

# ROYAL ALBERT WHARF

E16



CHOOSE LONDON



CHOOSE LONDON

# London is our home. We want it to be yours, too.

For decades, we've provided homes for the Londoners who make this city such an amazing place to live. Today, you can own an NHG home in a range of great locations across the capital, with an even wider range of financing options. From shared to outright ownership, we're helping more people buy the home they deserve in the city they love.

Introducing the final phase of new homes at the iconic Royal Albert Wharf, the newest riverside neighbourhood in London's vibrant Royal Docks. Choose from one, two and three-bedroom homes available for sale and with shared ownership, exclusively from NHG Homes.



## ROYAL ALBERT WHARF

# Royal Docks through time

Once a great centre for shipbuilding and the maritime industry, the Royal Docks has undergone a complete transformation over the past fifteen years. Propelled by huge investment and a bold vision, one of Europe's most ambitious urban development projects has turned the former dock buildings and land into exciting places to live, work and play.

At the eastern end of the Royal Docks, Royal Albert Wharf is a development of more than 1,500 award-winning homes in a desirable waterfront setting. This final phase of 238 new homes will add to a thriving waterside community that has retained the characterful and creative spirit of its past.



## NEIGHBOURHOOD

# FREEDOM TO LIVE THE WAY YOU WANT AT ROYAL ALBERT WHARF

Enjoy modern city living in bright, spacious apartments right next to the Thames, many with riverside views. Set around a landscaped garden square, these one, two and three-bedroom apartments combine comfort and security with convenient on-site amenities like a concierge, communal workspace and children's playground.

Come and join an established community in a diverse, creative and connected neighbourhood with space for you and your family to grow. Close to shops, schools and leisure facilities, and less than 30 minutes from central London.



## NEIGHBOURHOOD

## A PLACE TO PUT DOWN ROOTS

Royal Albert Wharf is connected to everything you need to make your life work. You'll find shops, restaurants and a café on the doorstep, as well as a future nursery and local gym. A network of riverside play parks and gardens, conceived as London Garden Squares, link Royal Albert Wharf's neighbourhoods to the Thames riverside walk. Several schools, London's largest retail park and the University of East London are all just a short walk away.

In recent years, the wider Royal Albert district has developed a fast-growing reputation as a cultural and creative hub. The neighbourhood's rich history and waterside setting continues to attract a new generation of artists and entrepreneurs alongside Londoners looking for great value and more space.



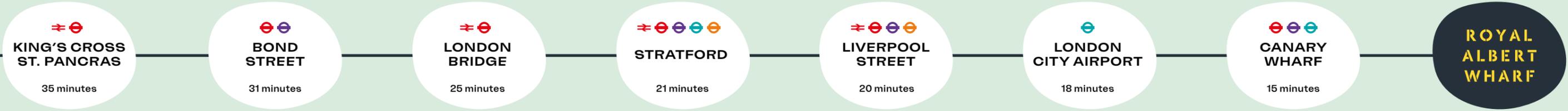
EAST LONDON CONNECTIONS

# Explore your city

From its east London location, Royal Albert Wharf is within easy reach of Canary Wharf and the exciting entertainment at the O2 in Greenwich. The newly opened Elizabeth line offers fast connections into central London and beyond.



**ROYAL ALBERT WHARF**



Travel times have been taken from citymapper.com and are approximate, based on a Gallions Reach DLR station start point by public transport.

