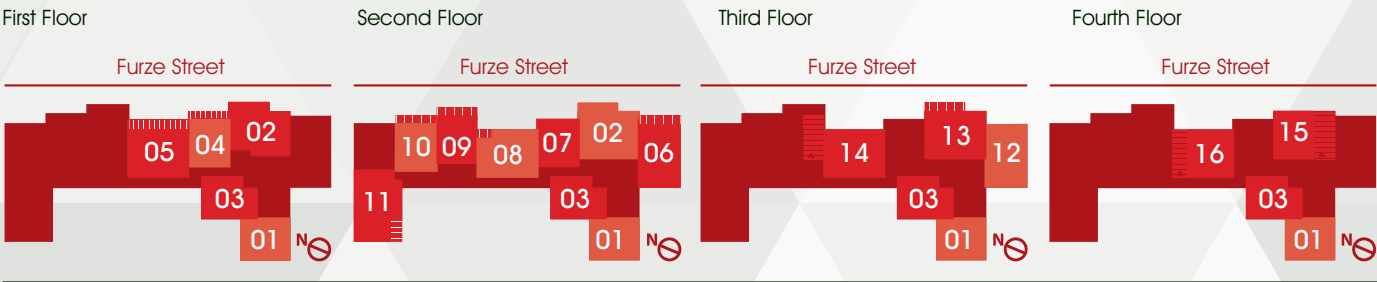
## APARTMENT TYPE 07 1 BED

- Second Floor - 1B2-05
- Gross Internal Area - 49.5sqm/533sqft

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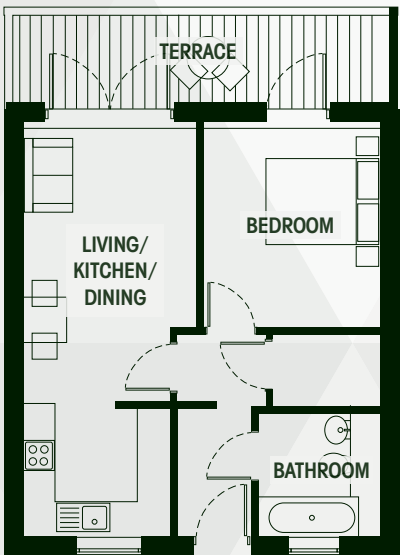
# Floorplans - Hyde House - Apartments (continued)



## APARTMENT TYPE 08 1 BED

Second Floor - 1B2-06

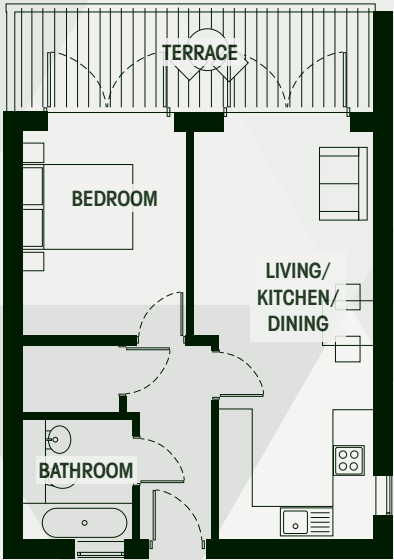
Terrace - 5.7sqm  
Gross Internal Area - 62.2sqm/670sqft



## APARTMENT TYPE 09 1 BED

Second Floor - 1B2-07

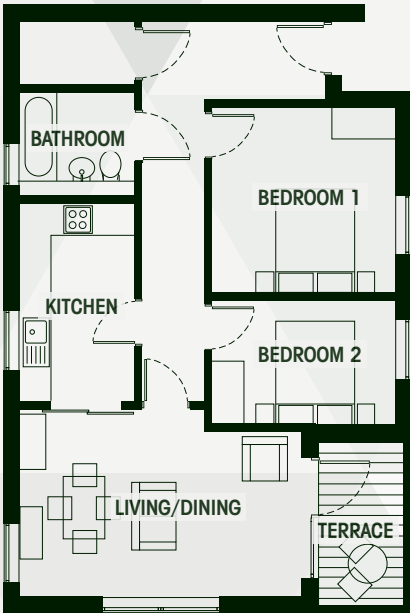
Terrace - 9sqm  
Gross Internal Area - 46.7sqm/503sqft



