

**JOHANNA
COURT**

KALEIDOSCOPIC

DAZZLING

EAST LONDON

IS WHERE YOU'LL FIND OXBOW

A VIBRANT NEW

NEIGHBOURHOOD

CRACKLING
WITH IDEAS
CONNECTIONS AND
POSSIBILITIES
ONLY IN EAST LONDON
ONLY AT OXBOW

RISING ABOVE
A BEAUTIFULLY
LANDSCAPED **CENTRAL GARDEN**

JOHANNA | COURT

OFFERS **INCREDIBLE**
VIEWS OF CANARY WHARF
AND **BEYOND**

Created in East London, for East London.

A collection of studio, one and two bedroom apartments, built with a unique combination of industrial heritage and modern thinking, designed to make the most of this incredible corner of the city, not only for residents but for everyone who lives, visits or works nearby.





Emirates
AIR LINE

The O₂

Republic

JOHANNA
COURT

East India DLR Station

Future Phases

Canning Town Station

Future Regeneration

Aberfeldy Street

Canary Wharf Crossrail Station

CANARY WHARF

CROSSRAIL PLACE
CANARY WHARF

LOCATION

06 | 07



CANNING TOWN STATION

CYCLE FROM OXBOW

04 MINS

Walk to Canning Town Station, East India Dock Basin and Trinity Buoy Wharf in under 15 minutes.



LIVERPOOL STREET STATION

CROSSRAIL FROM CANARY WHARF

06 MINS

By bike: Canary Wharf in 9 minutes, and Royal Albert Docks in 16 minutes. Victoria Park and Queen Elizabeth Olympic Park can be reached in 17 minutes, Westfield Stratford City in 18 minutes.



LONDON CITY AIRPORT

DLR FROM EAST INDIA STATION

09 MINS



LONDON BRIDGE

JUBILEE LINE FROM CANNING TOWN

10 MINS

Journey times taken from tfl.co.uk, google.co.uk/maps and crossrail.co.uk



CONNECTED TO
THE WORLD



05 MINS



EAST INDIA DLR STATION

WALK FROM OXBOW

07 MINS



CANARY WHARF

DLR FROM EAST INDIA STATION

In under an hour by car, you can reach the UK's major airports. London Stansted is only 35 minutes' drive, while both Gatwick and Heathrow can be reached in 50 minutes.

09 MINS



STRATFORD STATION

DLR FROM EAST INDIA STATION

With the arrival of Crossrail at Canary Wharf, you'll be able to reach Farringdon in 8 minutes and Paddington in just 17 minutes.

13 MINS



BOND STREET

CROSSRAIL FROM CANARY WHARF

LIFE AT OXBOW IS ALL ABOUT COMMUNITY



Every resident can use the on-site gym. Open from 6am every day, it's fitted with state-of-the-art Technogym equipment. There's also a 24-hour concierge and resident lounge.

In the centre of Oxbow, Aberfeldy Street is evolving. The scene will soon change with a host of new stores, cafés and restaurants, drawing people in not only from Oxbow, but from every corner of the Capital.

MADE OF EAST LONDON

Community Amenity Space / Aberfeldy Street



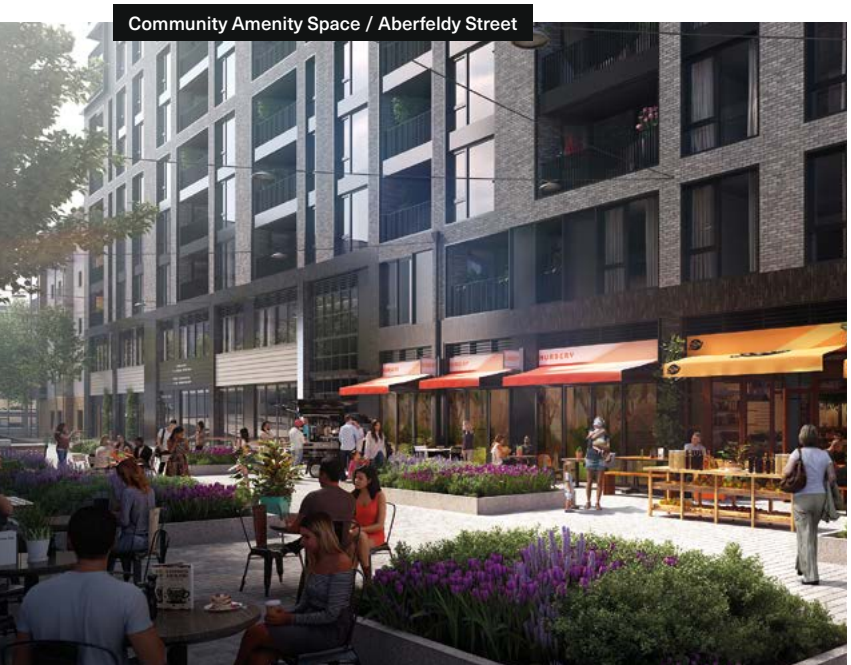
Community Amenity Space / Aberfeldy Street



Courtyard Gardens / Oxbow

MODERN LIVING DESIGNED FOR YOU

The apartments are surrounded by vibrant, landscaped spaces and a collective mix of well-being amenities to suit everyone's needs.