MASTERPLAN

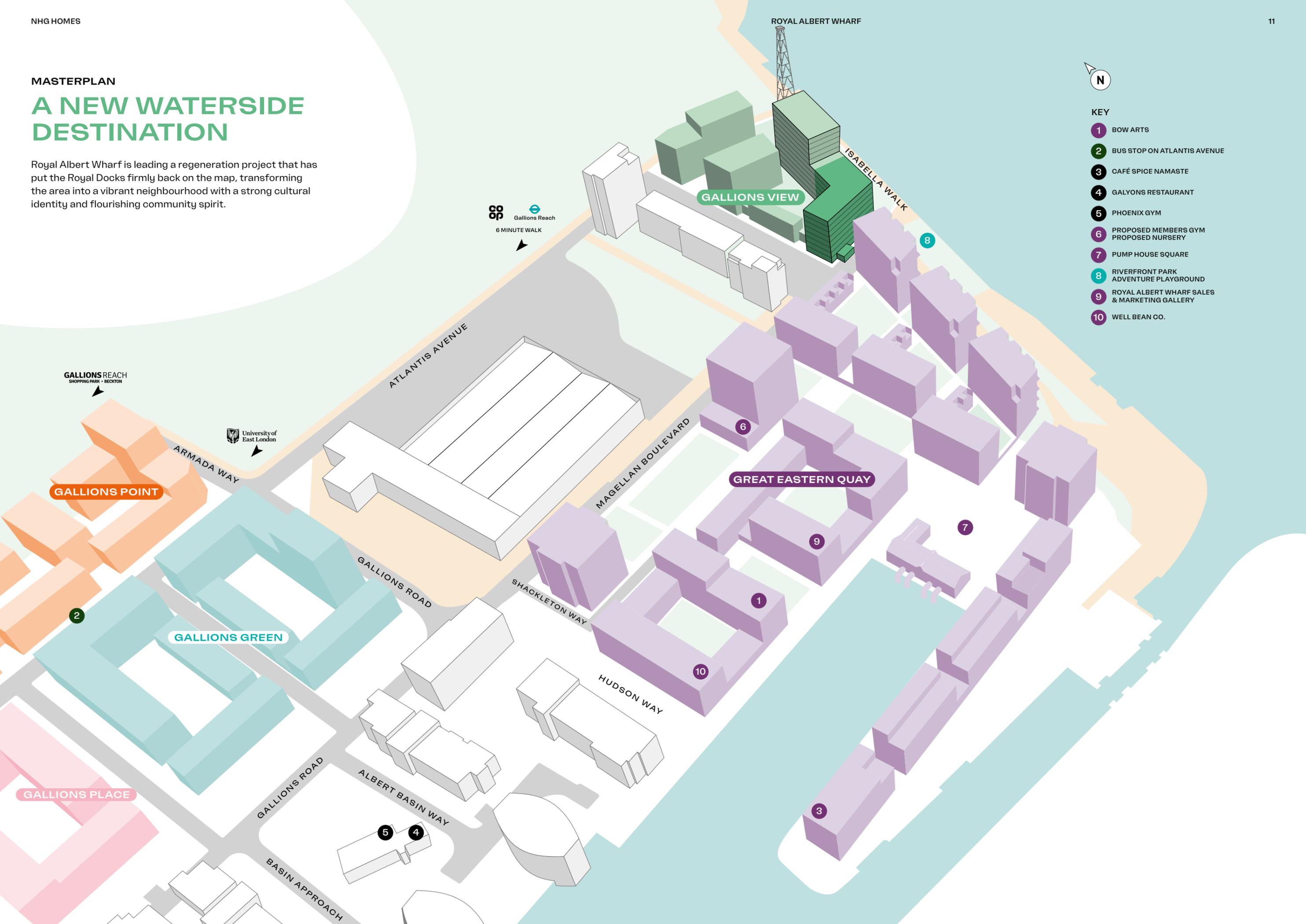
# A NEW WATERSIDE DESTINATION

Royal Albert Wharf is leading a regeneration project that has put the Royal Docks firmly back on the map, transforming the area into a vibrant neighbourhood with a strong cultural identity and flourishing community spirit.



KEY

- 1 BOW ARTS
- 2 BUS STOP ON ATLANTIS AVENUE
- 3 CAFÉ SPICE NAMASTE
- 4 GALYONS RESTAURANT
- 5 PHOENIX GYM
- 6 PROPOSED MEMBERS GYM  
PROPOSED NURSERY
- 7 PUMP HOUSE SQUARE
- 8 RIVERFRONT PARK  
ADVENTURE PLAYGROUND
- 9 ROYAL ALBERT WHARF SALES  
& MARKETING GALLERY
- 10 WELL BEAN CO.



