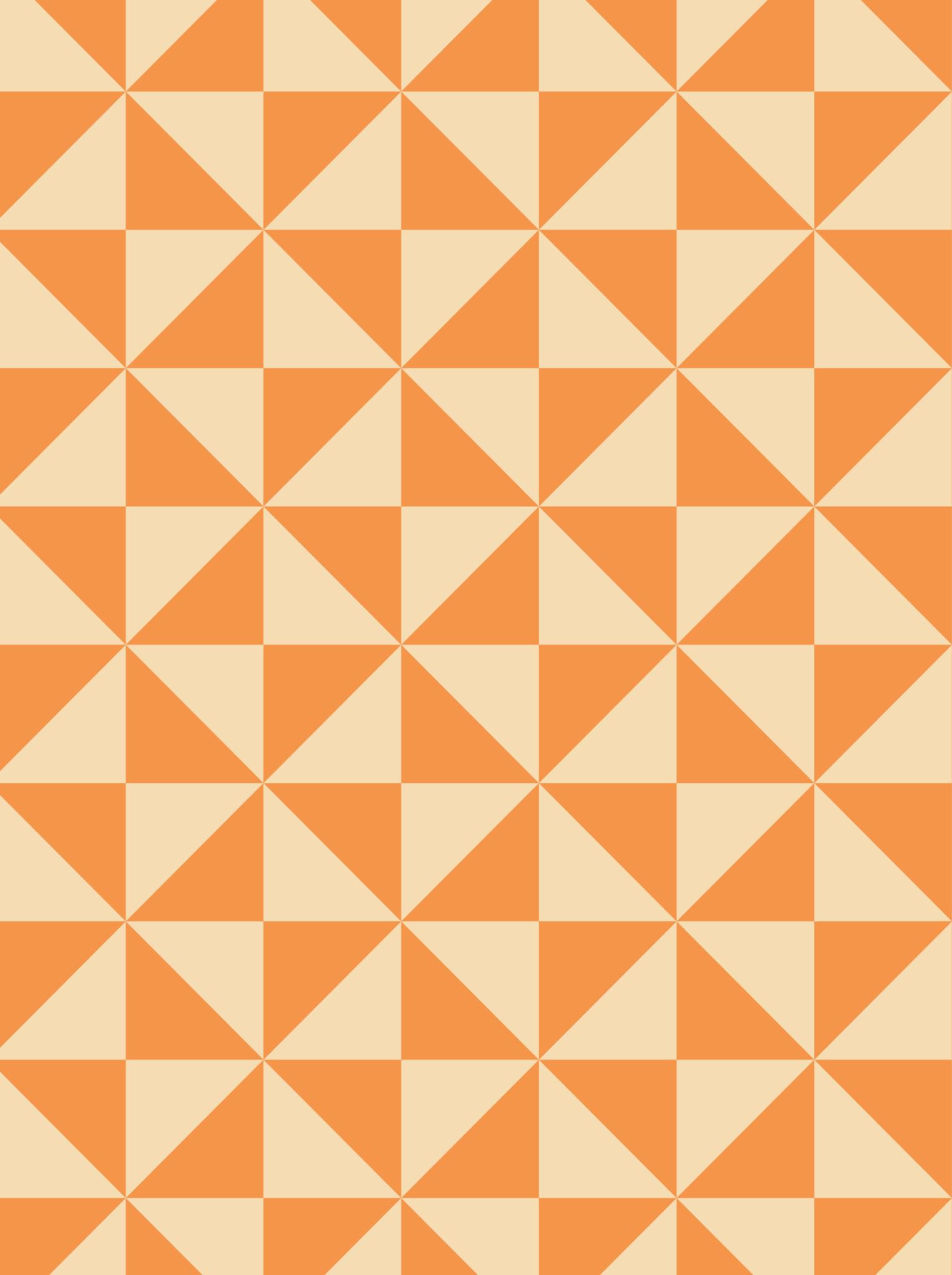




# KANTHA *QUARTER*

OXBOW • ABERFELDY VILLAGE • E14



*WELCOME* **TO**  
**KANTHA QUARTER**  
**AT** OXBOW  
**EAST LONDON**

**Located on Poplar's vibrant Aberfeldy Street, Kantha Quarter is a collection of stylish studio, one, two and three-bedroom apartments, complete with individual balconies and a private rooftop terrace. With a new town square right outside and East India DLR just a short stroll away, this is city living with a village feel.**

Oxbow is full of life and local amenities, with everything you need for your everyday. Grab your morning flat white, put the reps in at the gym, then take a breather in its open green spaces. This is your destination for leisure, living, health and wellbeing, all in one place.



The O2

East India DLR Station

Aberfeldy Street

Canary Wharf Station

Canary Wharf

Future Regeneration

River Thames

Future Phases

**KANTHA  
QUARTER**

Canning Town Station

River Lea

OUR VISION

4 | 5

# MORE TO COME...



## ABERFELDY STREET

As the commercial and community hub, Aberfeldy Street is the energetic epicentre of Oxbow, filled with local shops, independent cafés and communal spaces.



## TOWN SQUARE

Kantha Quarter will overlook the new town square – a community space bringing people together for markets, festivals and outdoor events.



## ENTERPRISE YARD

A welcoming space for small businesses. The character of Enterprise Yard is distinctly East London, supporting creativity and collaboration.



## GREEN STREETS

Our existing public spaces will be improved and re-landscaped to complement the new parks, square, walking routes, and cycle paths, bringing the neighbourhood to life.



# THE FUTURE NEIGHBOURHOOD

This is Oxbow as a whole, a diverse and thriving community with space for everyone. Comprised of a collection of neighbourhoods, each with their own distinct character, each coming together to form something truly special.



POPLAR WORKS & WORKS CAFE

JOLLY'S GREEN

MILLENNIUM GREEN

LEVEN ROAD OPEN SPACE



KANTHA QUARTER

BRAITHWAITE PARK



CULLODEN PRIMARY SCHOOL



CANNING TOWN  
11 MINS



EAST INDIA  
5 MINS



GROCERY STORE



CAFE



GP PRACTICE & PHARMACY



CONCIERGE, GYM & RESIDENTS' LOUNGE

- CURRENT PHASE
- EXISTING HOMES
- FUTURE PHASES

Map for illustrative purposes only and not to scale.



# WHATEVER YOU NEED

Oxbow offers a wealth of convenience, with a suite of exclusive resident amenities including 24-hour concierge, gym, co-working space and a residents' lounge.