Community Amenity Space / Aberfeldy Street



Oxbow Wellbeing Cafe / Aberfeldy Street

SPACIOUS AND LIGHT FILLED ROOMS

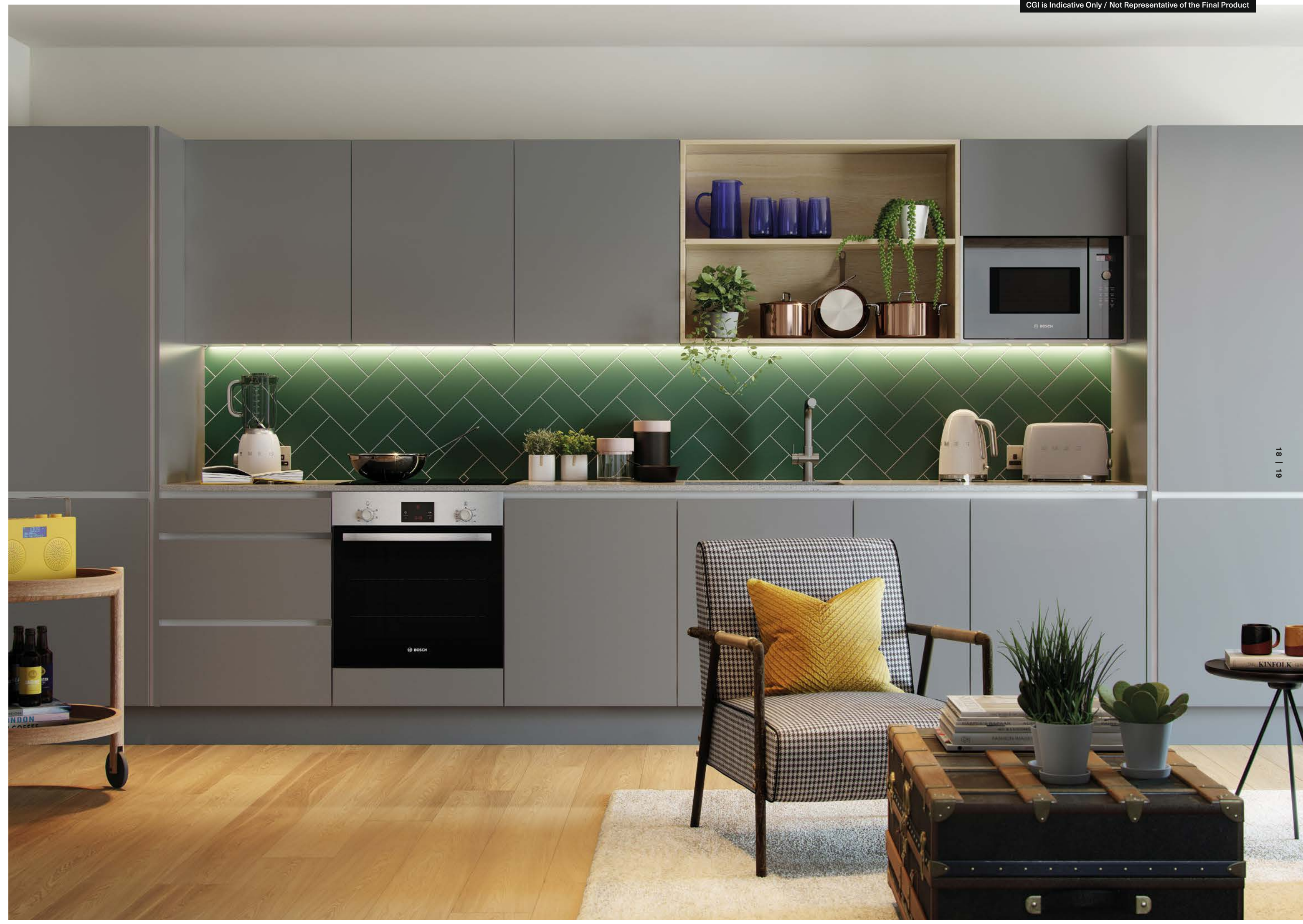
Living and dining areas feature wood effect flooring leading to your private balcony, with underfloor heating throughout the apartment.

Discreet, stylish downlights bring a welcoming glow at night, while large, stunning windows help to pour light in during the day.



THE **DETAILS** OF DESIGN

Contemporary designed kitchens are fitted with high-quality integrated appliances.