ROYAL ALBERT WHARF

GALLIONS VIEW

ISABELLA WALK

Gallions Reach  
6 MINUTE WALK

ATLANTIS AVENUE

GALLIONS REACH  
SHOPPING PARK - BECKTON

University of  
East London

ARMADA WAY

GALLIONS POINT

GREAT EASTERN QUAY

GALLIONS ROAD

MAGELLAN BOULEVARD

SHACKLETON WAY

HUDSON WAY

GALLIONS GREEN

GALLIONS PLACE

GALLIONS ROAD

ALBERT BASIN WAY

BASIN APPROACH

SITE PLAN

# GALLIONS VIEW

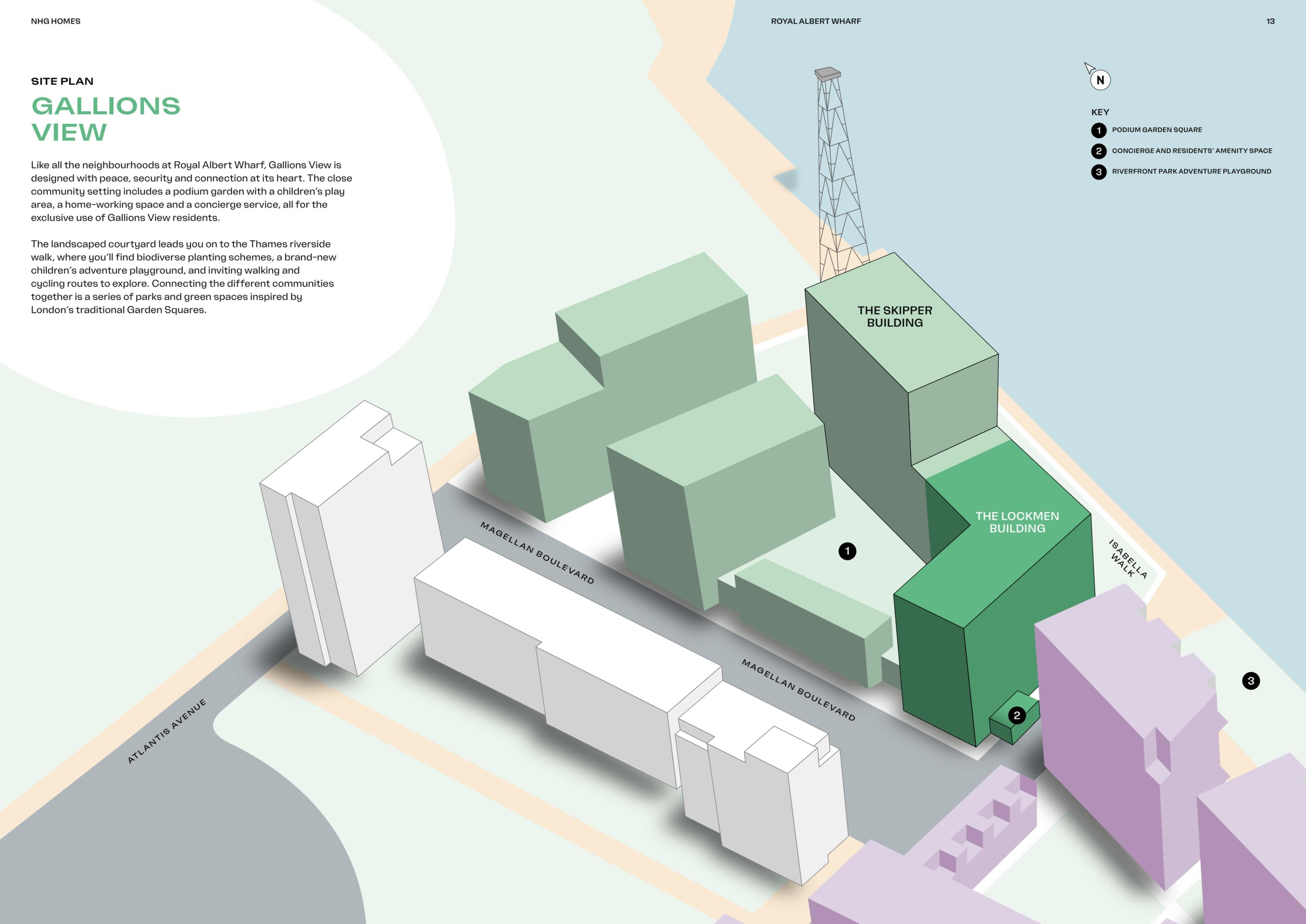
Like all the neighbourhoods at Royal Albert Wharf, Gallions View is designed with peace, security and connection at its heart. The close community setting includes a podium garden with a children's play area, a home-working space and a concierge service, all for the exclusive use of Gallions View residents.