NEW COMMUNITY CENTRE

EVENTS SPACE

GP PRACTICE

PHARMACY

CAFE & GROCERY STORE

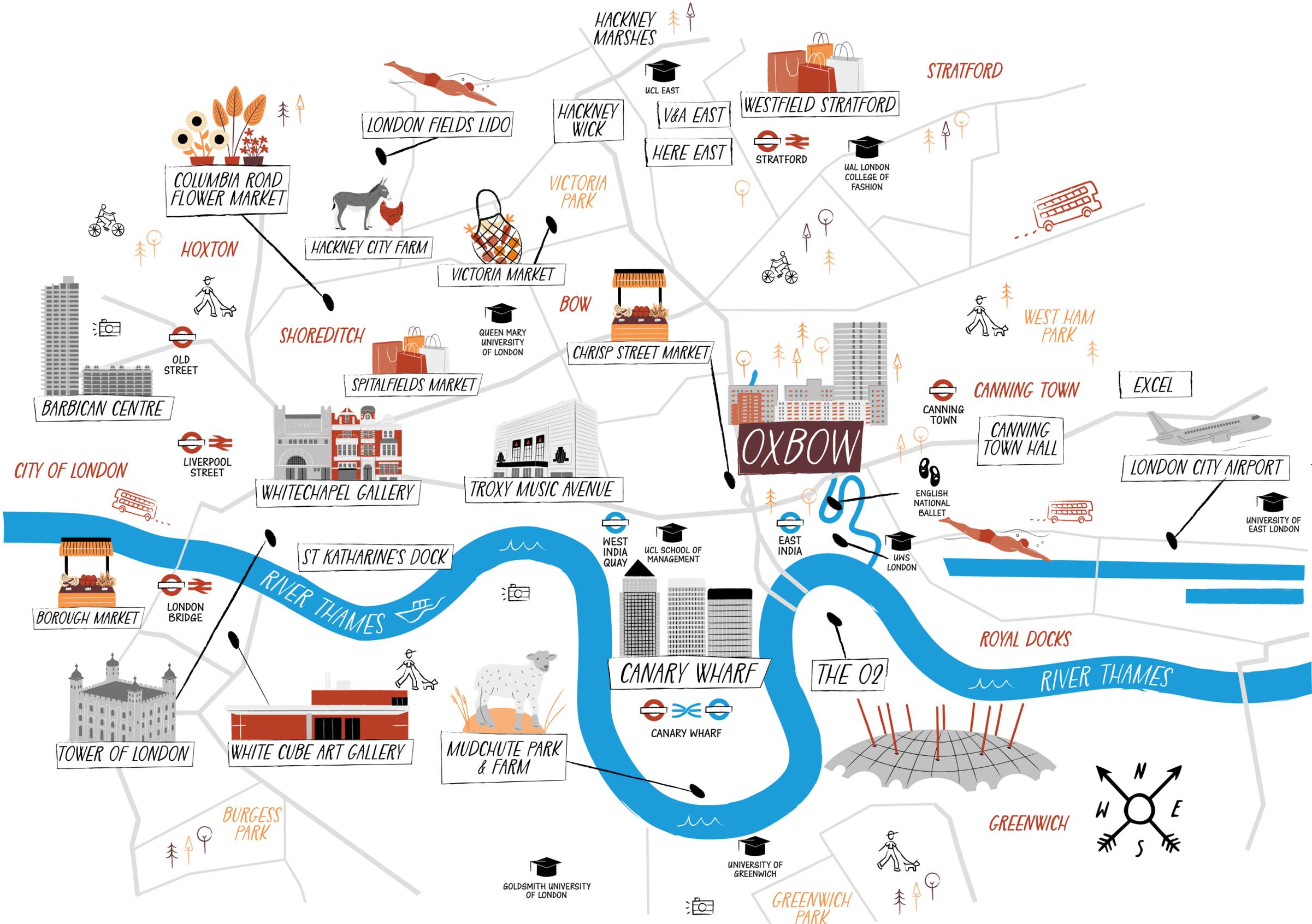
NURSERY

ALL AT  
OXBOW ABERFELDY VILLAGE E14



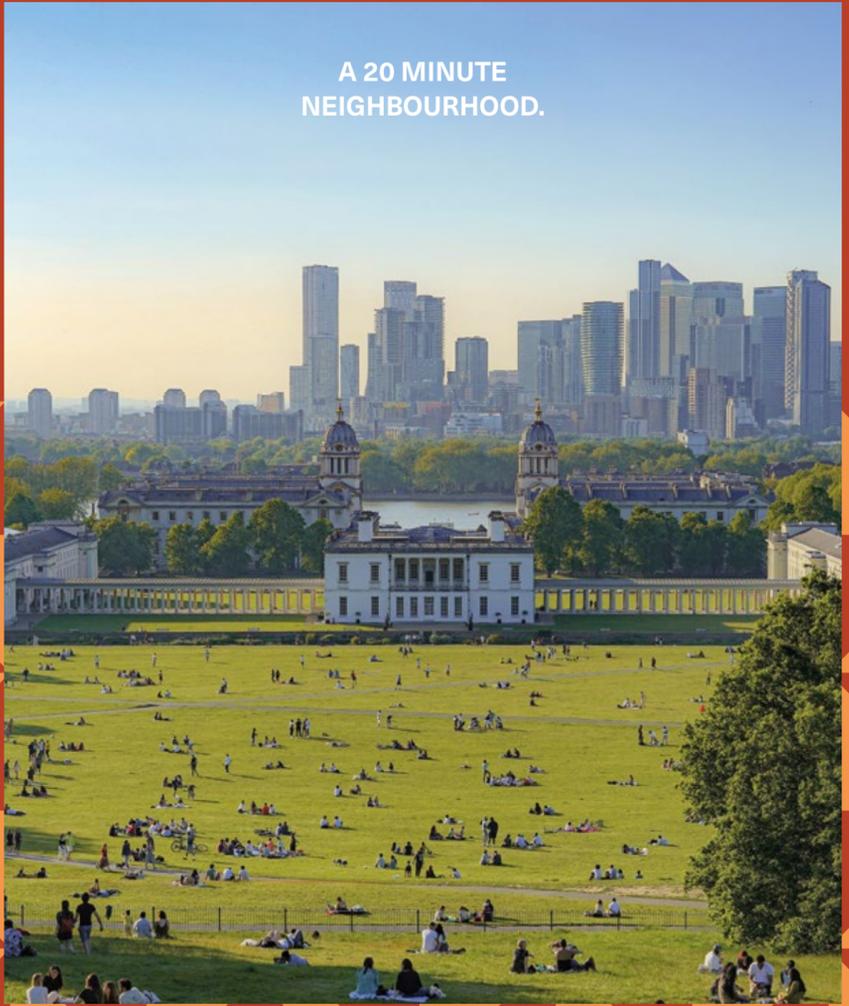
# ZONE 2 LIVING

Whether travelling into the City, Canary Wharf or Shoreditch, a home at Kantha Quarter will keep you connected to the capital. Make the short walk to East India DLR and hop on the overground to meet friends, explore London and discover your new favourite spots.



