



# THE ELLINGTON

CANADA WATER

A boutique collection of 1, 2 & 3 bedroom apartments



# Contemporary apartment living in Canada Water

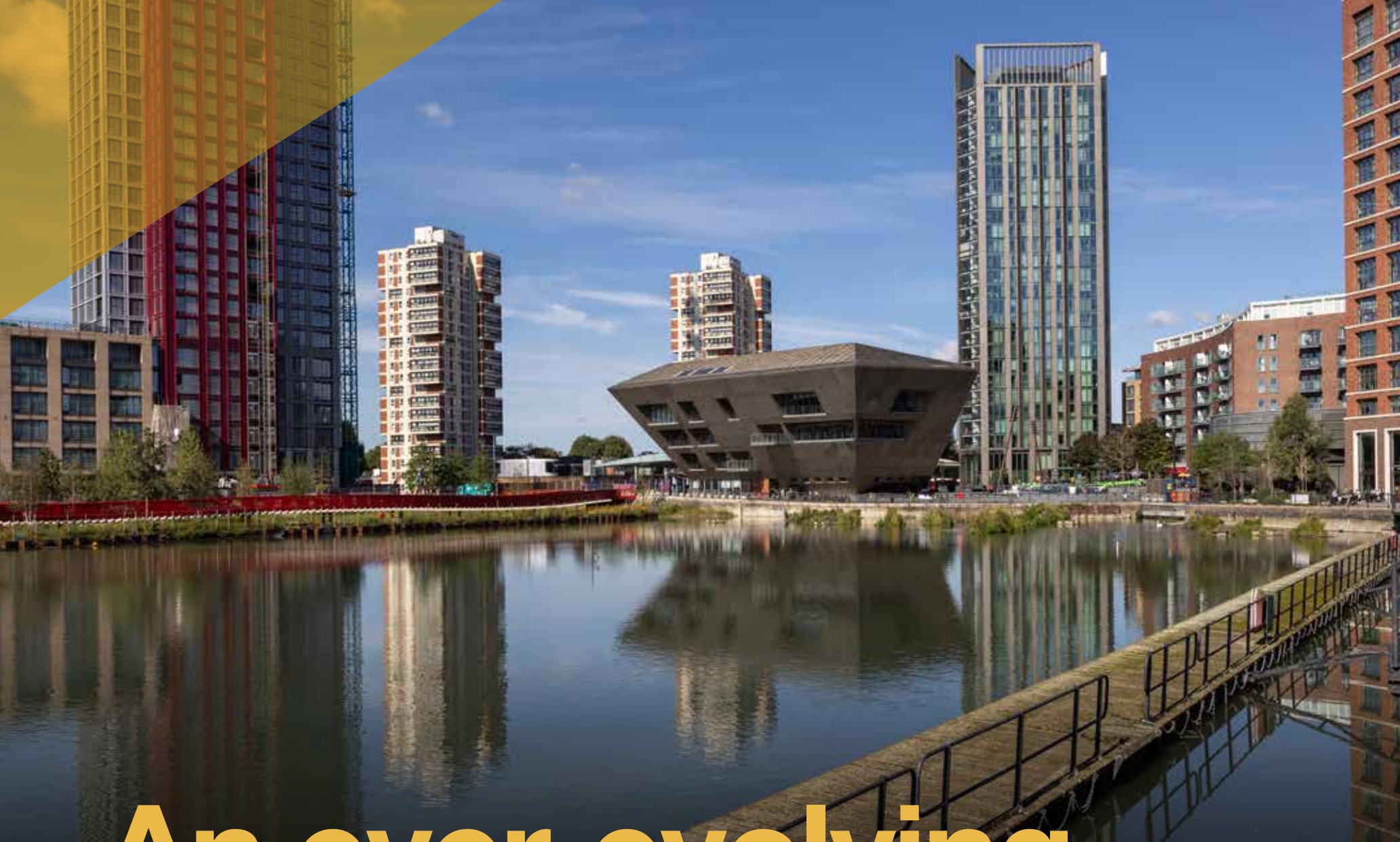
**Occupying the former site of the London Hydraulic Power Company, The Ellington pays tribute to its founder, Edward Ellington, who established the business in 1882.**

The area has seen a myriad of changes since Edward made his mark here, and today the diverse attractions of Canada Water have made this a residential hotspot for those seeking a cosmopolitan lifestyle.

Our fabulous collection of thoughtfully designed 1, 2 and 3 bedroom apartments is perfectly placed to make the most of this dynamic destination, where you'll enjoy access to a plethora of exciting amenities, promising an outstanding quality of life.



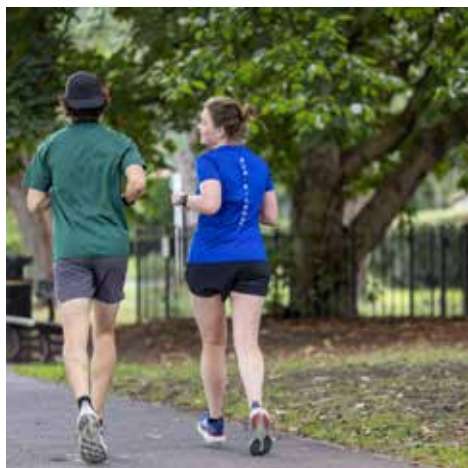




# An ever-evolving environment



Coffee shops, restaurants and retail spaces all vie for your attention, while community spirit is fostered at the iconic Canada Water Library and Theatre, a vibrant cultural hub, hosting engaging events, exhibitions and live performances. When dusk falls Canada Water becomes a lively destination, with pubs, bars, restaurants and live music to fulfil your aspirations.



Once a bustling dockland, Canada Water has evolved into a thriving community with a rich heritage. Defined by its contemporary architecture, peaceful waterways and verdant spaces it's become an attractive and enriching cityscape for its residents, workers and visitors.







# Escape from the city



When it's time to take things easy you'll find plenty of parkland, tranquil waterways and the Thames riverside to relax in. Nearby Southwark Park is home to a sports and athletics centre, tennis courts, boating lake and a gallery hosting contemporary art exhibitions. When you want to get a bit more active, stretch your legs and get social with the parkrun every Saturday. And in spring 2025 when the new Canada Water Leisure Centre opens, you'll find the largest swimming pool in Southwark, alongside sports courts, exercise studios, and much more.







# A wide choice of travel options

Wherever you want to get to, living at The Ellington will give you access to a wide choice of travel options.

For rail travel, Rotherhithe station, just 0.1m away, offers overground services to Shoreditch, Hoxton and Highbury & Islington, while Jubilee line services from Canada Water whisk you to Canary Wharf, Stratford, London Bridge and the West End.


From Canary Wharf take the Elizabeth line to Heathrow, with minimum journey times of around 47 minutes; you can also get to the West End and as far west as Reading.

Bus networks, some offering 24 hour services, provide routes to the centre of London and to outer suburbs.


For a scenic commute, take an Uber boat from Doubletree Dock (1.3m), with services operating to Putney in the west and eastwards to Barking Riverside.