The landscaped courtyard leads you on to the Thames riverside walk, where you'll find biodiverse planting schemes, a brand-new children's adventure playground, and inviting walking and cycling routes to explore. Connecting the different communities together is a series of parks and green spaces inspired by London's traditional Garden Squares.



KEY

- 1** PODIUM GARDEN SQUARE
- 2** CONCIERGE AND RESIDENTS' AMENITY SPACE
- 3** RIVERFRONT PARK ADVENTURE PLAYGROUND



“The Well Bean Co. isn’t just about profit, I needed to do something that really helped people. It feels nice to be giving our time.”

## NEIGHBOUR

# Charlie Barista, Resident, Londoner

The Well Bean Co. at Royal Albert Wharf was born when local entrepreneur Charlie Claydon brought together his two big passions – making vegan chocolate and promoting mental health. Charlie set up the enterprise several years ago with support from NHG Homes and local charity, Bow Arts. He was looking for new premises to expand the fledgling chocolate factory he was running from his garden shed, and was keen to help create a focal point for the community that everyone could benefit from.

Fast-forward to today and Charlie has grown the business from two small chocolate-making machines into a thriving café that’s one of the most popular destinations at the Royal Docks. As well as serving up a tempting plant-based menu, the welcoming space doubles as a hub for public events and activities. Charlie’s chocolate workshops are always a big hit, and he often collaborates with local charities to support mental health initiatives at the café.

The latest exciting venture for the Well Bean Co. is a partnership with local teachers that aims to enhance wellbeing. Every week, the teachers run donation-based meditation and ‘kindful yoga’ classes at the café. Charlie would also love to make the space fully accessible with a stair lift. He’s passionate about continuing to grow and connect the local community, with plenty more plans for the Well Bean Co. in the future.



## COMMUNITY

# Building a strong community with Bow Arts



Established in 1994, Bow Arts is an education arts charity that provides affordable workspace for more than 400 artists at 13 studio sites across London, including 40 spaces at Royal Albert Wharf. In partnership with NHG Homes, the charity delivers an exciting placemaking programme of events, exhibitions and workshops centred around a community arts hub.

One of the success stories of the space is a group of artists that came together to form a collective called Art in the Docks. Supported by Bow Arts, this dynamic community of creators from all ages and backgrounds exhibits everything from painting and printmaking, to fashion and textile design, to photography and performance art in various locations around the Royal Docks.

An especially popular event from the Bow Arts programme is the annual Winter Market at Pump House Square, where local residents are invited to come and take part in festive art workshops, sample delicious street food, and shop for gifts and crafts made by the wonderful community of local artists.

Bow Arts also recently partnered with The V&A to create two Artist Fellowships at Royal Albert Wharf. One of the artists, Adam Moore, curated a public programme of events called Loose Ends, a series of free workshops that invited people to come and explore the places, ecologies and materials of the Royal Docks.



“Bow Arts plays an important role here facilitating new business ventures, and we’ve shown how it’s possible to build a strong sense of community in a new place.”

ROSE MALTEZOS, BOW ARTS

DEVELOPMENT

# Designed for real living

All our high-quality, award-winning developments are designed for the way Londoners want to live their lives. Discover spacious high-spec homes, pet-friendly spaces, beautiful river walks and landscaped gardens at Royal Albert Wharf.

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AMENITIES

# RESIDENTS' AMENITIES

Enjoy the comforts of city living with an exclusive residents' concierge desk and comfortable amenity area, ideal for home working or meeting with friends.

Enjoy more time outdoors at the residents' own podium garden with lush lawns, natural children's play area and native planting.



Safe and fun spaces for children to play including a landscaped riverside playground.