## APARTMENT TYPE 10 1 BED

Second Floor - 1B2-08

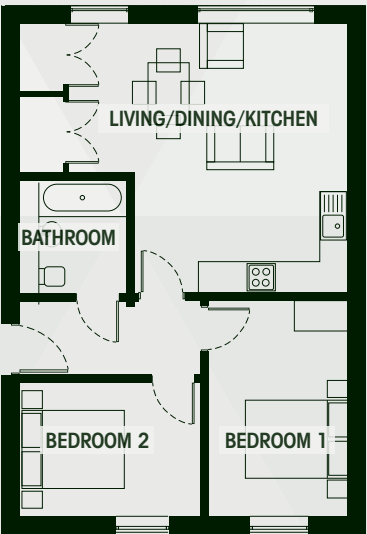
Terrace - 9.7sqm  
Gross Internal Area - 46.6sqm/502sqft



## APARTMENT TYPE 11 2 BED

Second Floor - 1B2-09

Terrace - 5.2sqm  
Gross Internal Area - 72.1sqm/776sqft



## APARTMENT TYPE 12 2 BED

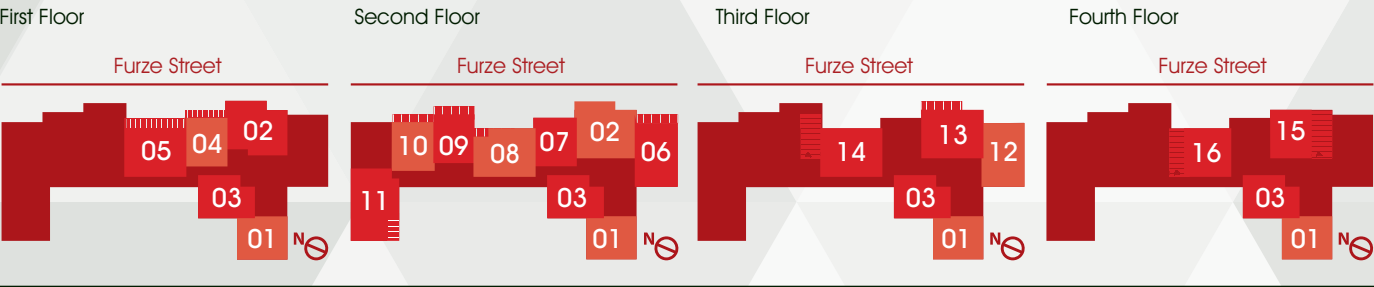
Third Floor - 1B3-02

Gross Internal Area - 61.8sqm/665sqft

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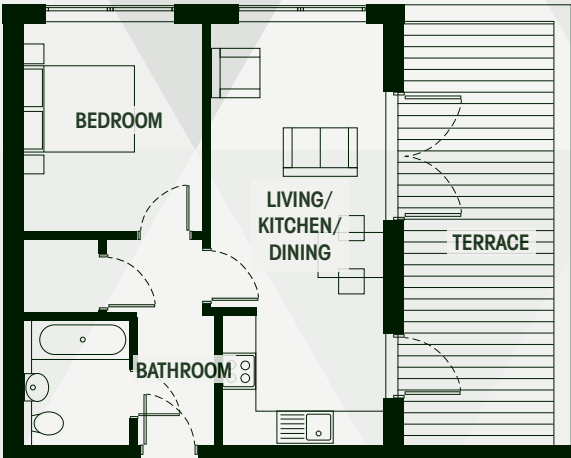
# Floorplans - Hyde House - Apartments (continued)