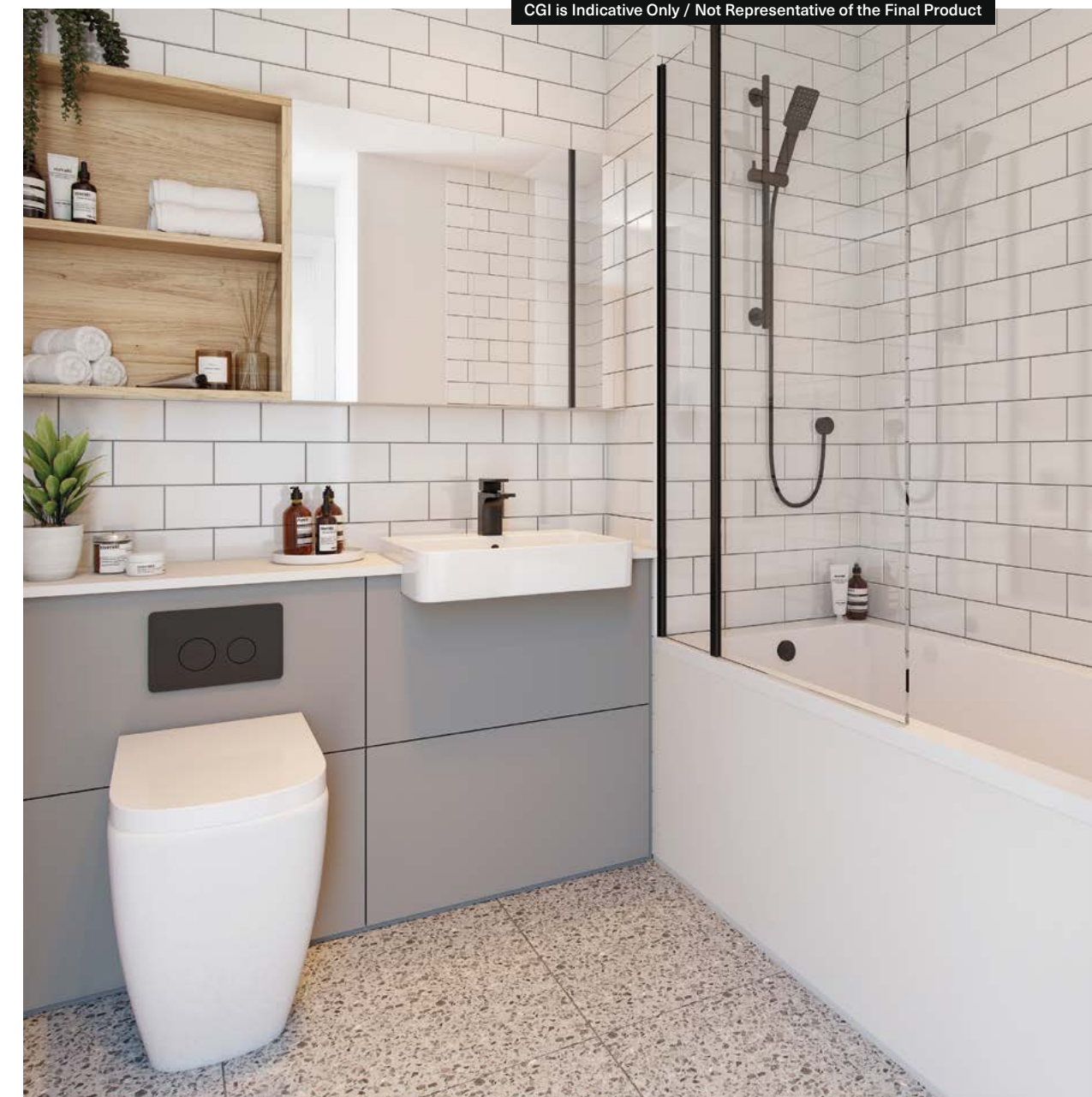




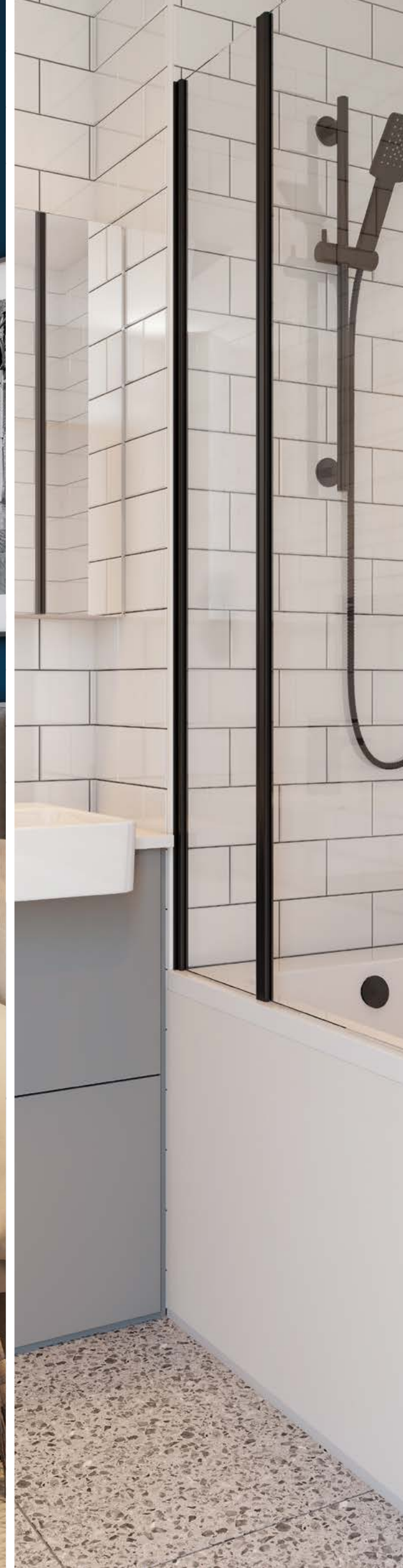
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RELAX AND RECHARGE

Apartments at Oxbow benefit from well-sized bedrooms with satellite TV, telephone points and fitted wardrobes in the principal bedroom. The sleek modern bathrooms/en suites come with powerful showers, elegant ceramic floor tiles and a mirrored wall cabinet.



CGI is Indicative Only / Not Representative of the Final Product



MADE OF **STYLE** & SUBSTANCE

KITCHENS

- Contemporary matt finish wall and base units, fitted with soft close hinges
- Composite stone worktops with metro style tiled splashback
- Undermounted stainless steel sink with mixer tap
- Feature lighting under cabinetry
- Microwave in selected apartments
- Integrated Bosch fan oven
- Touch control frameless Bosch Induction hob
- Fully integrated extractor hood
- Fully integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Freestanding automatic NEFF washer dryer to the utility cupboard

FIXTURES & FITTINGS

- Fitted wardrobes to the principal bedroom
- Brushed stainless steel door furniture
- Media outlet to the living room
- External balcony lighting
- Downlights to the kitchen, living and bathroom areas

FLOORING

- Terrazzo effect floor tiles to the bathroom and en suite
- Wood effect flooring to the kitchen, living area, bedroom and hallway
- Underfloor heating throughout

BATHROOMS & EN SUITES

- Matt black urban style brassware to the bathrooms
- Bath with hinged glass bath screen
- Floorstanding WC, with concealed cistern, soft close seat and dual flush
- Ceramic basin, with mixer tap and pop up waste
- Shower tray, with glass shower screen
- Heated towel rail
- Mirrored cabinet with internal shelving
- Thermostatic wall mounted shower with handheld shower fitting
- Thermostatic wall mounted shower to the en suites

SECURITY & PEACE OF MIND

- Mains smoke detectors to the hallway
- Audio video entry system
- Power and telephone point to the utility cupboard
- Sprinkler Fire Suppression System