  
**JUBILEE LINE**  
From Canada Water  
  
**CANARY WHARF**  
2 Mins  
  
**NORTH GREENWICH**  
4 Mins  
  
**LONDON BRIDGE**  
4 Mins  
  
**WATERLOO STATION**  
7 Mins

  
**UBER BOAT**  
From Doubletree Dock  
  
**CANARY WHARF PIER**  
4 Mins  
  
**LONDON BRIDGE PIER**  
19 Mins  
  
**BLACKFRIARS PIER**  
27 Mins  
  
**EMBANKMENT PIER**  
33 Mins

  
**OVERGROUND**  
From Rotherhithe  
  
**SHADWELL**  
DLR – 3 Mins  
  
**WHITECHAPEL**  
District / Hammersmith & City Lines – 5 Mins  
  
**SHOREDITCH HIGH STREET**  
8 Mins  
  
**HIGHBURY & ISLINGTON**  
22 Mins

  
**FROM RENFORTH STREET**  
  
**ROTHERHITHE STATION**  
120 Metres  
  
**CANADA WATER STATION**  
0.3 Mile  
  
**BERMONDSEY STATION**  
0.6 Mile  
  
**DOUBLETREE DOCK (For Uber Boat)**  
1.3 Mile





Canada Water - British Land/AustralianSuper



Computer generated illustration indicative only. Canada Water – British Land/AustralianSuper

# Realising the vision

An ambitious vision to transform the former docklands of Canada Water into a thriving residential, social and working environment is well underway. This truly mixed-use destination has been planned to create a 53 acre urban centre with a new high street, town square, up to 3,000 new net zero carbon homes, sports and

leisure facilities, 2,000,000 sq ft of workspace, and generous green space for the benefit of all. As one of the UK's most sustainable regeneration schemes, local history and heritage is being preserved along with the creation of an additional 12 acres of public space.

**16** new streets

and the first new high street in London for a generation

**12** acres

of new public spaces, including a public space the size of Leicester Square

**3.8** km

of new streets and spaces for pedestrians and cyclists to enjoy

**1** million sq ft

of new restaurants, bars, retail and entertainment space for the community

**1,255**

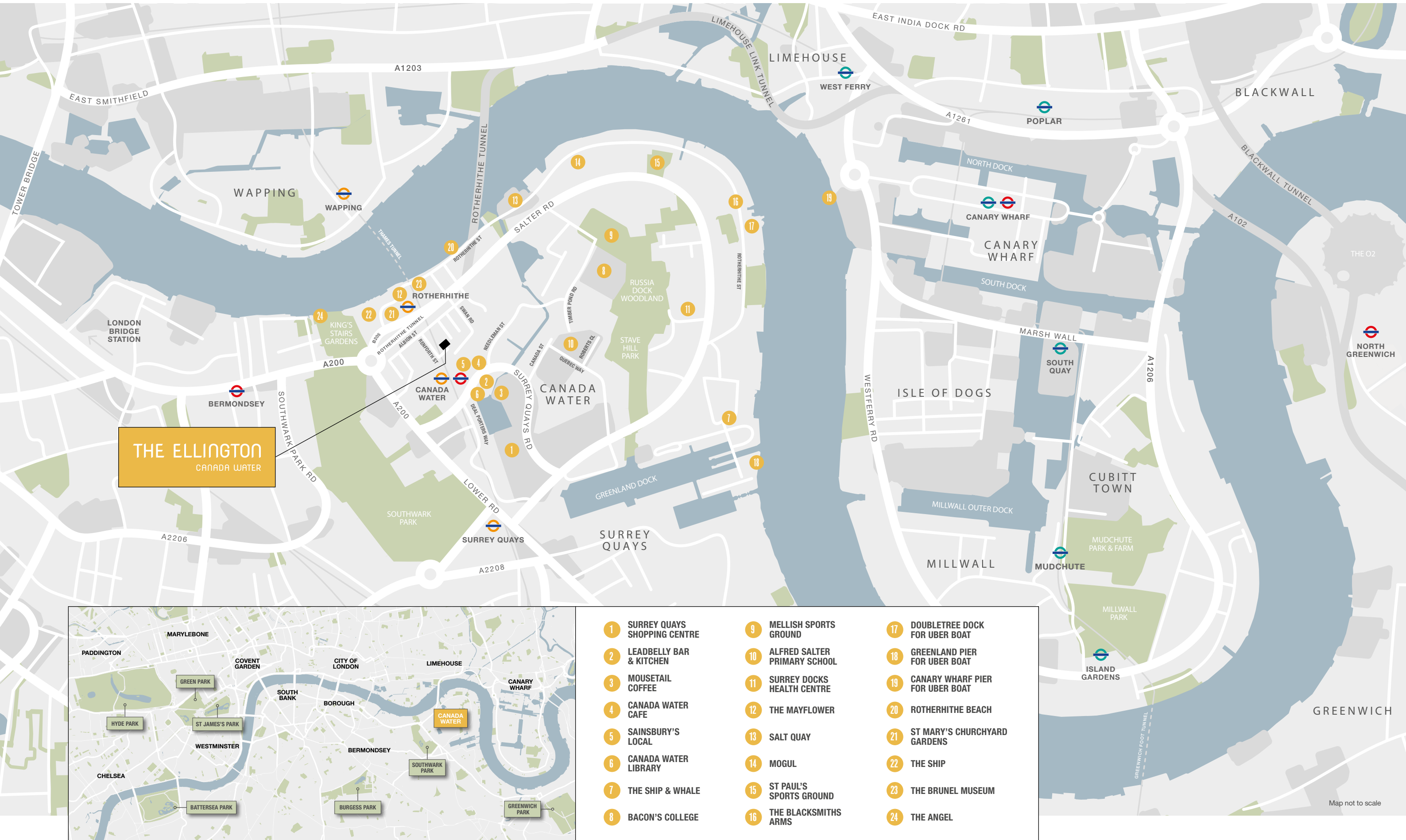
trees to enhance one of London's greenest neighbourhoods