## APARTMENT TYPE 13 2 BED

Third Floor - 1B3-03

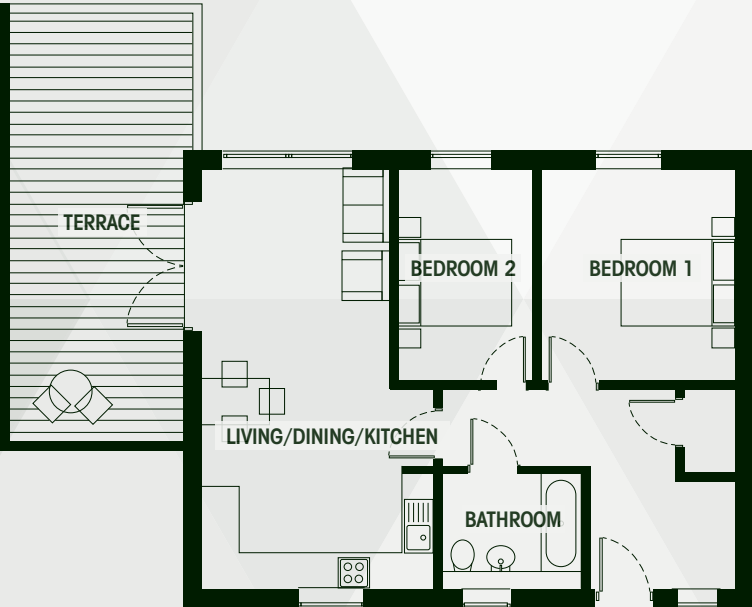
Terrace - 9.2sqm  
Gross Internal Area - 69.6sqm/749sqft



## APARTMENT TYPE 15 1 BED

Fourth Floor - 1B4-02

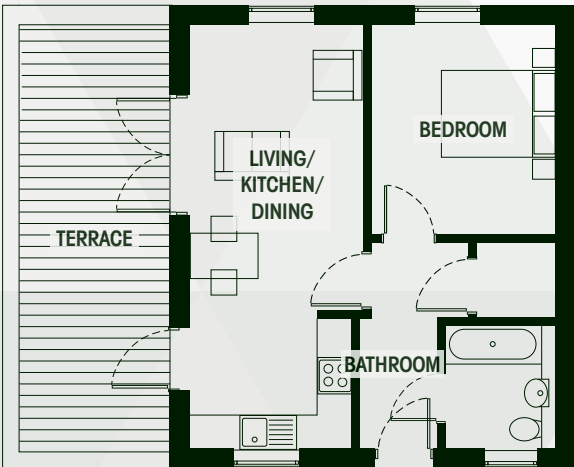
Terrace - 22.8sqm  
Gross Internal Area - 47.8sqm/515sqft



## APARTMENT TYPE 14 2 BED

Third Floor - 1B3-06

Terrace - 24.4sqm  
Gross Internal Area - 69.7sqm/750sqft



## APARTMENT TYPE 16 1 BED

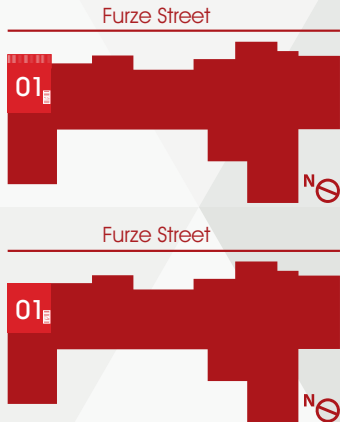
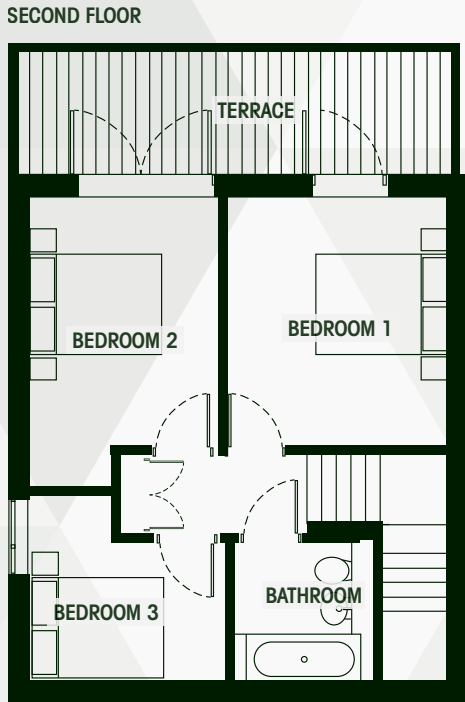
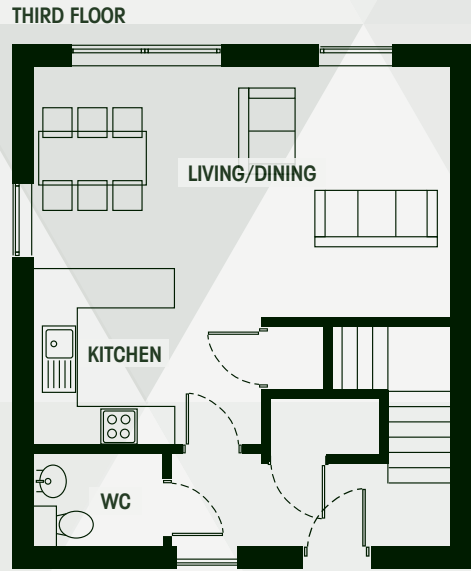
Fourth Floor - 1B4-04