Cgls are Indicative Only / Not Representative of the Final Product

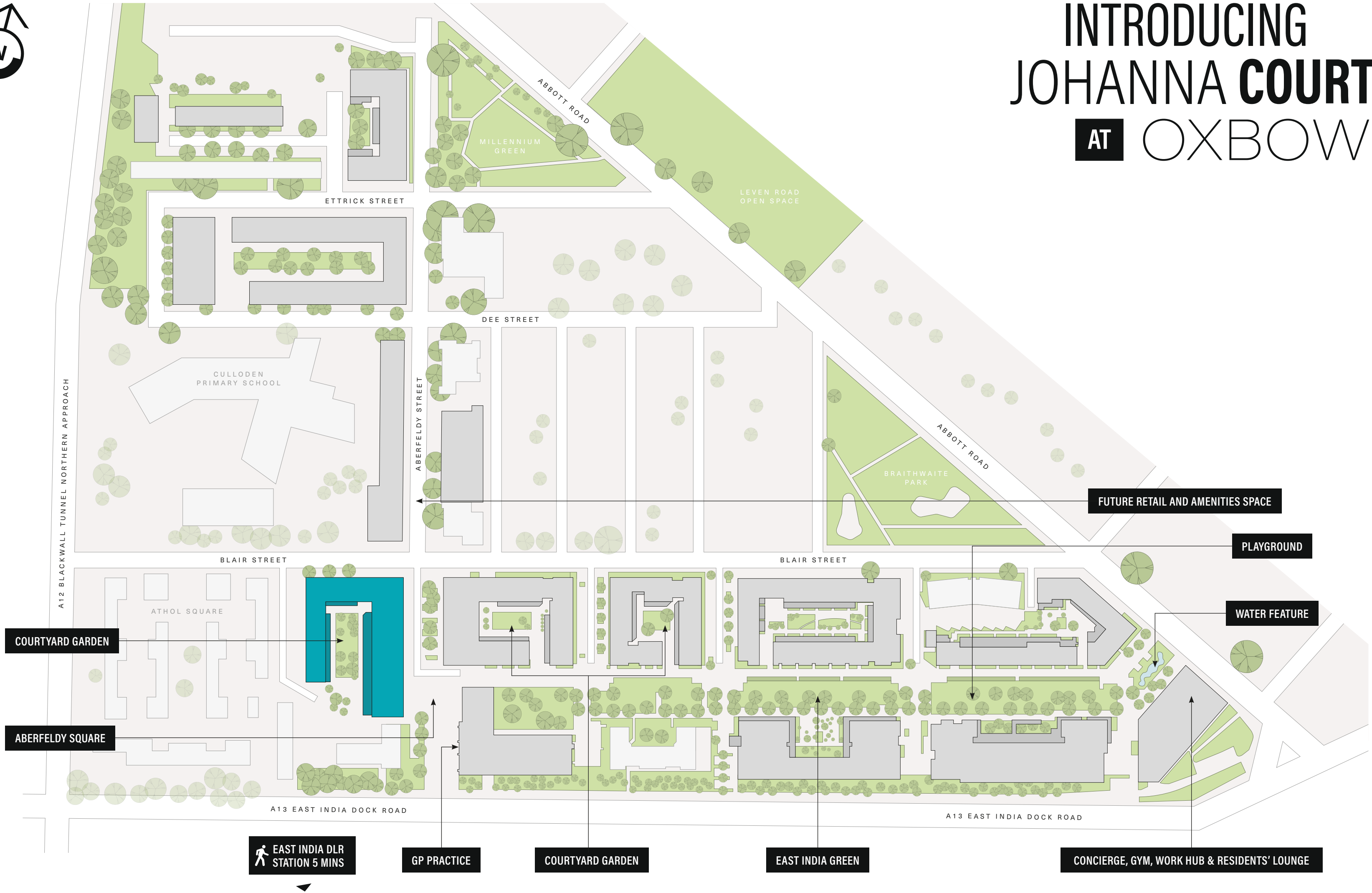
These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to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