THE NEIGHBOURHOOD

12 | 13



# CONNECTIONS

## WALKING

FROM OXBOW - EAST LONDON

East India DLR 5 Minutes	Canning Town 11 Minutes	East India Dock Basin 15 Minutes	Trinity Buoy Wharf 15 Minutes	Canary Wharf 23 Minutes
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## CYCLING

FROM OXBOW - EAST LONDON

East India DLR 5 Minutes	Canary Wharf 9 Minutes	Victoria Park 17 Minutes	Queen Elizabeth Olympic Park 17 Minutes	Westfield Stratford 18 Minutes
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## DLR

FROM EAST INDIA STATION

Canary Wharf 5 Minutes	Stratford 9 Minutes	London City Airport 9 Minutes	Tower Gateway 12 Minutes	Bank 13 Minutes
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## JUBILEE LINE

FROM CANNING TOWN STATION

North Greenwich 1 Minutes	Canary Wharf 4 Minutes	Stratford 6 Minutes	Waterloo 13 Minutes	Bond Street 20 Minutes
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## ELIZABETH LINE

FROM CANARY WHARF STATION

Liverpool Street 7 Minutes	Farringdon 9 Minutes	Bond Street 13 Minutes	Paddington 18 Minutes	Heathrow Airport 39 Minutes
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THE NEIGHBOURHOOD

# EXCELLENT EDUCATION

Oxbow is ideally located for easy access to some of the capital's most acclaimed academic and creative institutions, which have been internationally recognised for their excellence.



Ravensbourne University

10 MINUTES / 30 MINUTES



University of West Scotland

4 MINUTES / 3 MINUTES



University of East London

9 MINUTES / 20 MINUTES



Goldsmiths University

16 MINUTES / 30 MINUTES



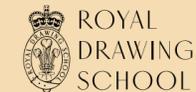
English National Ballet

7 MINUTES / 3 MINUTES



Queen Mary University

10 MINUTES / 15 MINUTES



Royal Drawing School

20 MINUTES / 30 MINUTES



UCL East

7 MINUTES / 20 MINUTES



University of Greenwich

10 MINUTES / 20 MINUTES



London College of Fashion

26 MINUTES / 20 MINUTES

Times are based on travel by public transport from Oxbow - East London.

# KANTHA QUARTER

**A STYLISH NEW HOME IN THE HEART OF  
A VIBRANT EAST LONDON COMMUNITY.**

Designed by Hackney-based architects Morris+Company, the building features private balconies and a roof terrace with sweeping views across London. With gorgeous interiors by FLINT and a location just off Aberfeldy Street, life is well-balanced in your very own East London nook.





# THE *DETAILS* OF DESIGN

Contemporary, spacious kitchens designed by FLINT are based on the concept of colour 'blocked' elements interlocking together, featuring two-tone cabinets, quartz worktops, and Bosch appliances.

*"The concept for the kitchen design creates a 'box in a box' where the worktop and wall cabinets are framed and accentuated, creating a two tonal block effect using consistent colour and material. The result is a calm and refined kitchen designed for open plan modern living."*

Robbie Turner and Vesna Aksentijevic  
FLINT London

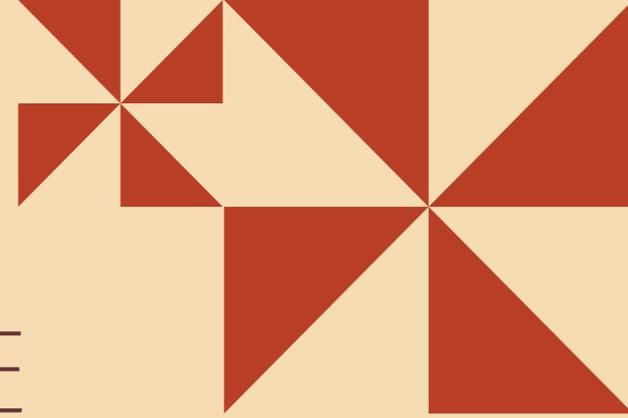








# MADE OF STYLE & SUBSTANCE



## KITCHENS

- Bespoke designed matt finish handleless kitchens
- Concrete style matt finish Quartz worktop and full height splashback
- Undermounted 1.5 bowl stainless steel sink with mixer tap
- Feature LED lighting under cabinetry
- Integrated Bosch appliances comprising:
  - Fan oven
  - Induction hob
  - Fridge/freezer
  - Dishwasher
- Elicia extractor hood
- Neff washer/dryer (located in utility cupboard)

## BATHROOMS

- Large format porcelain tiles to floors and bath and shower walls (wet areas)
- Small format feature wall tile to basin area
- Matt finish Quartz worktop
- Semi-recessed basin with mixer tap in brushed nickel and pop up waste
- Wall-hung, mirror cabinet with shelving
- Shaver socket
- Bath with hinged glass bath screen
- Shower tray with glass shower screen
- Fixed shower head handheld shower in matt brushed nickel to baths and showers
- Modern wall-hung WC with concealed cistern, dual flush plate in matt brushed nickel and soft close seat
- Heated towel rail in matt brushed nickel

## INTERIOR FINISHES

- High quality wood-effect flooring in oak to kitchen, living area, bedroom and hallway
- Walls and ceilings are painted in white
- Internal solid core doors with contemporary brushed stainless steel ironmongery
- Brushed stainless steel electric sockets to kitchen area
- Slimline white light switches and electric sockets to remainder of home
- Double glazed windows
- Single leaf doors to external areas

## WARDROBES

- Bedroom to have full height, built-in wardrobes
- Wardrobes to include shelving, hanging rail

## HEATING & ELECTRICS

- Heating and hot water provided by communal heat network
- Underfloor heating throughout
- LED downlights in living area, kitchen, bathroom and hallway. Pendants lighting in bedrooms
- Media outlet to living room which includes, telephone points and TV/FM points
- Superfast broadband pre-wired (subject to subscription)
- Power and telephone point to the utility cupboard
- Mechanical ventilation throughout