**3,000**  
new homes

to be built over a 10 – 15 year period\*

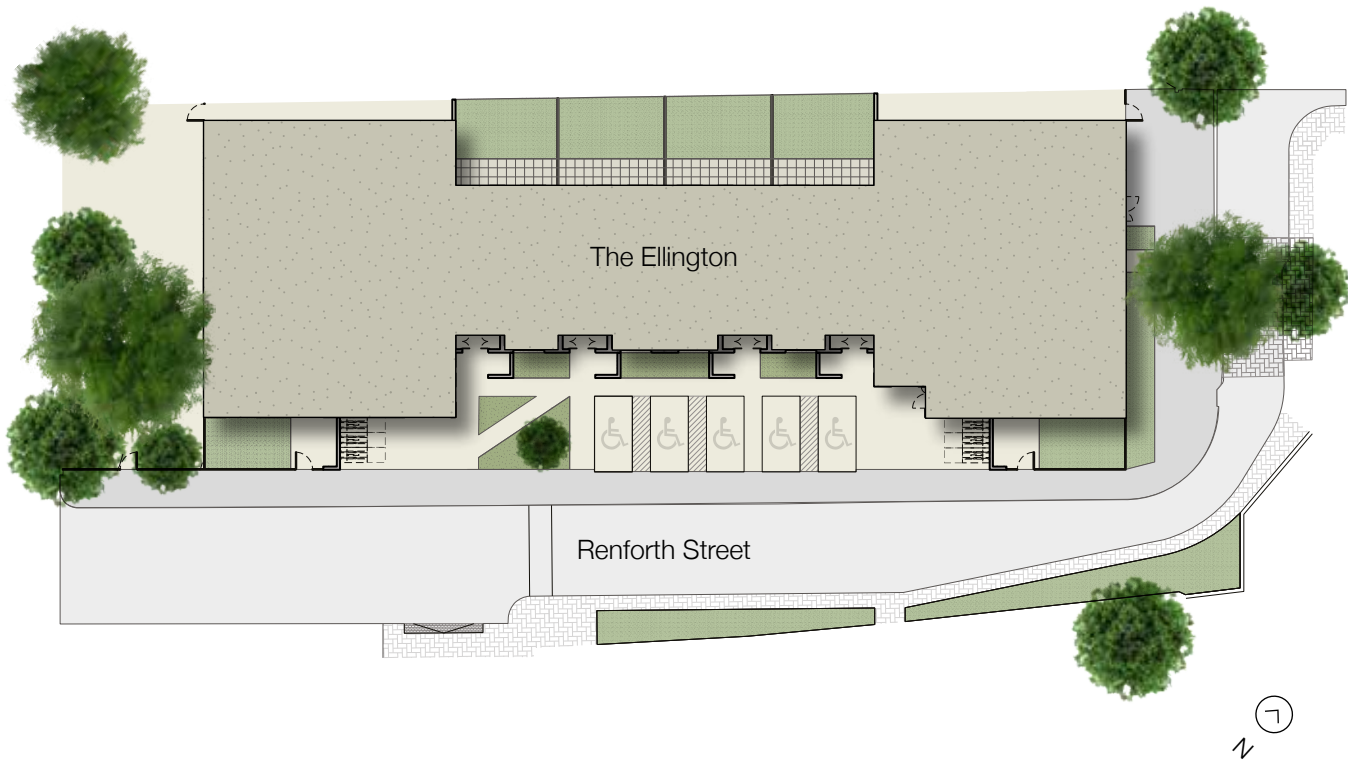
\* This figure is approximate







# Development layout

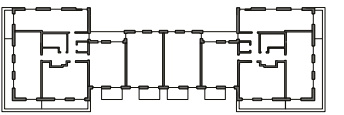
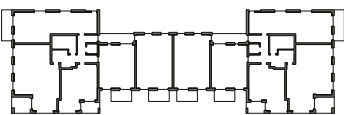


## No. 1

3-bedroom duplex apartment

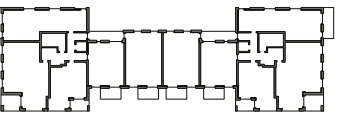
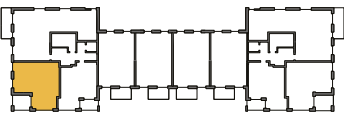


Kitchen	4.02m x 2.84m	13'2" x 9'3"
Living / Dining	5.79m x 4.02m	19'0" x 13'2"
Bedroom 1	4.59m x 3.90m	15'1" x 12'9"
Bedroom 2	5.08m x 3.00m	16'8" x 9'10"
Bedroom 3	3.34m x 2.63m	10'11" x 8'7"
Total Area	130.7 m <sup>2</sup>	1407 ft <sup>2</sup>



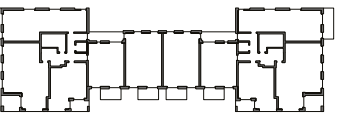
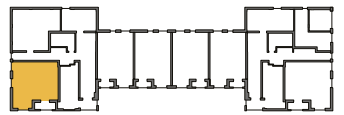
Second Floor

Fifth Floor



First Floor

Fourth Floor



Ground Floor

Third Floor

C – CUPBOARD  
FF – FRIDGE/FREEZER

DW – DISHWASHER  
WD – WASHER/DRYER

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

**No. 1**  
3-bedroom duplex apartment  
Ground / first floor

**No. 2**  
3-bedroom duplex apartment  
Ground / first floor

**No. 6**  
3-bedroom duplex apartment  
Ground / first floor

**No. 41**  
3-bedroom apartment  
Fourth floor

**No. 42**  
3-bedroom apartment  
Fourth floor

**No. 43**  
1-bedroom apartment  
Fourth floor

**No. 44**  
1-bedroom apartment  
Fourth floor

**No. 45**  
2-bedroom apartment  
Fourth floor

**No. 46**  
1-bedroom apartment  
Fifth floor

**No. 47**  
2-bedroom apartment  
Fifth floor

**No. 48**  
1-bedroom apartment  
Fifth floor

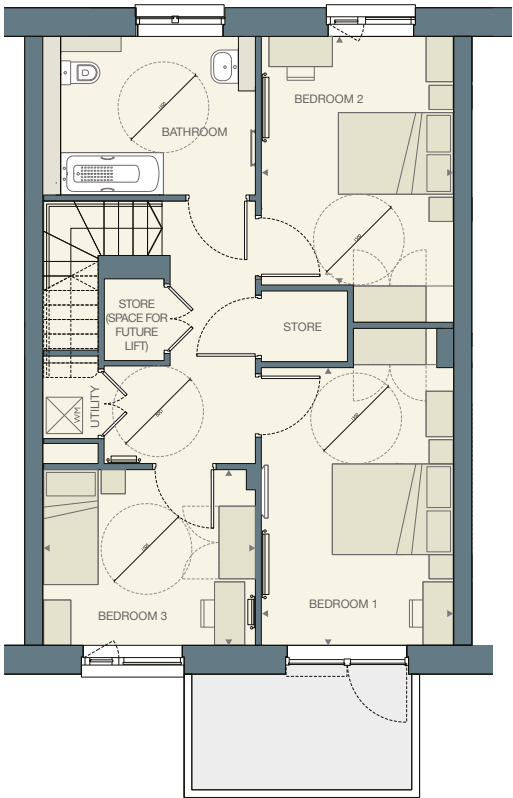
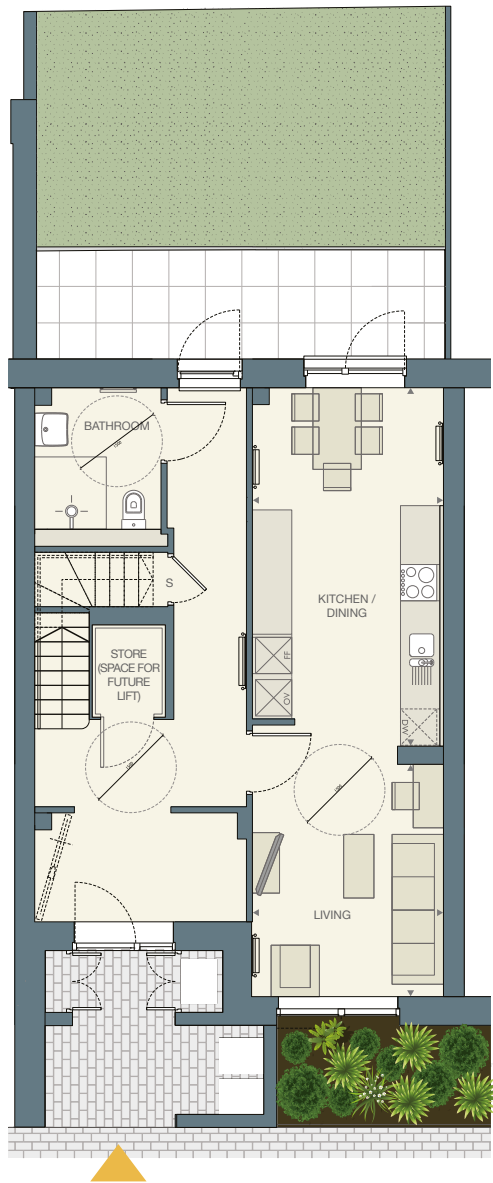
**No. 49**  
1-bedroom apartment  
Fifth floor