INTRODUCING JOHANNA COURT AT OXBOW

SITE PLAN

24 | 25



COURTYARD GARDEN

ABERFELDY SQUARE

EAST INDIA DLR STATION 5 MINS

GP PRACTICE

COURTYARD GARDEN

EAST INDIA GREEN

CONCIERGE, GYM, WORK HUB & RESIDENTS' LOUNGE

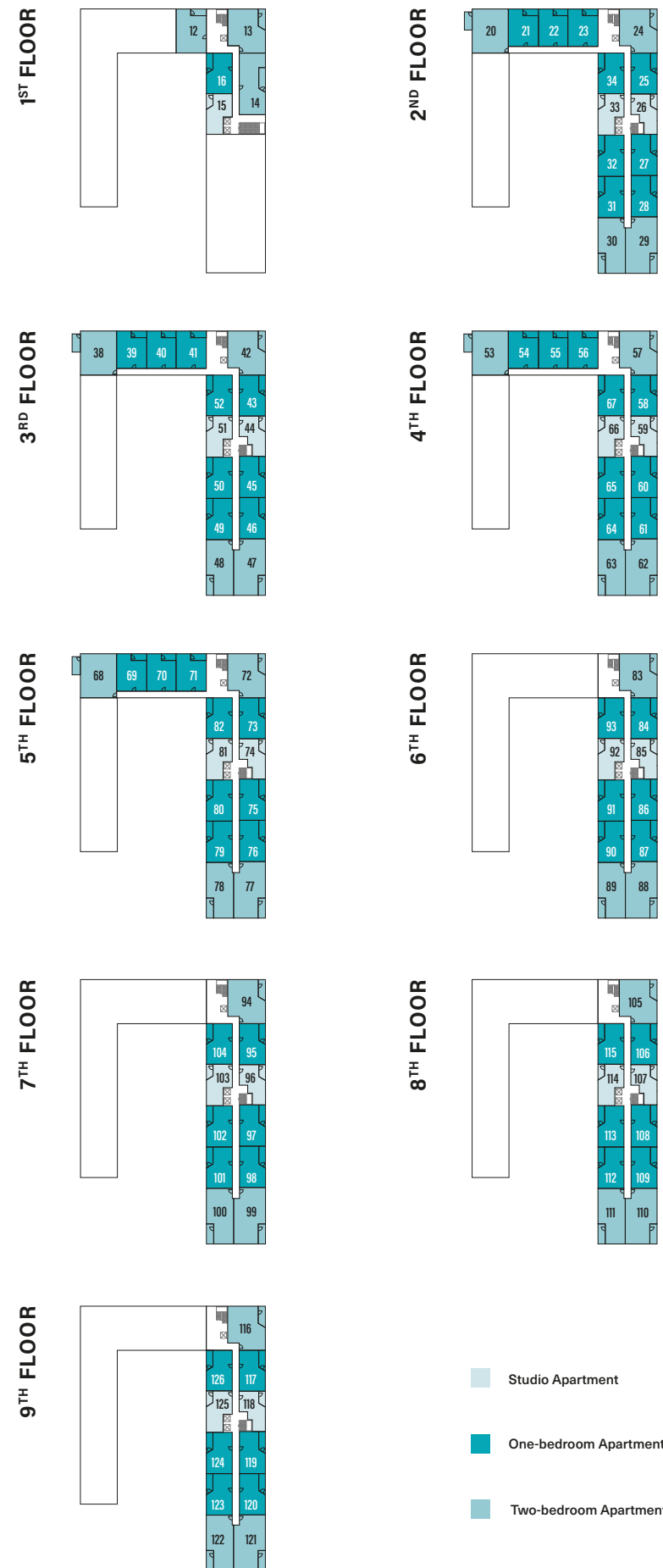
FUTURE RETAIL AND AMENITIES SPACE

PLAYGROUND

WATER FEATURE



APARTMENT FINDER

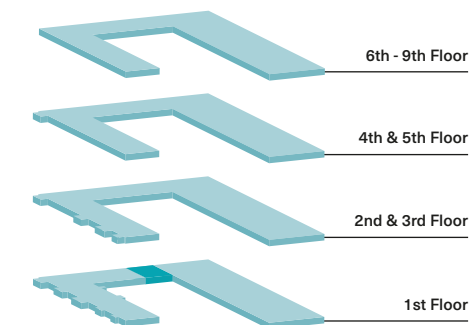
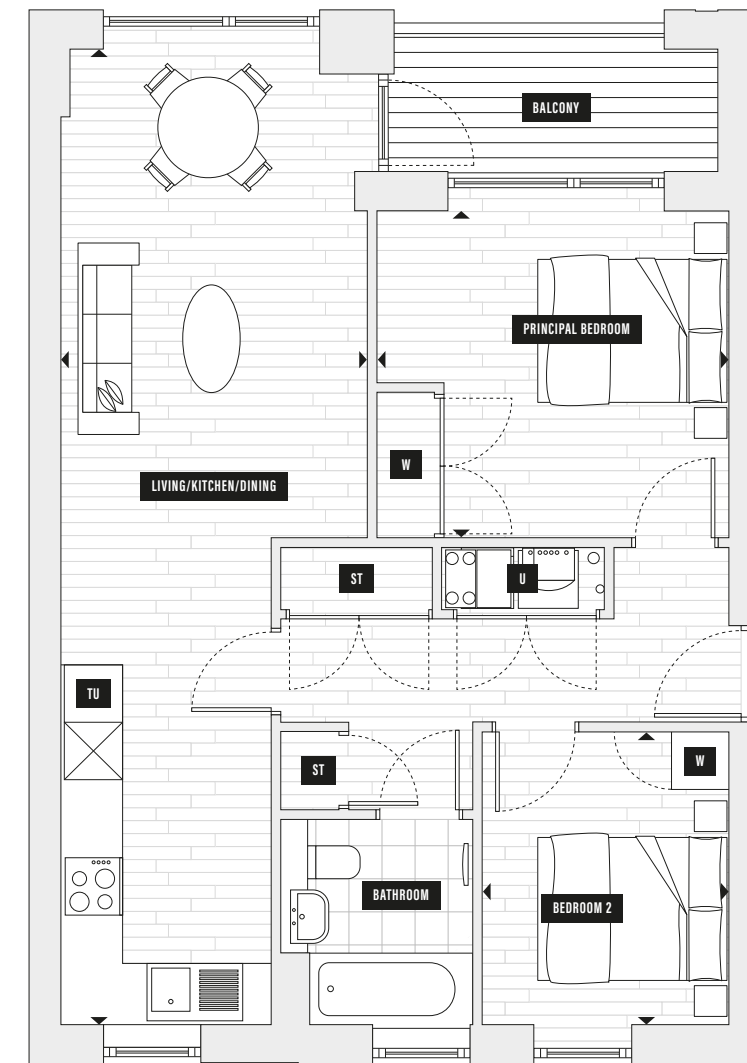


JOHANNA COURT

Rising above a beautifully landscaped central garden and enjoying stunning views of Canary Wharf, Johanna Court is one of the taller buildings at Oxbow.