## SECURITY & PEACE OF MIND

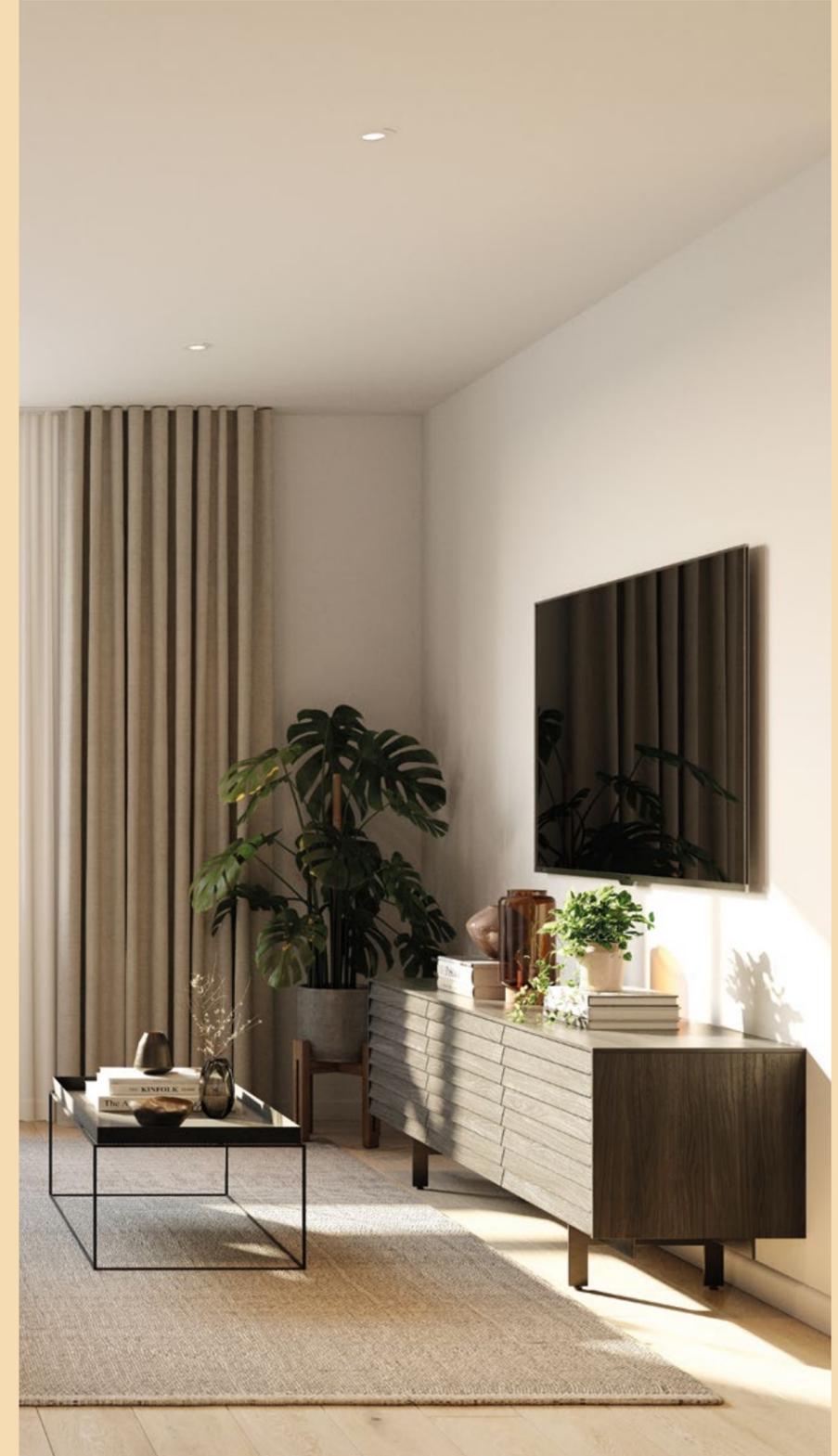
- Hard wired audio video entry system front door locking system and spy hole
- CCTV cameras are installed at key positions around the development
- Security fob access for residents
- Sprinklers to all apartments and communal areas
- Concierge
- 2 year Be Living warranty
- 10 year NHBC warranty

## COMMUNAL AREAS

- Residents Roof terraces on level 7
- Lifts to serve all apartments
- Interior designed lobby areas
- Carpet to internal corridors
- Cycle parking

## SUSTAINABILITY

- Heating and hot water provided by heat network
- Photovoltaic panels
- Green roofs and wildlife friendly planting to promote biodiversity
- Mechanical Ventilation and Heat Recovery



# APARTMENT FLOORPLANS



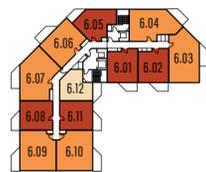
9<sup>TH</sup> FLOOR



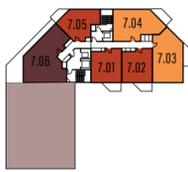
10<sup>TH</sup> FLOOR



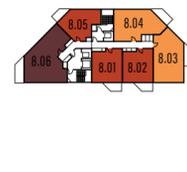
11<sup>TH</sup> FLOOR



6<sup>TH</sup> FLOOR



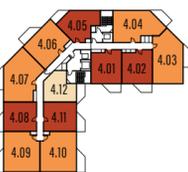
7<sup>TH</sup> FLOOR



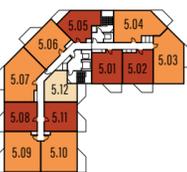
8<sup>TH</sup> FLOOR



3<sup>RD</sup> FLOOR



4<sup>TH</sup> FLOOR



5<sup>TH</sup> FLOOR



GROUND FLOOR



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

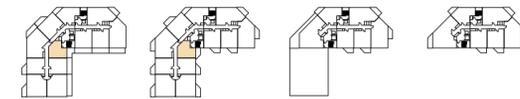
■ Studio apartment 
 ■ One-bedroom apartment 
 ■ Two-bedroom apartment 
 ■ Three-bedroom apartment 
 ■ Communal Terrace

THE APARTMENTS

## 1B1P-TYPE A | STUDIO APARTMENT

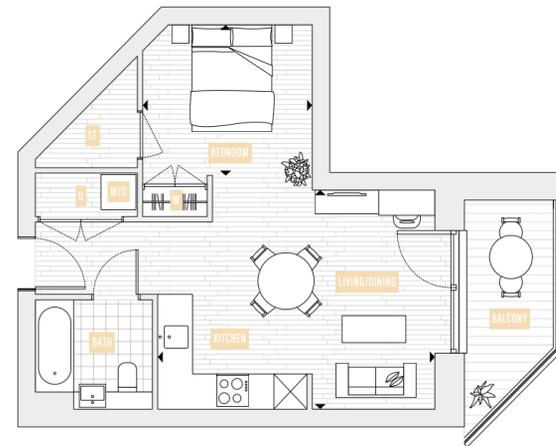
KANTHA QUARTER

APARTMENTS: 01.12 | 02.12 | 03.12 | 04.12 | 05.12 | 06.12



FLOOR 01    FLOORS 02-06    FLOOR 07    FLOORS 08-12

Living/Kitchen/Dining	5.2 x 4.0m	17'7" x 13'1"
Bedroom	3.2 x 2.8m	10'6" x 9'2"
<b>Total Internal Area</b>	<b>43.3 sq m</b>	<b>466 sq ft</b>
Balcony	5.3 sq m	57 sq ft
Terrace (01.12)	9.2 sq m	99 sq ft