Terrace - 23.2sqm  
Gross Internal Area - 47.3sqm/509sqft

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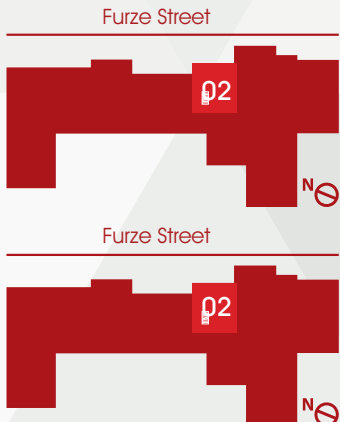
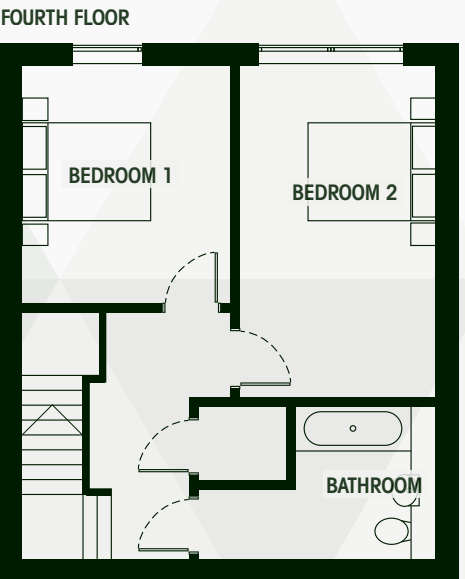
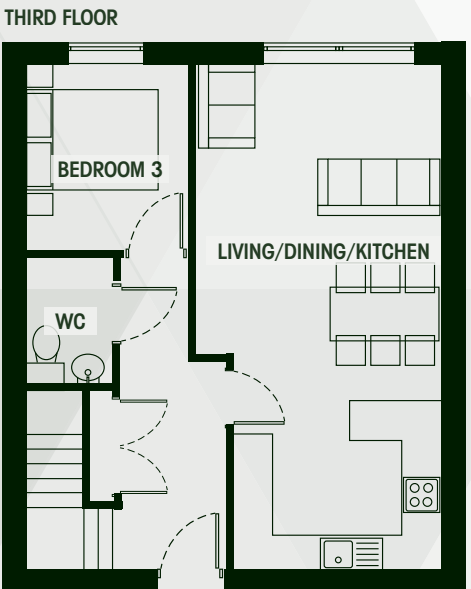
# Floorplans - Hyde House - Duplex