2 BEDROOM APARTMENT

PLOT: 12



Living/Kitchen/Dining	3.2 x 10.1m	10'6" x 33'2"
Principal Bedroom	3.6 x 3.4m	11'10" x 11'3"
Bedroom 2	2.5 x 3.0m	8'2" x 9'10"
Total Internal Area	66.3 sq m	713.5 sq ft
External Area	5.2 sq m	56.0 sq ft

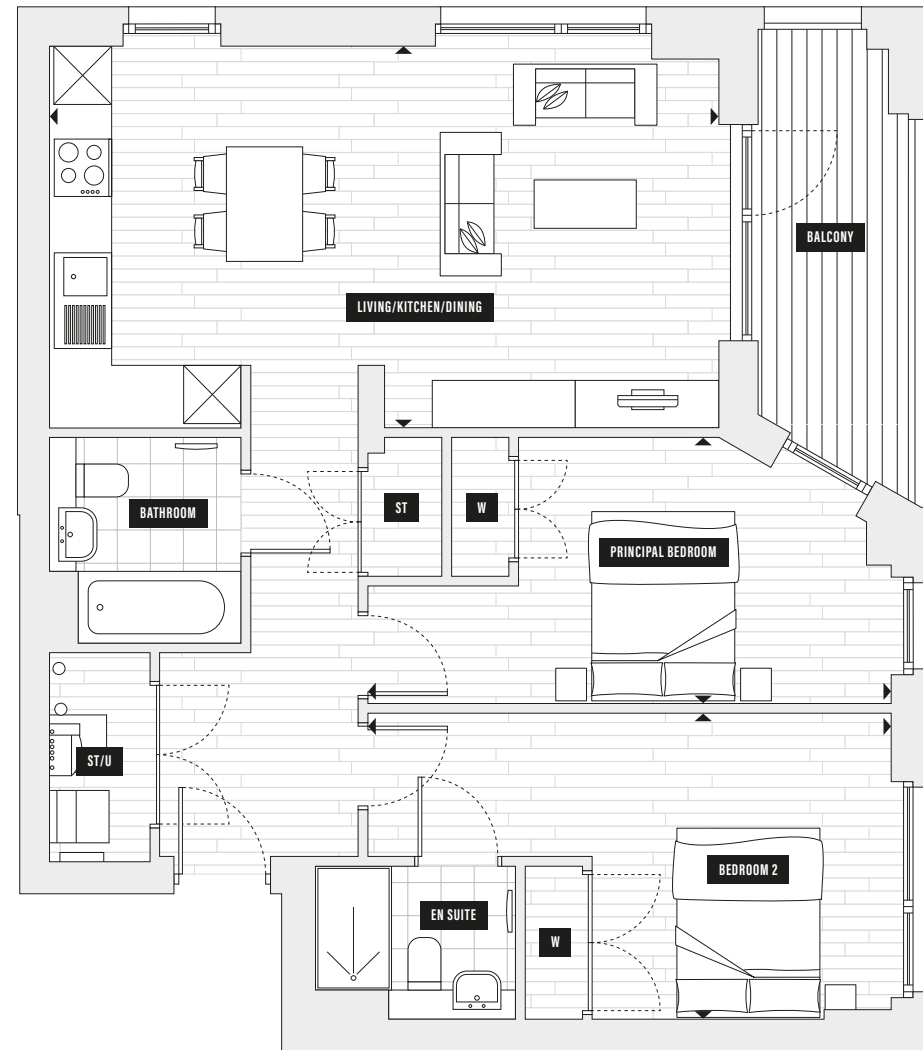
↔ Measurement Points
 W Wardrobe
 ST Store/Cupboard
 TU Tall Unit
 U Utility
 Fridge Freezer

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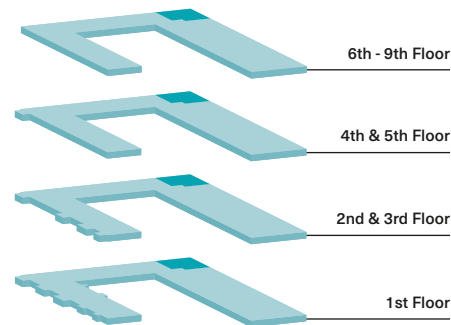
2 BEDROOM APARTMENT

PLOTS: 13 | 24 | 42 | 57 | 72 | 83 | 94 | 105 | 116

JOHANNA COURT



Living/Kitchen/Dining	7.0m x 3.9m	23'0" x 12'10"
Principal Bedroom	5.4m x 3.2m	17'9" x 10'6"
Bedroom 2	5.4m x 2.7m	17'9" x 8'10"
Total Internal Area	78.4 sq m	843.9 sq ft
External Area	8.4 sq m	90.4 sq ft



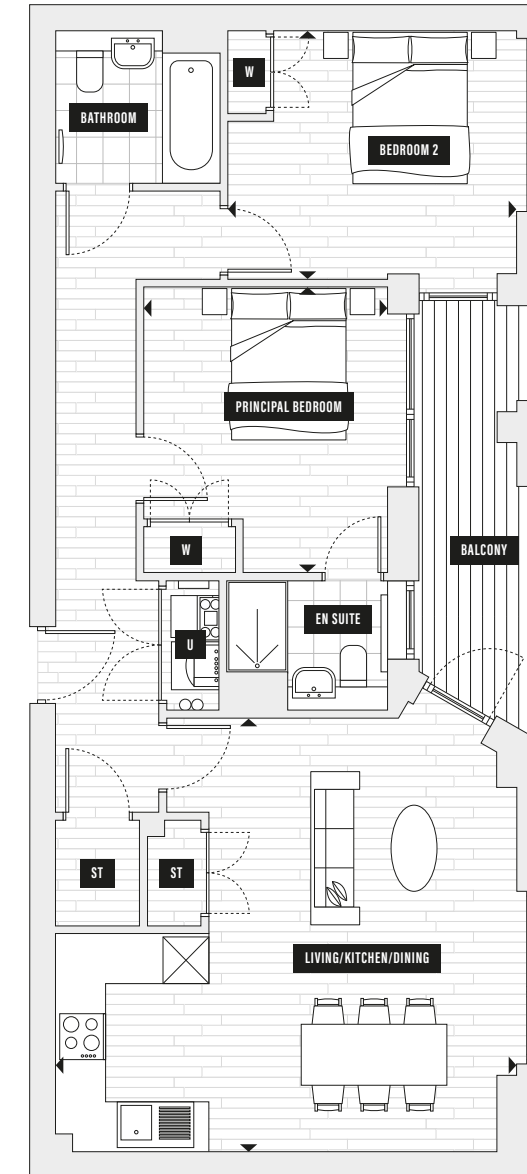
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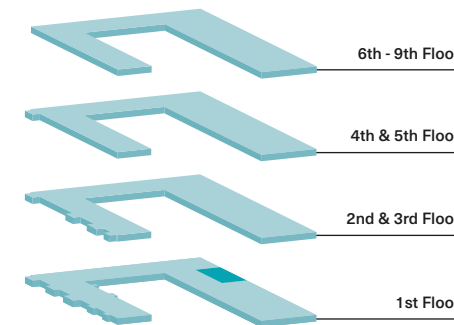
2 BEDROOM APARTMENT