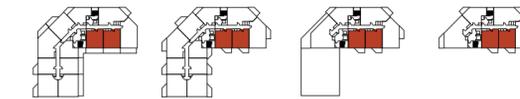
◀▶ Measurement Points    **W** Wardrobe    **S** Storage    **U** Utility    **W/D** Washer/Dryer    ☒ Fridge Freezer

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## 1B2P-TYPE A | 1 BEDROOM APARTMENT

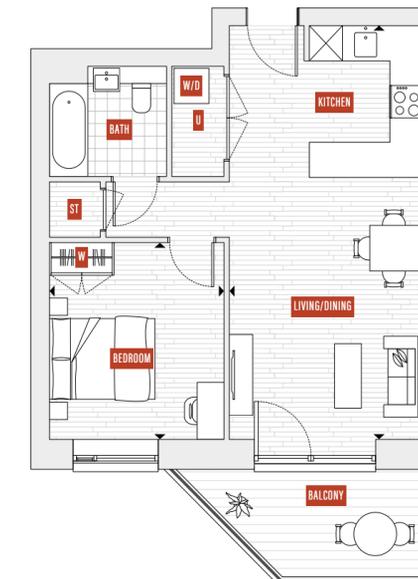
KANTHA QUARTER

APARTMENTS: 01.01 | 01.02 | 02.01 | 02.02 | 03.01 | 03.02 | 04.01 | 04.02 | 05.01 | 05.02 | 06.01 | 06.02 | 07.01 | 07.02 | 08.01 | 08.02 | 09.01 | 09.02 | 10.01 | 10.02 | 11.01 | 11.02



FLOOR 01    FLOORS 02-06    FLOOR 07    FLOORS 08-12

Living/Kitchen/Dining	3.6 x 4.7m	11'10" x 15'5"
Bedroom	3.3 x 3.7m	10'10" x 12'2"
<b>Total Internal Area</b>	<b>51.8 sq m</b>	<b>558 sq ft</b>
Balcony	5.1 sq m	55 sq ft
Terrace (01.01, 01.02)	14.4 sq m	155 sq ft



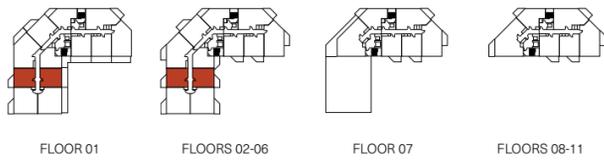
▶▶ Measurement Points    **W** Wardrobe    **S** Storage    **U** Utility    **W/D** Washer/Dryer    ☒ Fridge Freezer

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# 1B2P-TYPE B | 1 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.08 | 01.11\* | 02.08 | 02.11\* | 03.08 | 03.11\* | 04.08 | 04.11\* | 05.08 | 05.11\* | 06.08 | 06.11\*

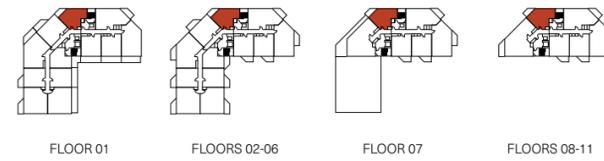


Living/Kitchen/Dining	4.3 x 3.4m	14'1" x 11'2"
Bedroom	4.1 x 3.1m	13'5" x 10'2"
<b>Total Internal Area</b>	<b>50.2 sq m</b>	<b>540 sq ft</b>
Balcony	5.2 sq m	56 sq ft
Terrace (01.11)	13.7 sq m	147 sq ft

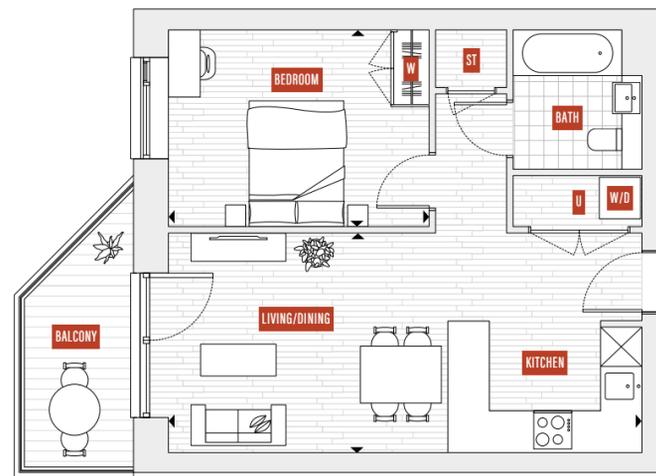
# 1B2P-TYPE C | 1 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.05 | 02.05 | 03.05 | 04.05 | 05.05 | 06.05 | 07.05 | 08.05 | 09.05 | 10.05 | 11.05



Living/Kitchen/Dining	3.4 x 4.1m	11'2" x 13'5"
Bedroom	3.7 x 3.2m	12'2" x 10'6"
<b>Total Internal Area</b>	<b>52.1 sq m</b>	<b>564 sq ft</b>
Balcony	5.3 sq m	56 sq ft



\*Apartment is handed

◀ Measurement Points    W Wardrobe    S Storage    U Utility    W/D Washer/Dryer    ☒ Fridge Freezer

◀ Measurement Points    W Wardrobe    S Storage    U Utility    W/D Washer/Dryer    ☒ Fridge Freezer