**No. 50**  
2-bedroom apartment  
Fifth floor

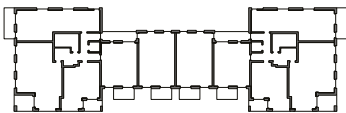


# No. 2

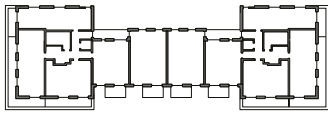
3-bedroom duplex apartment



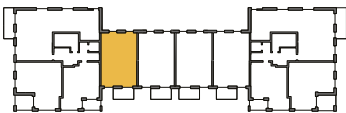
Kitchen / Dining	5.48m x 3.16m	18'0" x 10'4"
Living	3.84m x 3.16m	12'7" x 10'4"
Bedroom 1	4.59m x 3.17m	15'1" x 10'5"
Bedroom 2	4.07m x 3.17m	13'4" x 10'5"
Bedroom 3	3.50m x 2.90m	11'6" x 9'6"
Total Area	131.8 m <sup>2</sup>	1419 ft <sup>2</sup>



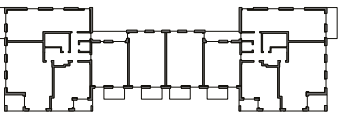
Second Floor



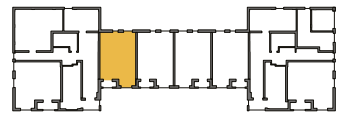
Fifth Floor



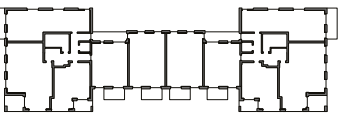
First Floor



Fourth Floor



Ground Floor



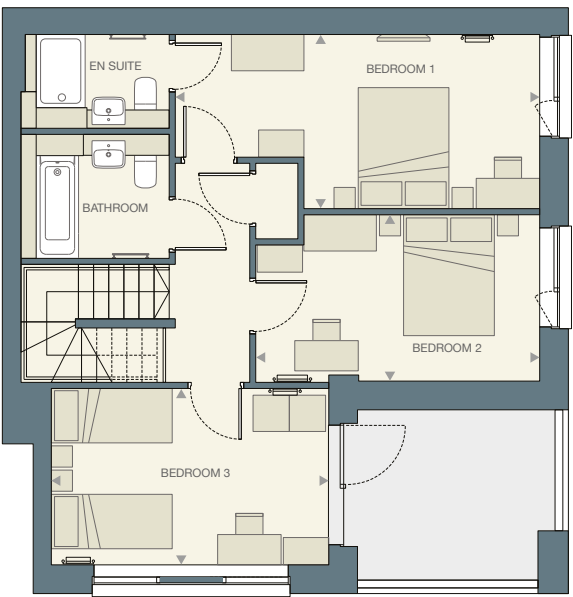
Third Floor

C – CUPBOARD  
FF – FRIDGE/FREEZER  
DW – DISHWASHER  
WD – WASHER/DRYER

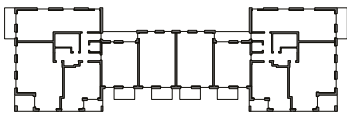
The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

# No. 6

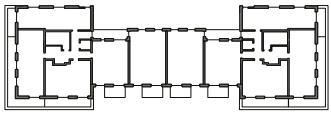
3-bedroom duplex apartment



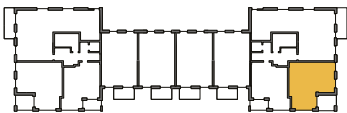
Kitchen / Dining	4.92m x 3.80m	16'2" x 12'6"
Living	5.16m x 4.86m	16'11" x 15'11"
Bedroom 1	6.02m x 2.88m	19'9" x 9'5"
Bedroom 2	4.69m x 2.15m	15'5" x 7'1"
Bedroom 3	4.59m x 2.92m	15'1" x 9'7"
Total Area	130.7 m <sup>2</sup>	1407 ft <sup>2</sup>