## DUPLEX 01 3 BED

Second & Third Floors  
1B3-08

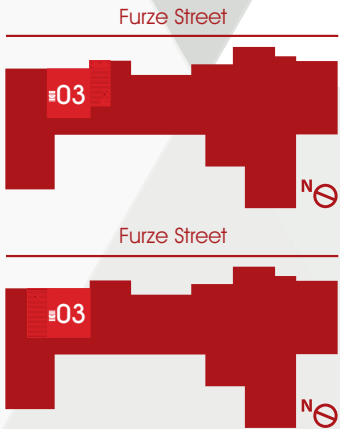
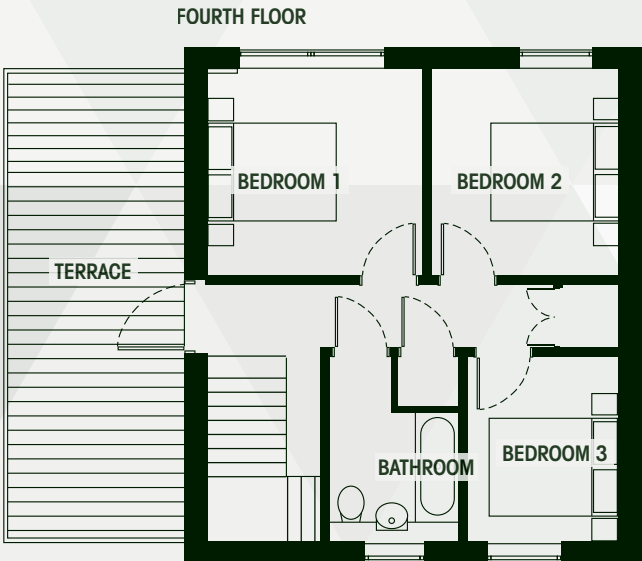
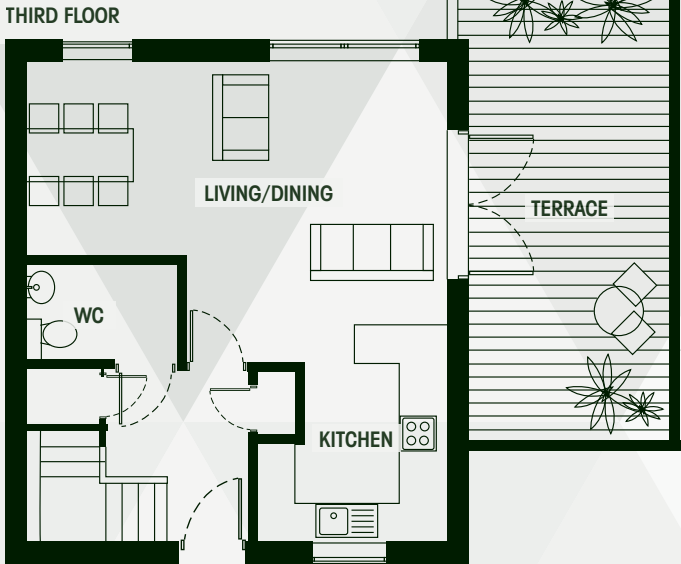
Terrace - 9.7sqm  
Gross Internal Area -  
92.8sqm/999sqft



## DUPLEX 02 3 BED

Third & Fourth Floors  
1B3-05

Gross Internal Area -  
99.9sqm/1075sqft



## DUPLEX 03 3 BED

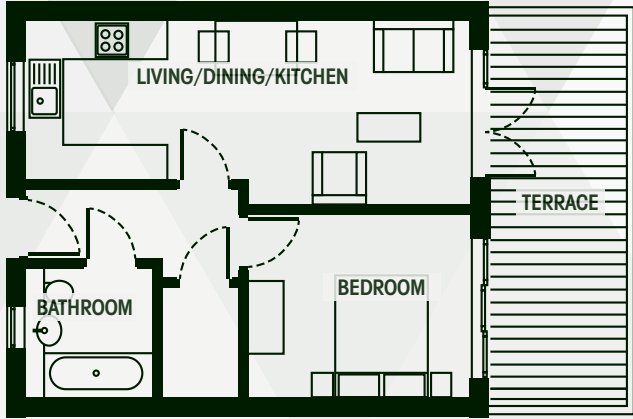
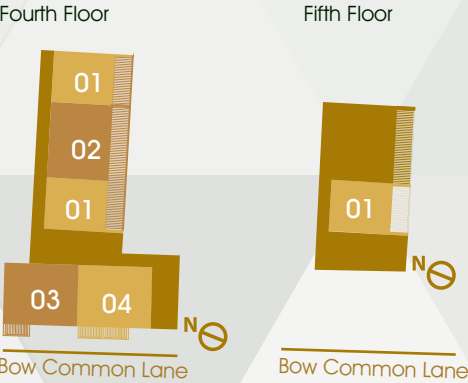
Third & Fourth Floors  
1B3-07

Terraces - 34sqm  
Gross Internal Area -  
95.6sqm/1029sqft

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.