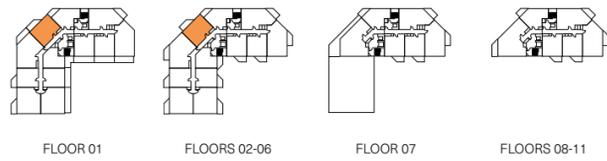
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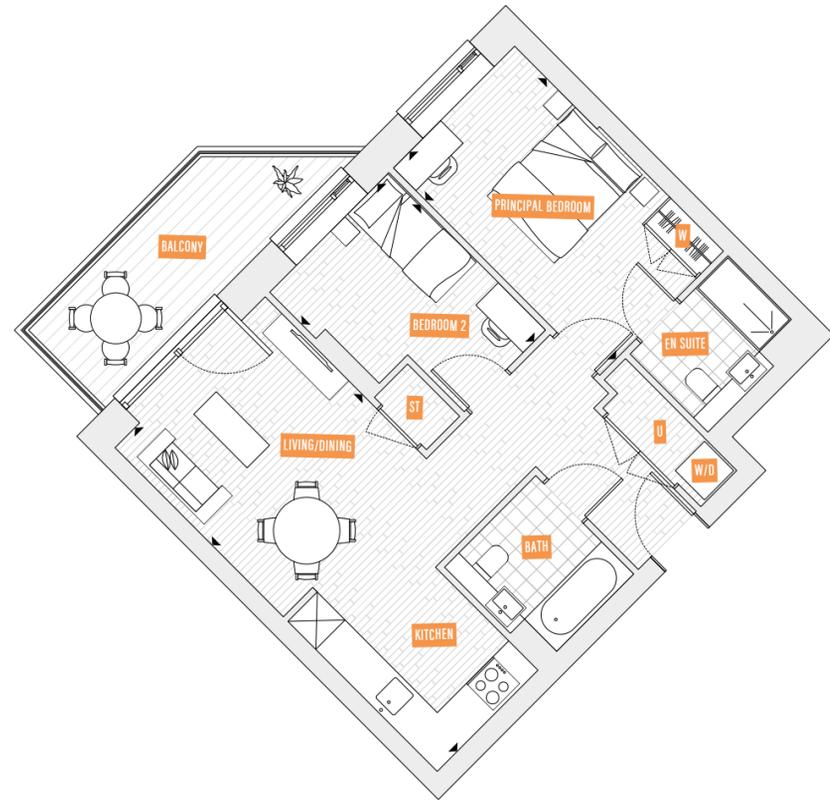
# 2B3P-TYPE A | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.06 | 02.06 | 03.06 | 04.06 | 05.06 | 06.06



Living/Kitchen/Dining	3.3 x 7.2m	10'10" x 23'8"
Principal Bedroom	2.7 x 4.6m	8'10" x 15'1"
Bedroom 2	2.7 x 3.5m	8'3" x 11'6"
<b>Total Internal Area</b>	<b>63.8 sq m</b>	<b>687 sq ft</b>
Balcony	7.1 sq m	76 sq ft
Balcony (01.06)	8.3 sq m	89 sq ft



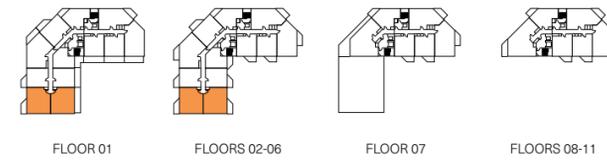
◀▶ Measurement Points    **W** Wardrobe    **S** Storage    **U** Utility    **W/D** Washer/Dryer    ☒ Fridge Freezer

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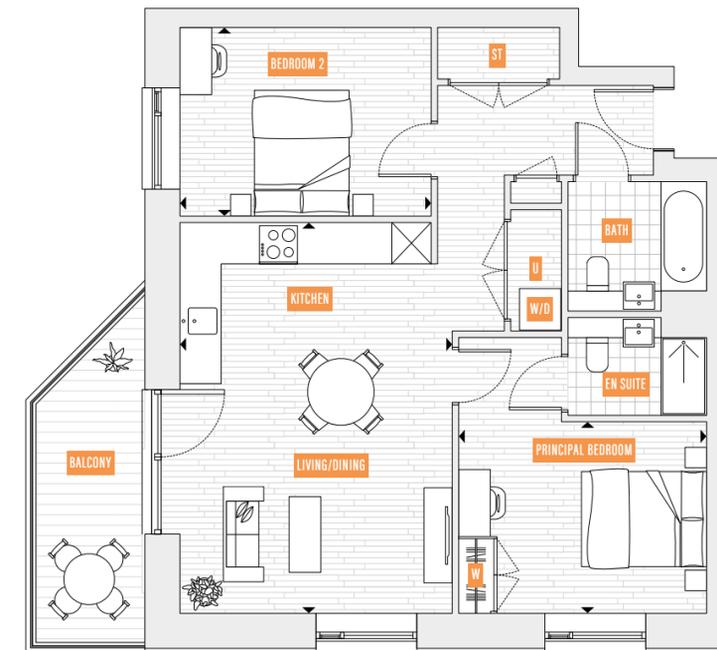
# 2B4P-TYPE A | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.09 | 01.10\* | 02.09 | 02.10\* | 03.09 | 03.10\* | 04.09 | 04.10\* | 05.09 | 05.10\* | 06.09 | 06.10\*



Living/Kitchen/Dining	4.3 x 6.1m	14'1" x 20'0"
Principal Bedroom	3.9 x 3.0m	12'10" x 9'10"
Bedroom 2	4.0 x 3.0m	13'2" x 9'10"
<b>Total Internal Area</b>	<b>74.5 sq m</b>	<b>802 sq ft</b>
Balcony	7.1 sq m	76 sq ft
Terrace (01.10)	17.9 sq m	193 sq ft



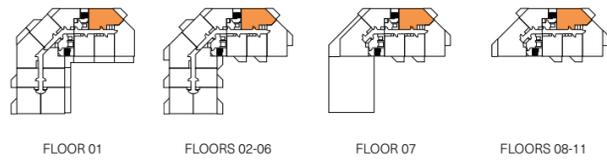
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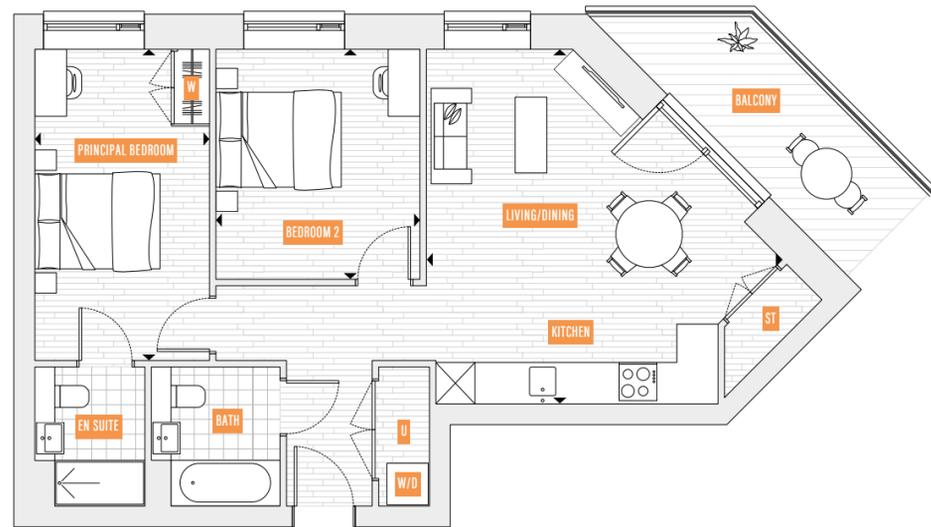
# 2B4P-TYPE B | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 01.04 | 02.04 | 03.04 | 04.04 | 05.04 | 06.04 | 07.04 | 08.04 | 09.04 | 10.04 | 11.04