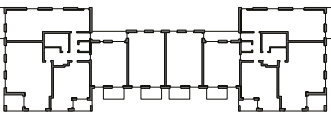
Second Floor



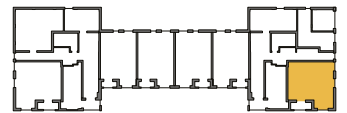
Fifth Floor



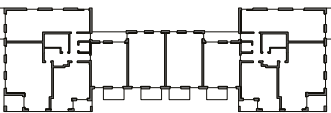
First Floor



Fourth Floor



Ground Floor



Third Floor

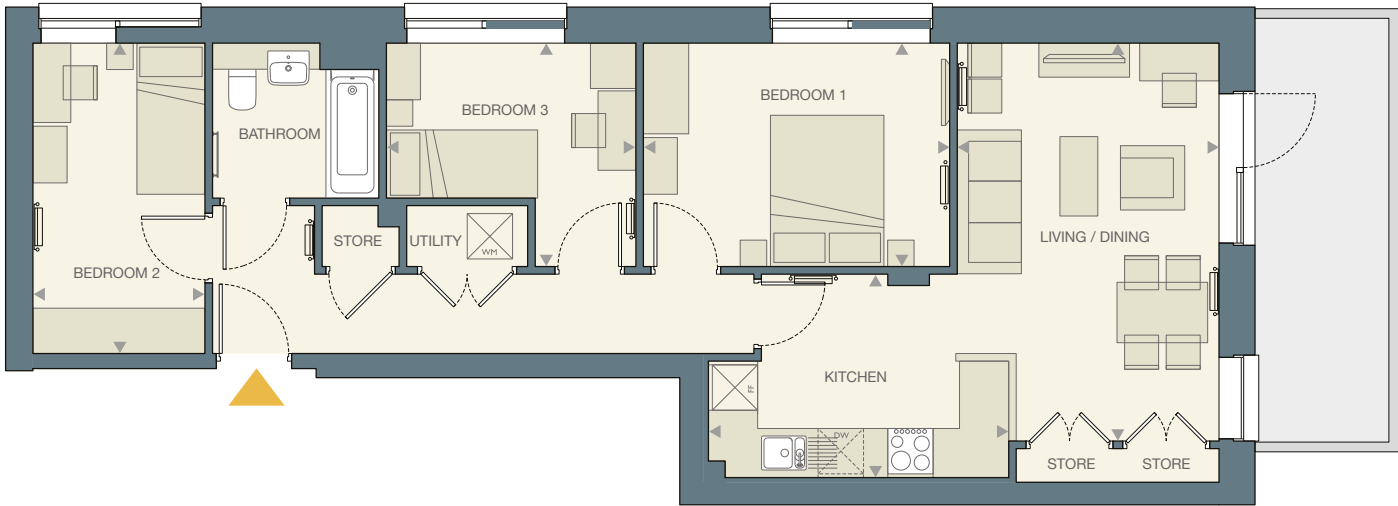
C – CUPBOARD  
FF – FRIDGE/FREEZER  
DW – DISHWASHER  
WD – WASHER/DRYER

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

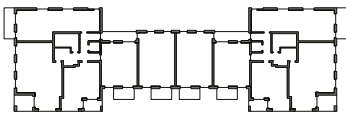


# No.41

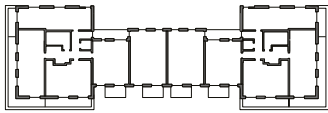
3-bedroom apartment



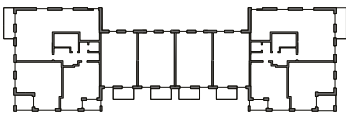
Kitchen		
3.97m x 2.69m	13'0" x 8'10"	
Living / Dining		
5.26m x 3.46m	17'3" x 11'4"	
Bedroom 1		
4.05m x 2.95m	13'3" x 9'8"	
Bedroom 2		
4.10m x 2.27m	13'5" x 7'5"	
Bedroom 3		
3.30m x 2.95m	10'10" x 9'8"	
Total Area		
76 m <sup>2</sup>	818 ft <sup>2</sup>	



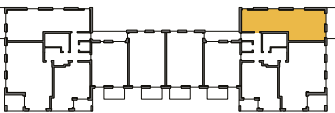
Second Floor



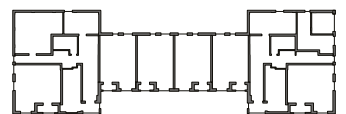
Fifth Floor



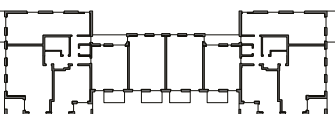
First Floor



Fourth Floor



Ground Floor



Third Floor

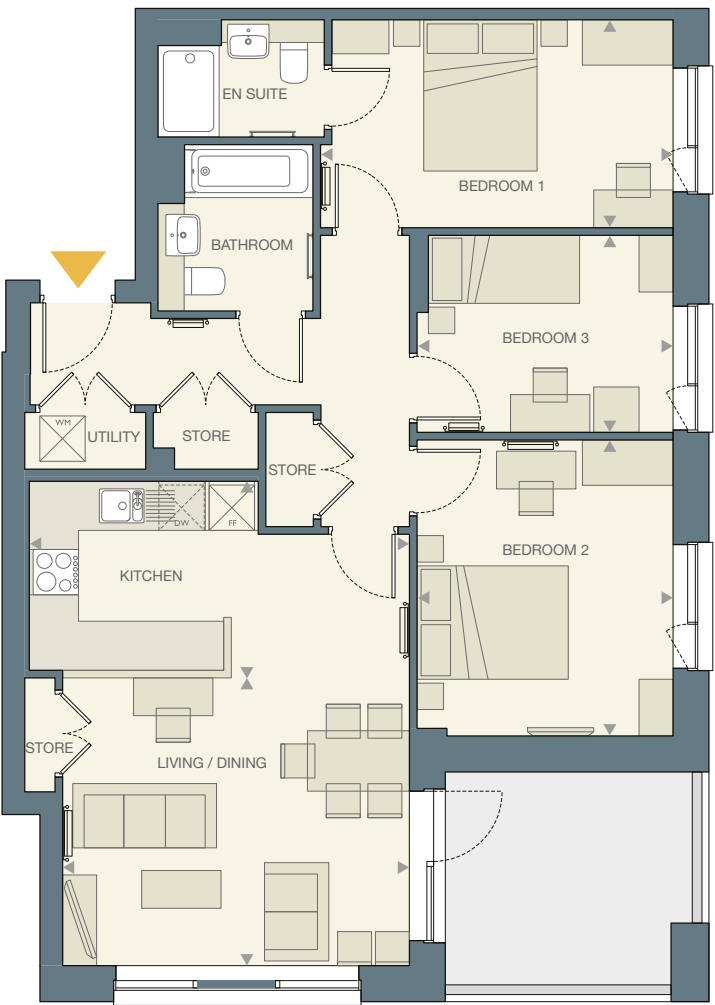
C – CUPBOARD  
FF – FRIDGE/FREEZER

DW – DISHWASHER  
WD – WASHER/DRYER

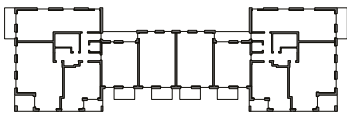
The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

# No.42

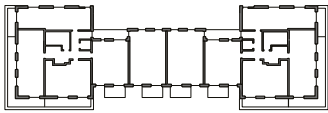
3-bedroom apartment



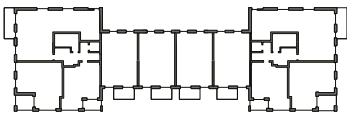
Kitchen		
5.02m x 2.60m	16'6" x 8'6"	
Living / Dining		
4.59m x 3.81m	15'1" x 12'6"	
Bedroom 1		
4.66m x 2.75m	15'3" x 9'0"	
Bedroom 2		
3.91m x 3.39m	12'10" x 11'1"	
Bedroom 3		
3.24m x 2.60m	10'8" x 8'6"	
Total Area		
88.8 m <sup>2</sup>	956 ft <sup>2</sup>	