# Floorplans - Regents House



## APARTMENT TYPE 01 1 BED

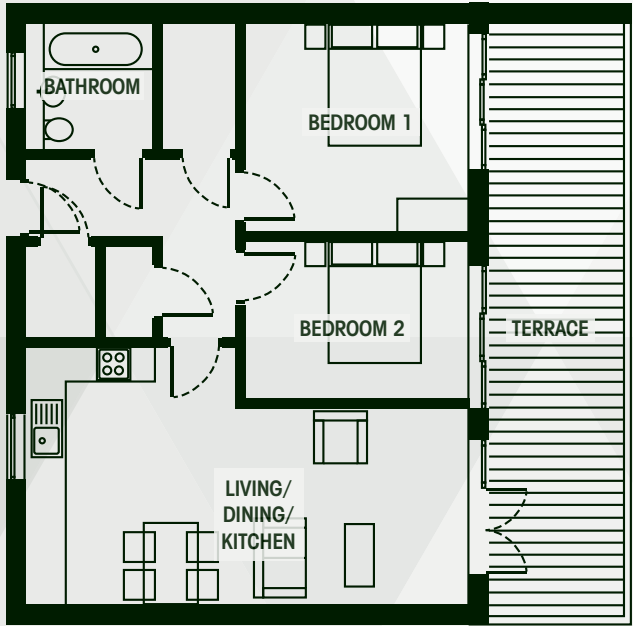
Fourth Floor - D4-01 / D4-03\*\* \*\*  
Fifth Floor - D5-01\*

Terrace - 13.2sqm  
Gross Internal Area - 45.9sqm/494sqft

\* D4-03 45.5sqm/490sqft  
D5-01 46sqm/495sqft

\*\*Terrace D4-03 - 12sqm

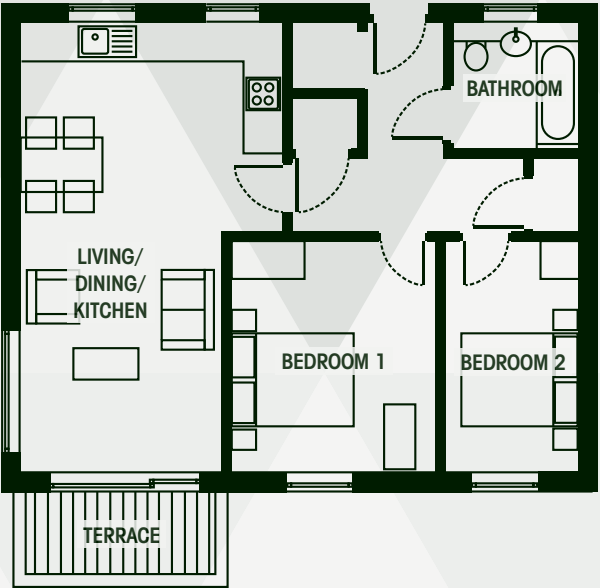
Please note terrace door position from Living Room is slightly different on D4-03



## APARTMENT TYPE 02 2 BED

Fourth Floor - D4-02

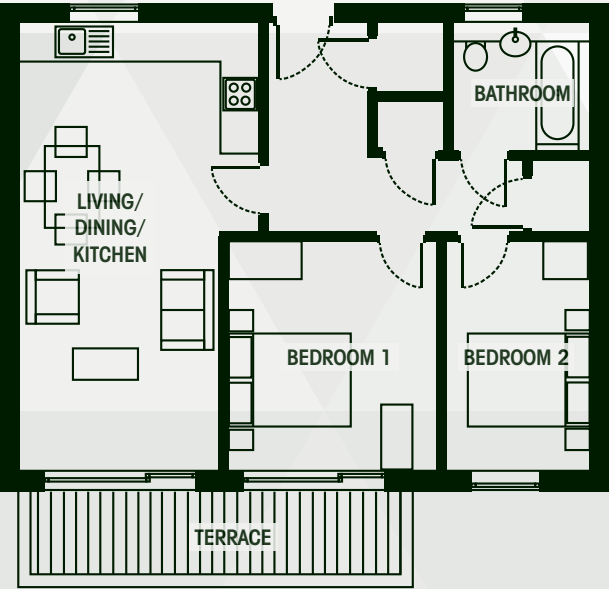
Terrace - 20.2sqm  
Gross Internal Area - 71sqm/764sqft



## APARTMENT TYPE 03 2 BED

Fourth Floor - D4-04

Terrace - 4.3sqm  
Gross Internal Area - 68.7sqm/739sqft



## APARTMENT TYPE 04 2 BED

Fourth Floor - D4-05

Terrace - 8.6sqm  
Gross Internal Area - 69.7sqm/750sqft

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale.



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