PLOT: 14

JOHANNA COURT



Living/Kitchen/Dining	5.9 x 5.6m	19'4" x 18'4"
Principal Bedroom	3.1 x 3.7m	10'3" x 12'3"
Bedroom 2	3.7 x 3.2m	12'2" x 10'6"
Total Internal Area	80.0 sq m	861.1 sq ft
External Area	7.4 sq m	79.7 sq ft



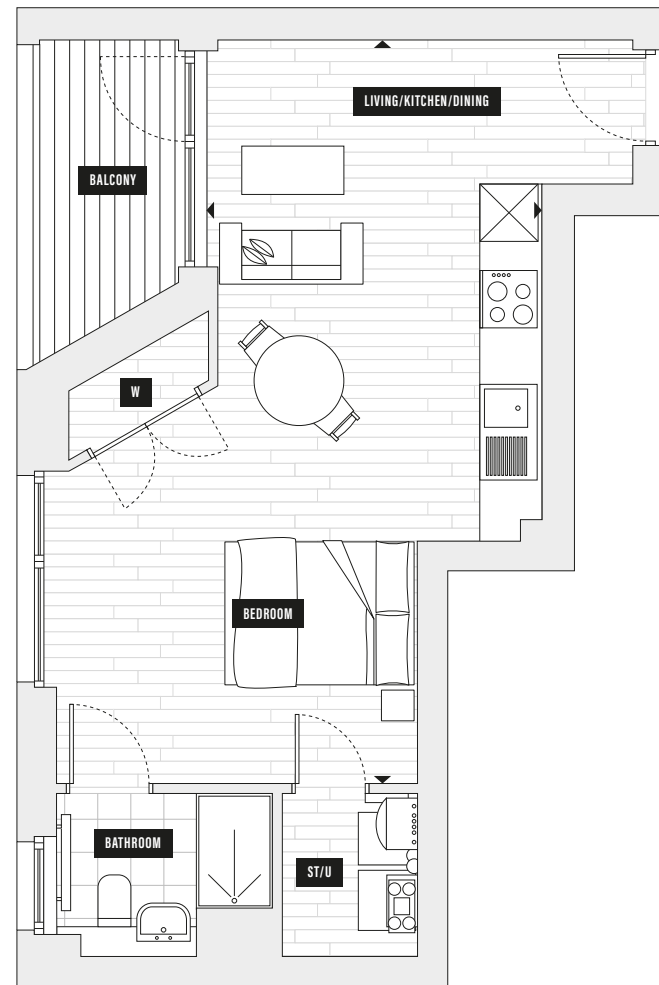
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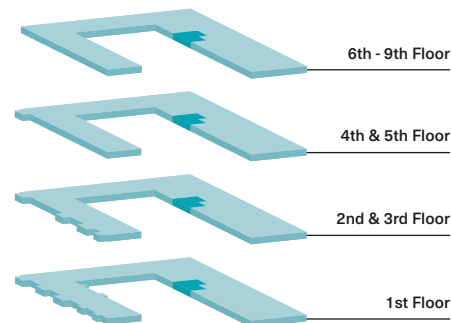
STUDIO APARTMENT

PLOTS: 15 | 33 | 51 | 66 | 81 | 92 | 103 | 114 | 125

JOHANNA COURT



Living/Kitchen/Dining/Bedroom	3.4 x 7.7m	11'2" x 25'3"
Total Internal Area	39.9 sq m	429.5 sq ft
External Area	4.4 sq m	47.4 sq ft



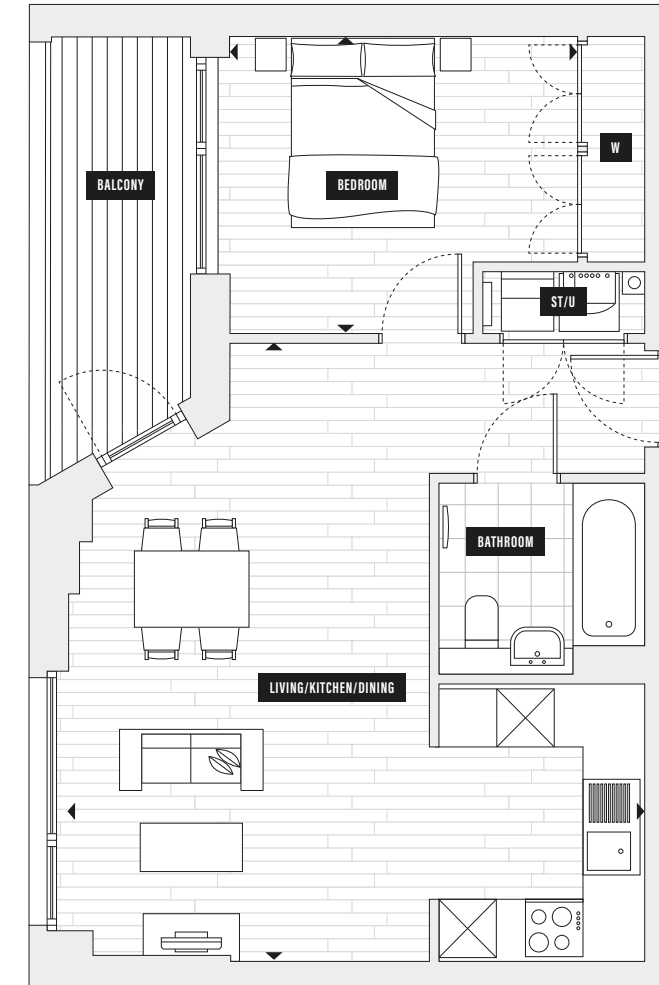
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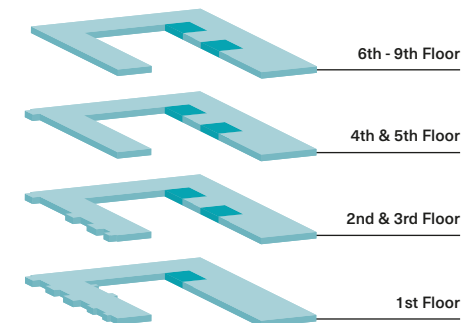
1 BEDROOM APARTMENT