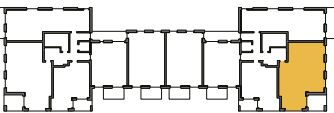
Second Floor



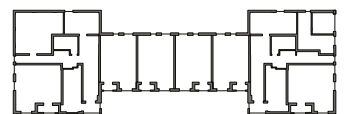
Fifth Floor



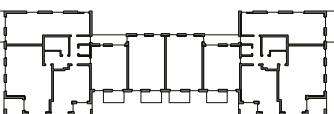
First Floor



Fourth Floor



Ground Floor



Third Floor

C – CUPBOARD  
FF – FRIDGE/FREEZER

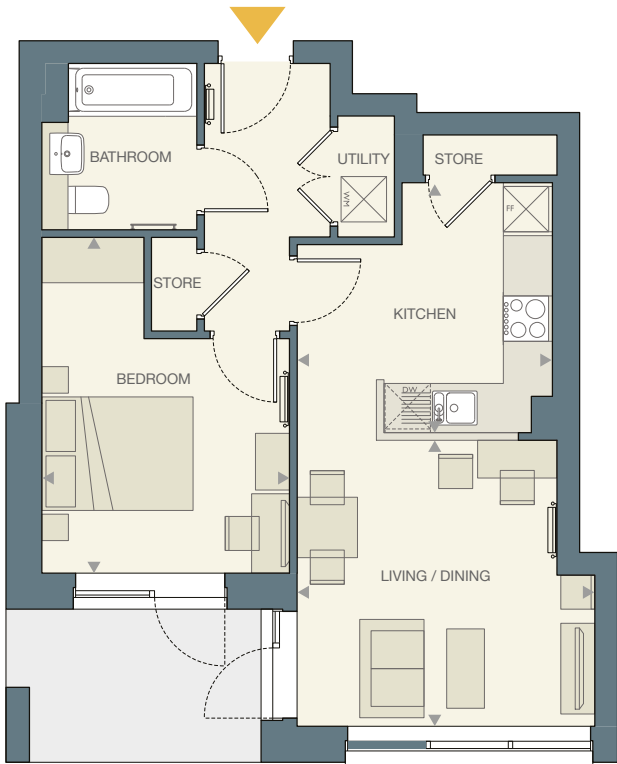
DW – DISHWASHER  
WD – WASHER/DRYER

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

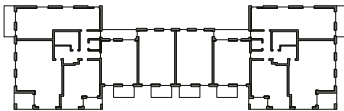


# No.43

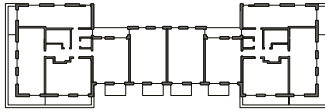
1-bedroom apartment



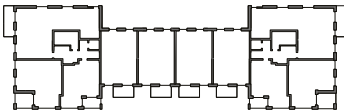
Kitchen		
3.37m x 3.30m	11'1" x 10'10"	
<hr/>		
Living / Dining		
3.38m x 3.44m	11'1" x 11'3"	
<hr/>		
Bedroom		
4.44m x 3.27m	14'7" x 10'9"	
<hr/>		
Total Area		
51.3 m²	552 ft²	



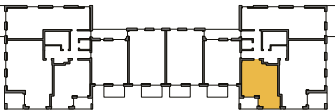
Second Floor



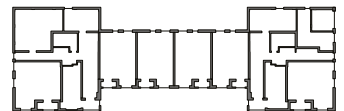
Fifth Floor



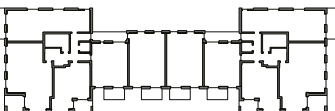
First Floor



Fourth Floor



Ground Floor



Third Floor

C – CUPBOARD  
FF – FRIDGE/FREEZER  
DW – DISHWASHER  
WD – WASHER/DRYER

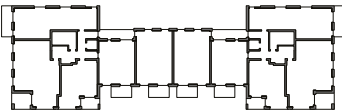
The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

# No.44 / No.49

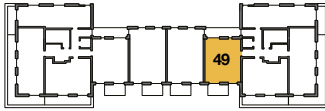
1-bedroom apartment



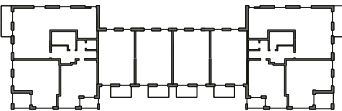
Kitchen		
3.62m x 2.60m	11'10" x 8'6"	
<hr/>		
Living / Dining		
5.49m x 3.32m	18'0" x 10'11"	
<hr/>		
Bedroom		
3.69m x 3.45m	12'1" x 11'4"	
<hr/>		
Total Area		
55.2 m²	594 ft²	



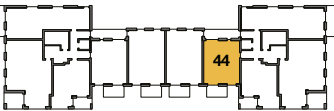
Second Floor



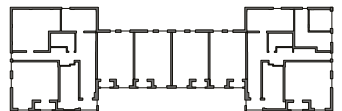
Fifth Floor



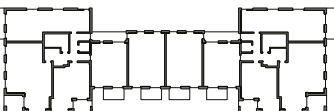
First Floor



Fourth Floor



Ground Floor



Third Floor

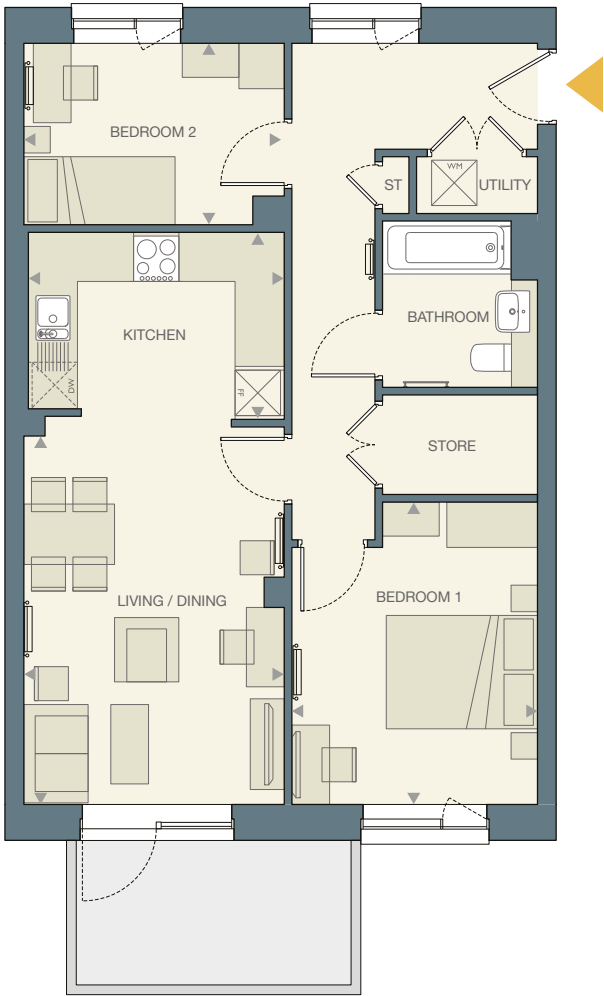
C – CUPBOARD  
FF – FRIDGE/FREEZER  
DW – DISHWASHER  
WD – WASHER/DRYER