THE DETAILS

# SPECIFICATION

## KITCHEN

- Symphony two-tone kitchen cabinets in Ice Platinum with Ice White wall units and Inline Brass handles
- Open kitchen shelving unit in a dark walnut finish
- Silestone worktops in Blanco Norte
- Ceramic splashback feature tiling to kitchens in white textured finish
- Bosch integrated single oven, microwave and induction hob with extractor hood
- Bosch integrated fridge-freezer
- Integrated full-size dishwasher
- Single bowl stainless steel sink
- Blanco Candor brushed steel mixer tap
- Chrome sockets and switch plates with USB points

## LIVING AND DINING

- Karndean wood effect flooring in light brown to kitchen, living and dining areas and entrance areas
- LED downlighters to kitchen, living and dining areas, bathroom and en-suites and entrance areas
- Pendant lighting to bedrooms
- Multi-outlet plate in living room with digital, Freeview, SkyQ and broadband-enabled points (subject to additional subscription)
- White sockets and switch plates with USB points in living area
- Pivot glass door access to private outdoor space

## GENERAL

- LED downlighters throughout
- Washer Dryer in utility cupboard
- Balcony or terrace to every home with external lighting
- Walls, ceilings and woodwork finished in matt white emulsion
- Secure cycle storage facilities
- Residents' concierge service
- Residents' podium gardens

## BATHROOM, EN-SUITE AND WC

- White ceramic sanitaryware with chrome fittings
- Concealed cistern WC with wall-mounted flush plate
- Shower over bath to main bathroom with hinged glass shower screen
- Glass shower enclosure to en-suites
- Dual overhead rainfall shower and handheld shower with thermostatic mixer with wall mounted faceplate in chrome
- Domus ceramic wall tiling in bathrooms and en-suites with 3D textured feature wall tiling to basin splashback, bath and shower enclosure
- Ceramic semi-counter top mounted basin with single lever mixer tap in bathrooms and en-suites
- Chrome heated towel rail
- Mirrored bathroom cabinet with open shelving in walnut
- Shaver points

## BEDROOM

- Wool mix Pennine Twist carpets in Grain colour
- Fitted wardrobes to main bedroom in Pure White finish
- En-suite shower room to main bedroom in most two and three-bedroom apartments and duplexes
- Multi-outlet plate in main bedroom with digital, Freeview, SkyQ and broadband-enabled points (subject to additional subscription)
- White sockets and switch plates with USB points to nightstand

## PEACE OF MIND

- Communal heating network with HIU controlled radiators
- Audio-visual door entry system
- Walnut finish entry door with multipoint door locking system
- Hardwired heat and smoke detectors with battery back up
- Sprinkler heads to each room
- NHBC Build Warranty



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# When you buy with us it's different. Here's how:

1

## MORE CHOICE FOR LONDON HOMEBUYERS

Our wide range of developments and even wider range of financing options – from shared to outright ownership – open up the possibility for more people to keep London on their dream home shortlist.

2

## A DIFFERENT WAY TO FINANCE

Nearly half of all people looking to buy a home in London are eligible for shared ownership and don't realise.

We help you make sense of the different options, weigh them up and make the decision that's right for you.

It's about finding the right home and the right way to buy for your circumstances.

3

## DESIGNED FOR REAL LONDON LIVES

Our developments are purposefully designed and built to optimise or go beyond the minimum space standards for London homes.

Our homes are often award-winning and always built with security and comfort in mind.

We're creating spacious, safe havens in the city that give you the freedom to live the way you want.

4

## YOUR EXPERT PARTNER

Our sales teams are renowned for going the extra mile and will stick by you through your buying journey.

We've achieved a Trustpilot score of 4.6 for a 'brilliant' supportive team, who help buyers with navigating their options, getting the paperwork done and sharing the mental load that goes with buying a home.

5

## OF LONDON. FOR LONDON.

Along with our parent, Notting Hill Genesis, we're here for the life of our developments – maintaining, managing and making them a success.

After you've moved in, we remain responsible for the upkeep and management of the building. So you're never left wondering who to turn to.