Living/Kitchen/Dining	5.6 x 5.5m	18'4" x 18'1"
Principal Bedroom	2.8 x 4.9m	9'2" x 16'1"
Bedroom 2	3.2 x 3.6m	10'6" x 11'10"
<b>Total Internal Area</b>	<b>71.5 sq m</b>	<b>770 sq ft</b>
Balcony	7.1 sq m	76 sq ft



\*Apartment is handed

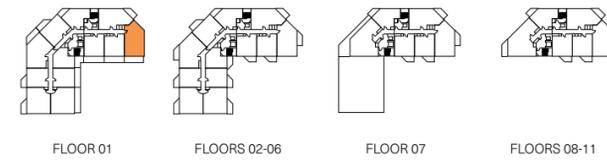
◀ Measurement Points    **W** Wardrobe    **S** Storage    **U** Utility    **W/D** Washer/Dryer    ☒ Fridge Freezer

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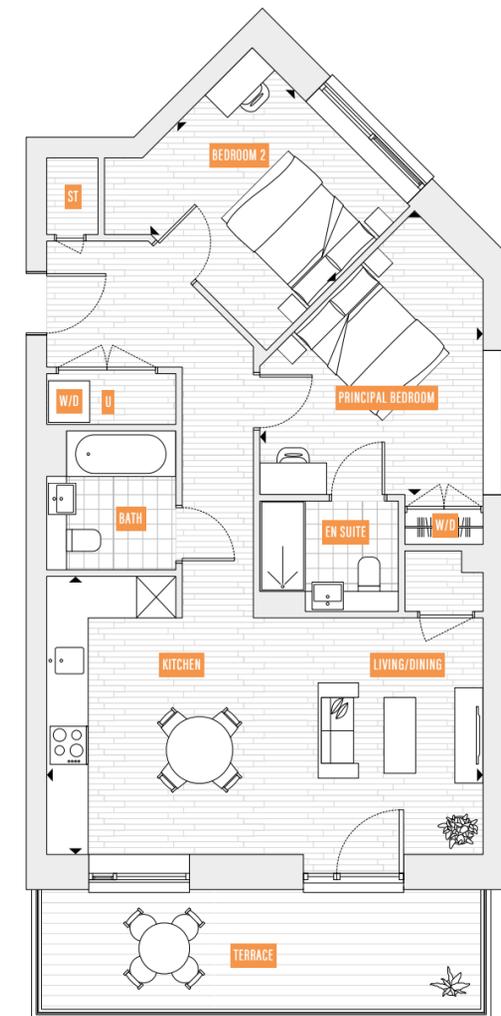
# 2B4P-TYPE C | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENT: 01.03



Living/Kitchen/Dining	6.8 x 4.4m	22'4" x 14'5"
Principal Bedroom	4.1 x 3.5m	13'5" x 11'6"
Bedroom 2	3.5 x 3.2m	11'6" x 10'6"
<b>Total Internal Area</b>	<b>78.0 sq m</b>	<b>840 sq ft</b>
Terrace	13.5 sq m	145.3 sq ft



◀ Measurement Points    **W** Wardrobe    **S** Storage    **U** Utility    **W/D** Washer/Dryer    ☒ Fridge Freezer

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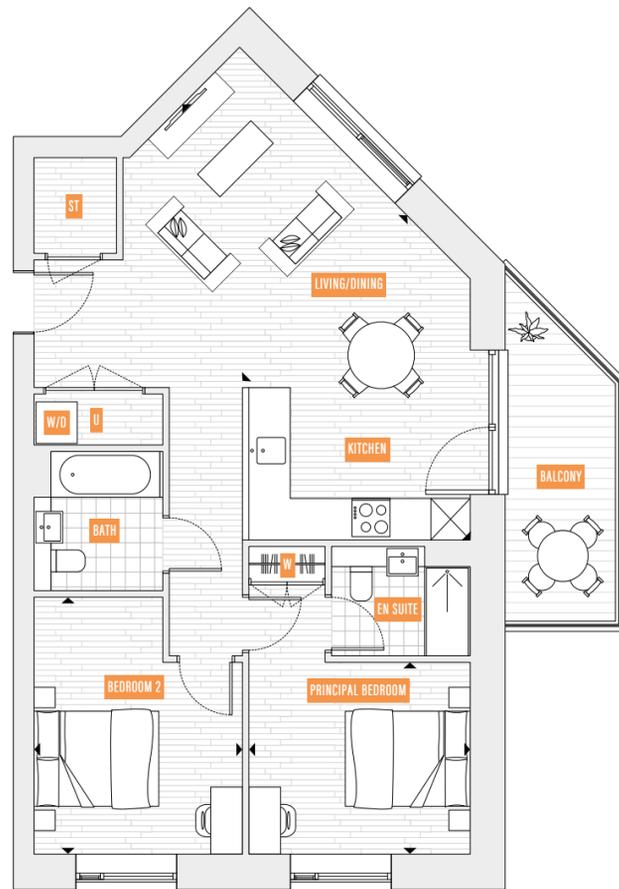
# 2B4P-TYPE D | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 02.03 | 03.03 | 04.03 | 05.03 | 06.03 | 07.03 | 08.03 | 09.03 | 10.03 | 11.03



Living/Kitchen/Dining	3.6 x 5.9m	11'10" x 19'4"
Principal Bedroom	3.5 x 3.0m	11'6" x 9'10"
Bedroom 2	3.2 x 3.6m	10'6" x 11'10"
<b>Total Internal Area</b>	<b>78.0 sq m</b>	<b>840 sq ft</b>
Balcony	7.1 sq m	76 sq ft



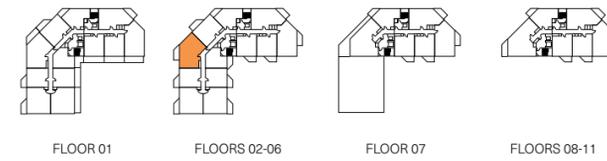
◀▶ Measurement Points    **W** Wardrobe    **S** Storage    **U** Utility    **W/D** Washer/Dryer    ☒ Fridge Freezer

Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

# 2B4P-TYPE E | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 02.07 | 03.07 | 04.07 | 05.07 | 06.07



Living/Dining	3.3 x 3.8m	10'10" x 12'6"
Kitchen	3.2 x 3.1m	10'6" x 10'2"
Principal Bedroom	3.1 x 4.9m	10'2" x 16'1"
Bedroom 2	2.9 x 3.9m	9'6" x 12'10"
<b>Total Internal Area</b>	<b>82.5 sq m</b>	<b>888 sq ft</b>
Balcony	7.3 sq m	79 sq ft



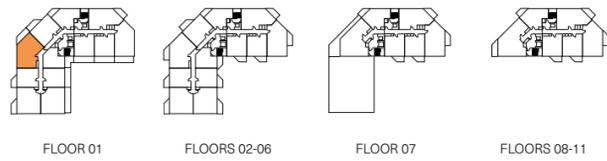
◀▶ Measurement Points    **W** Wardrobe    **S** Storage    **U** Utility    **W/D** Washer/Dryer    ☒ Fridge Freezer

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# 2B4P-TYPE F | 2 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENT: 01.07



Living/Dining	3.1 x 3.6m	10'2" x 11'10"
Kitchen	2.9 x 3.5m	9'6" x 11'6"
Principal Bedroom	4.9 x 3.0m	16'1" x 9'10"
Bedroom 2	3.2 x 3.9m	10'6" x 12'10"
<b>Total Internal Area</b>	<b>82.5 sq m</b>	<b>888 sq ft</b>
Balcony	10.4 sq m	112 sq ft



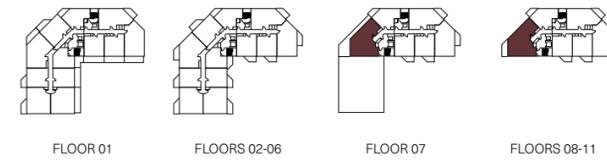
◀▶ Measurement Points   W Wardrobe   S Storage   U Utility   W/D Washer/Dryer   ☒ Fridge Freezer   ○ Column

Dimensions shown are approximate only and may vary within a tolerance of 5%. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

# 3B6P-TYPE E | 3 BEDROOM APARTMENT

KANTHA QUARTER

APARTMENTS: 07.06 | 08.06 | 09.06 | 10.06 | 11.06



Living/Dining	7.9 x 5.3m	16'9" x 17'6"
Kitchen	2.3 x 3.3m	16'9" x 10'10"
Principal Bedroom	3.0 x 5.7m	9'10" x 18'8"
Bedroom 2	3.9 x 2.6m	12'10" x 8'6"
Bedroom 3	3.6 x 3.1m	11'10" x 10'2"
<b>Total Internal Area</b>	<b>97.7 sq m</b>	<b>1,052 sq ft</b>
Terrace	23 sq m	248 sq ft
Balcony (08.06, 09.06, 10.06, 11.06)	9 sq m	97 sq ft



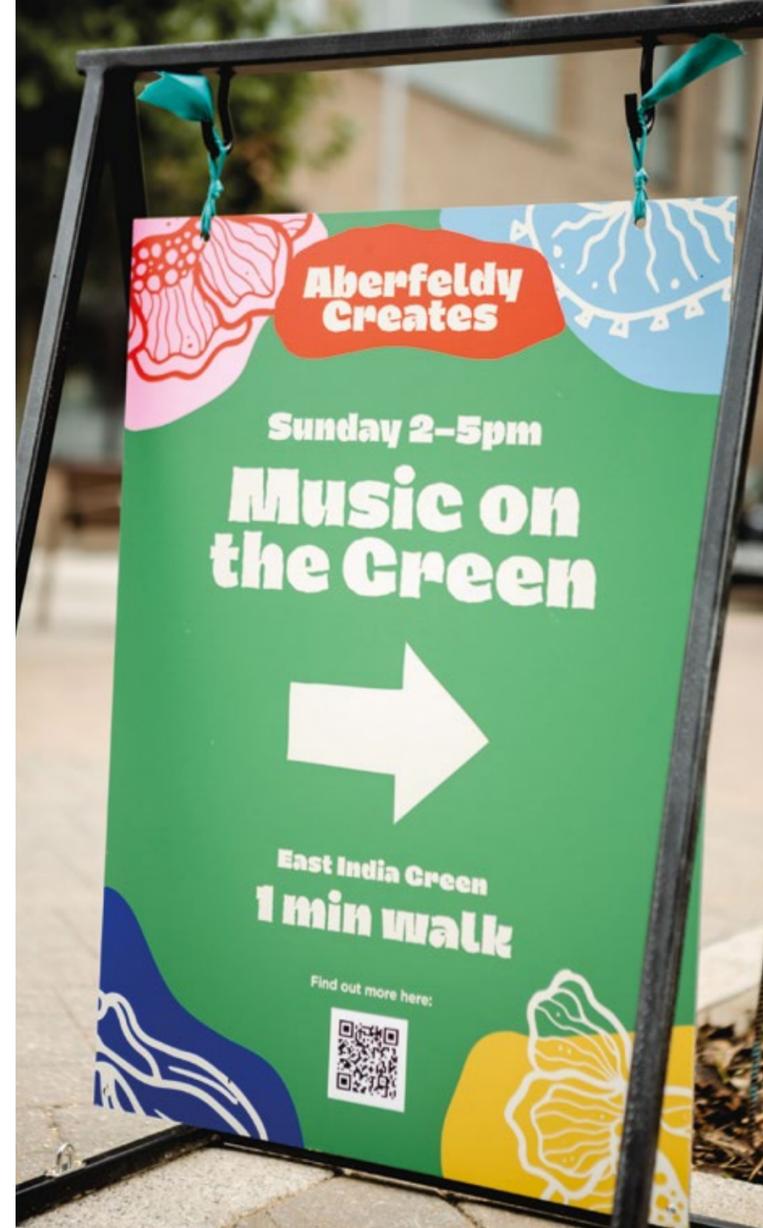
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At Be Living, we understand the importance of home. Not just in terms of having a place of your own, but in relation to the community you're part of. That's why our focus has always been broader than just bricks and mortar. Our goal is to make a positive and inclusive impact. To create a future where a great home in a vibrant neighbourhood is an attainable goal for everyone.

With over 170 years of history behind it, our parent company Willmott Dixon owes its success to an unwavering commitment to delivering brilliant buildings, transforming lives, and strengthening communities. By continuing to think differently and putting our residents at the heart of every decision we make, we are proud to continue this legacy.



# GET **IN** TOUCH

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