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

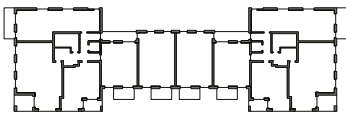


# No.45 / No.50

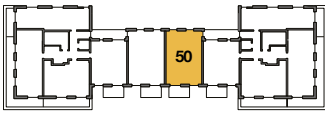
2-bedroom apartment



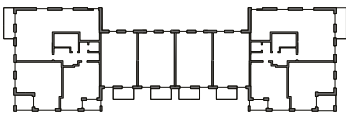
Kitchen	
3.38m x 2.47m	11'1" x 8'1"
Living / Dining	
4.87m x 3.38m	16'0" x 11'1"
Bedroom 1	
4.00m x 3.25m	13'1" x 10'8"
Bedroom 2	
3.44m x 2.39m	11'3" x 7'10"
Total Area	
68.4 m²	736 ft²



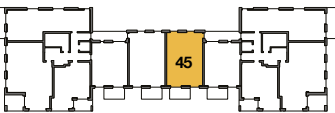
Second Floor



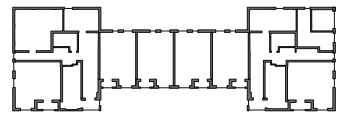
Fifth Floor



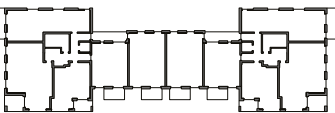
First Floor



Fourth Floor



Ground Floor



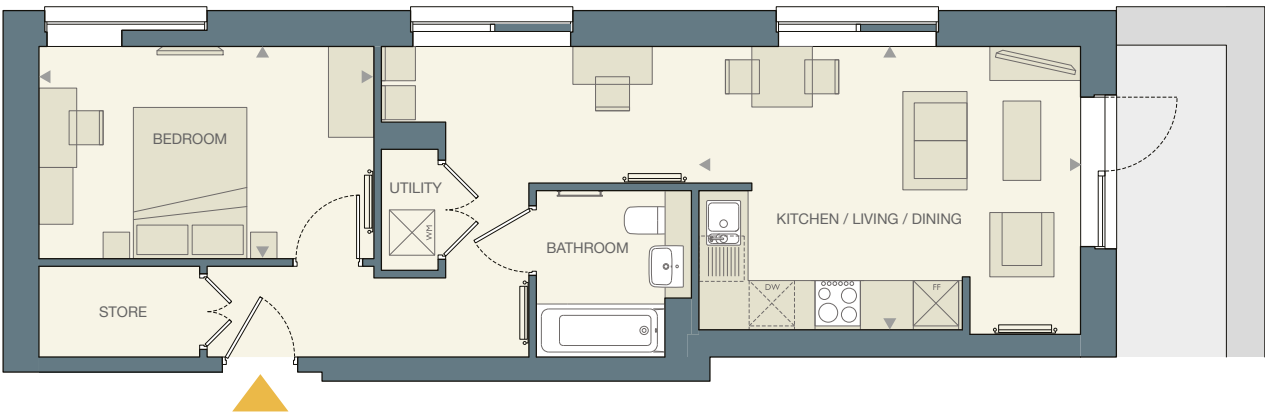
Third Floor

C – CUPBOARD  
FF – FRIDGE/FREEZER  
DW – DISHWASHER  
WD – WASHER/DRYER

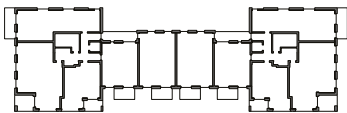
The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

# No.46

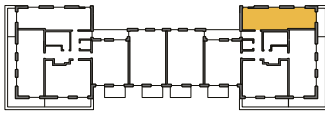
1-bedroom apartment



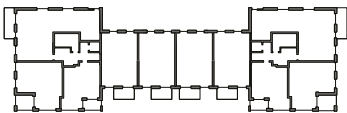
Kitchen / Living / Dining	
9.25m x 3.80m	30'4" x 12'6"
Bedroom	
4.43m x 2.80m	14'6" x 9'2"
Total Area	
55 m²	592 ft²



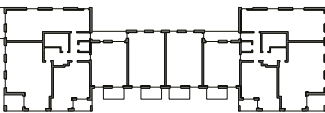
Second Floor



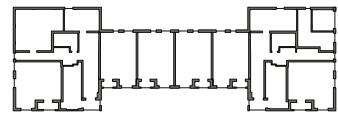
Fifth Floor



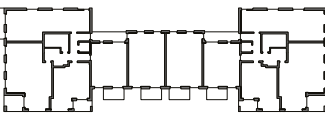
First Floor



Fourth Floor



Ground Floor



Third Floor

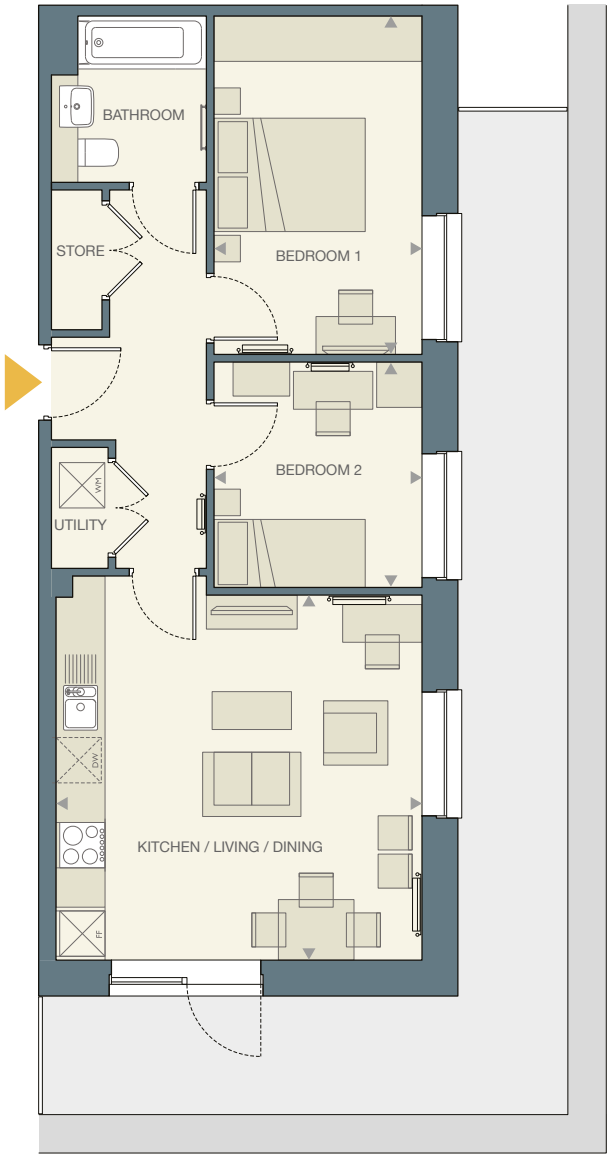
C – CUPBOARD  
FF – FRIDGE/FREEZER  
DW – DISHWASHER  
WD – WASHER/DRYER