RESIDENTS AT ROYAL ALBERT WHARF SINCE 2021

## NATE & BIANCA

Nate and Bianca moved into their one-bedroom apartment at Royal Albert Wharf in April 2021. Before buying, Nate spent six years renting across London. Nate works in cyber security at Canary Wharf, and Bianca has a career in events in Woolwich.

The two made the decision to put down permanent roots in east London, which gave them the benefit of an easier commute to work alongside outdoor space, a riverside location and a tranquil setting away from the busyness of the city while still being a stone's throw from central London.

"Buying a house is a big deal, and the NHG Homes sales team made every moment as easy as possible. It was probably the best experience of buying a house you could possibly have. We looked at quite a lot of properties but struggled to find a home that ticked all our boxes. We wanted to find somewhere that gave us access to open space, fresh air and was close to the Thames, as well as giving us shorter journeys to work. Royal Albert Wharf was the perfect fit.

I also fly frequently for work – travelling to Heathrow or Gatwick was such a pain and added hours onto each journey, but now City Airport is very convenient and perfect for business travel. Knowing you're half an hour from your front door when you land makes a big difference.

We're working much more flexibly now and so it was important to have a nice home environment for work as well as access to the office. This is the best of both – we have lovely views over the river and peace and quiet when needed but can also pop into the office at short notice.

Bianca says, When we first came to view the property, we walked in the door and it was by far the best place that we'd seen. I could picture us living in here immediately and plan out where everything was going to go – it was such an easy decision to make.

Normally in London there's a trade-off between price, commuting distance and neighbourhood, but at Royal Albert Wharf, we didn't need to compromise like we would have needed to do in other areas."

## SUSTAINABILITY

# Buying with NHG Homes is a sustainable choice



## BUILDING WARM, COMFORTABLE LOW CARBON HOMES

We want all our residents to live in homes that are warm, comfortable and energy efficient. We retrofit and build our developments to become Net Zero Carbon and resilient to a changing climate.



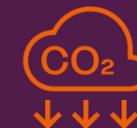
## PROVIDING GREEN SPACES FOR NATURE AND PEOPLE

Through creating new green spaces and enhancing existing ones, we make sure our developments are welcoming places where people can connect with nature and wildlife can thrive.



## USING RESOURCES SUSTAINABLY

We buy goods and services in the most responsible way we can, and we're working towards becoming a Zero Waste organisation by 2050.



## AIMING FOR NET ZERO CARBON

Our goal is to achieve Net Zero Carbon for our own business operations by 2035 and Net Zero Carbon for our homes and supply-chain by 2050.

# Other NHG Homes developments

## Heybourne Park

### BARNET

One of north London's most ambitious regeneration projects, Heybourne Park will provide 2,088 homes over 15 years alongside modern retail space and public amenities. Set around the tranquil green of Heybourne Park, residents have access to an outdoor gym, library, and supermarket, and the coming years will see the creation of a new community plaza and café.



HEYBOURNE  
PARK



HACKNEY  
YARDS  
E9

## Hackney Yards

### HACKNEY AND TOWER HAMLETS

An exciting new mixed-use development launching in 2025 in the heart of Hackney Wick, one of east London's most fashionable districts. Transport connections are unrivalled at Hackney Yards with homes divided across the award-winning Hackney Wick Overground station and straddling two boroughs. Hackney Yards will provide 190 new homes for shared ownership and rent as well as providing commercial and work space and improved public realm with convenient transport links.



KIDBROOKE  
SQUARE  
SE3

K

## Kidbrooke Square

### GREENWICH

Kidbrooke Square is one of the most striking regeneration projects in the Royal Borough of Greenwich, built in partnership with TfL. The modern village neighbourhood comprises eight buildings set around a landscaped pavilion on the doorstep of Kidbrooke railway station, close to the traditional city villages of Blackheath and Greenwich. Kidbrooke Square will provide more than 600 high-quality new homes available for rent and shared ownership, alongside new retail and restaurant space, shared gardens and play areas, a concierge, and future gym.

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# ROYAL ALBERT WHARF

CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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## CONTACT

# How to find us

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**[nhghomes.com/royal-albert-wharf](http://nhghomes.com/royal-albert-wharf)**



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