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

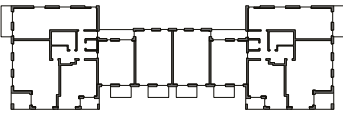


# No.47

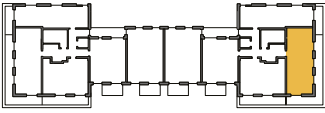
2-bedroom apartment



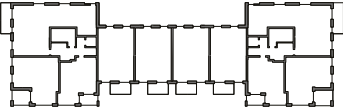
Kitchen / Living / Dining		
4.84m x 4.82m	15'10" x 15'10"	
Bedroom 1		
4.47m x 2.75m	14'8" x 9'0"	
Bedroom 2		
2.98m x 2.75m	9'9" x 9'0"	
Total Area		
61.2 m²	659 ft²	



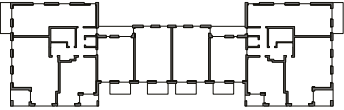
Second Floor



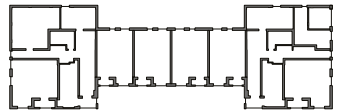
Fifth Floor



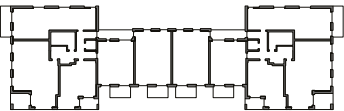
First Floor



Fourth Floor



Ground Floor



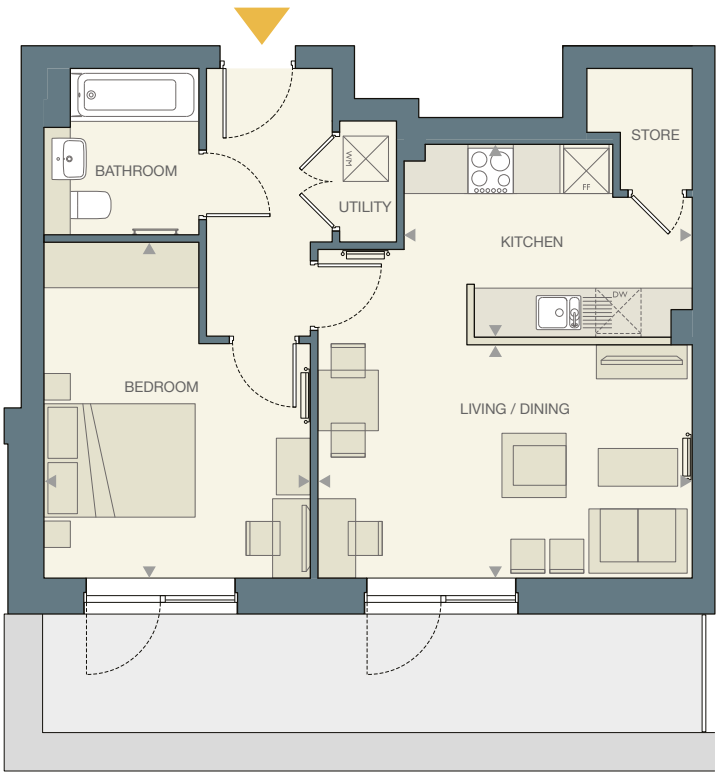
Third Floor

C – CUPBOARD  
FF – FRIDGE/FREEZER  
DW – DISHWASHER  
WD – WASHER/DRYER

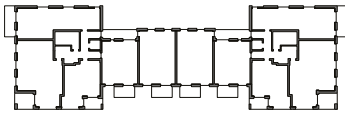
The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

# No.48

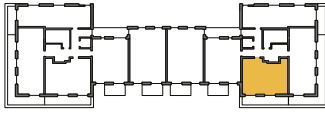
1-bedroom apartment



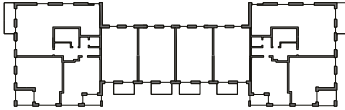
Kitchen		
3.81m x 2.71m	12'6" x 8'11"	
Living / Dining		
4.95m x 3.09m	16'3" x 10'2"	
Bedroom		
4.44m x 3.52m	14'7" x 11'6"	
Total Area		
54.8 m²	590 ft²	



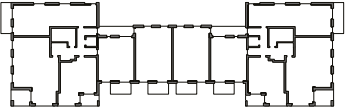
Second Floor



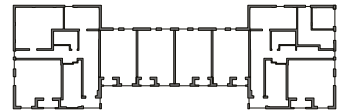
Fifth Floor



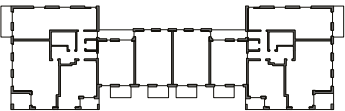
First Floor



Fourth Floor



Ground Floor



Third Floor

C – CUPBOARD  
FF – FRIDGE/FREEZER  
DW – DISHWASHER  
WD – WASHER/DRYER

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



# A stunning Specification



## Kitchen

- Matt Dove grey handleless kitchen cabinets
- Arctic Starburst quartz worktop and splashback
- 1.5 bowl sink
- Neff slide and hide built-in single oven
- Bosch induction hob
- Bosch built-in combination microwave
- Neff canopy hood
- Zanussi integrated 70/30 fridge/freezer
- Zanussi freestanding washer-dryer
- Bosch integrated dishwasher (slimline for 1-beds)
- LED strip under pelmet lighting

## BATHROOM & EN SUITES

- Contemporary white sanitaryware
- Grohe concealed cistern WC
- Floor and full height wall tiling to bathroom
- Wall-mounted semi-recessed washbasin with mixer tap
- Bathroom vanity unit
- Bath with hinged frameless glass shower screen
- Thermostatic shower mixer
- Large format wall-mounted mirror
- Chrome heated towel rail

## Electrical / lighting

- Sky+/Sky Q outlets in living room & bedroom
- Incoming fibre optic provision
- Recessed downlighters to hallway, kitchen and bathroom

- Pendant lights to living space
- Shaver socket in bathroom
- Mains operated smoke/heat detectors
- Sprinkler system to all homes

## Heating

- White panel radiators to living, dining, hallway and bedrooms

## Flooring

- Smart-engineered timber flooring to kitchen, dining and living room
- 80/20 wool mix carpet to bedrooms

## General

- Private balcony to all apartments, private terrace/ garden to all duplex homes
- Fitted wardrobe to bedroom 1 only

## Building amenities

- Three communal bike stores – allocated based on apartment locations
- Two resident lifts to all floors
- Audio intercom access
- Hard-wired alarm control for smoke/heat alarms
- Ground floor lobby CCTV

## Warranty

- LABC 12-year warranty



Computer generated illustrations indicative only



# About us

**We put residents at the heart of everything we do – and nowhere more so than when we build new homes.**

Thoughtful, contemporary designs, sustainable, energy efficient buildings and an abundance of green spaces ensure that we create desirable homes in one of London's most vibrant, diverse and exciting boroughs.

Our commitment to high design standards, executed by our experienced and capable project teams, provide assurance of quality, long-lasting homes that are economical to live in and reflect and enhance the character of our local neighbourhoods. We are proud to be one of the largest local authority homebuilders in the country, and we are proud of each and every one of these homes which are vital foundations of our communities.







**redloft**

*Southwark*  
Council

020 7539 3745 | [southwark@redloft.co.uk](mailto:southwark@redloft.co.uk)

Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. All content within this document is indicative only. Southwark Council reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of print.