PLOTS: 16 | 32 | 34 | 50 | 52 | 65 | 67 | 80 | 82 | 91 | 93 | 102 | 104 | 113 | 115 | 124 | 126

JOHANNA COURT



Living/Kitchen/Dining	5.9m x 6.4m	19'4" x 21'0"
Principal Bedroom	3.6m x 3.1m	11'10" x 10'2"
Total Internal Area	51.7 sq m	556.5 sq ft
External Area	7.2 sq m	77.5 sq ft



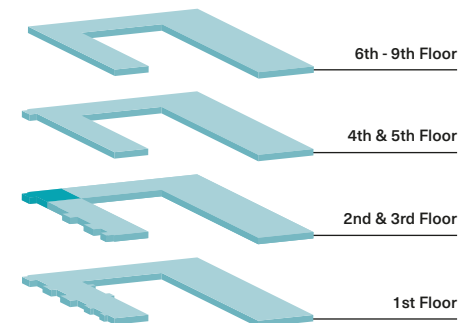
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2 BEDROOM APARTMENT

PLOTS: 20 | 38

JOHANNA COURT



Living/Kitchen/Dining	4.5 x 6.7m	14'10" x 22'0"
Principal Bedroom	3.7 x 4.0m	12'3" x 13'1"
Bedroom 2	3.4 x 3.4m	11'2" x 11'2"
Total Internal Area	88.2 sq m	949.4 sq ft
External Area	7.1 sq m	76.4 sq ft

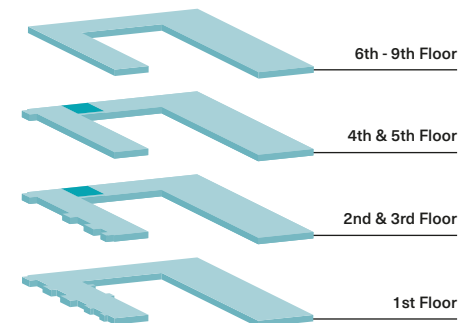
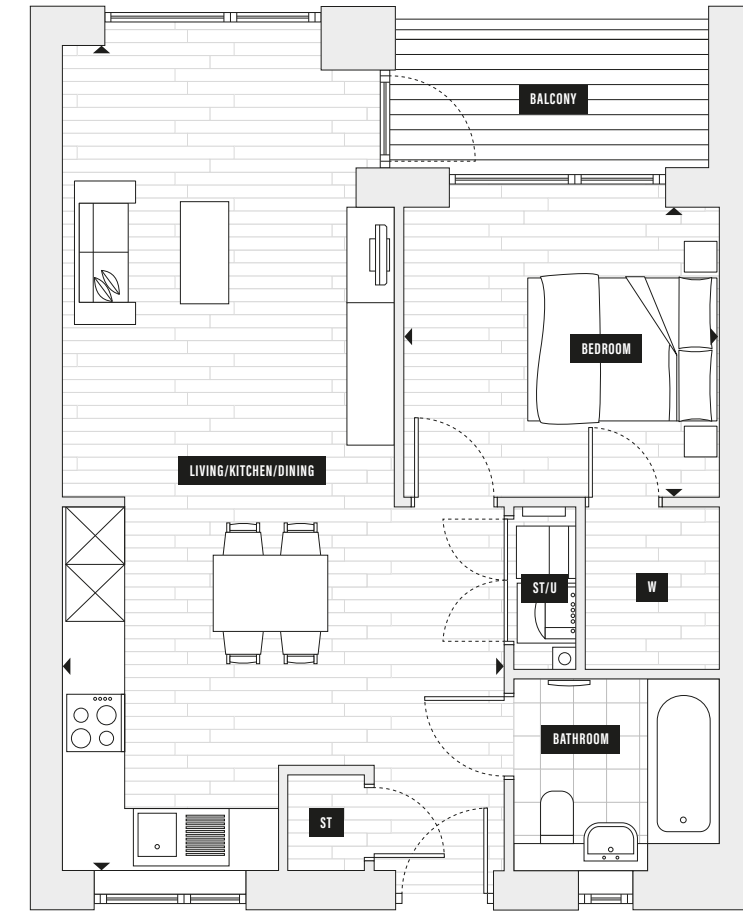
Measurement Points W Wardrobe ST Store/Cupboard TU Tall Unit U Utility ☒ Fridge Freezer

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1 BEDROOM APARTMENT

PLOTS: 21 | 39 | 54 | 69

JOHANNA COURT



Living/Kitchen/Dining	4.6 x 8.6m	15'1" x 28'6"
Principal Bedroom	3.3m x 4.7m	10'10" x 15'5"
Total Internal Area	54.4 sq m	596.3 sq ft
External Area	4.7 sq m	50.6 sq ft

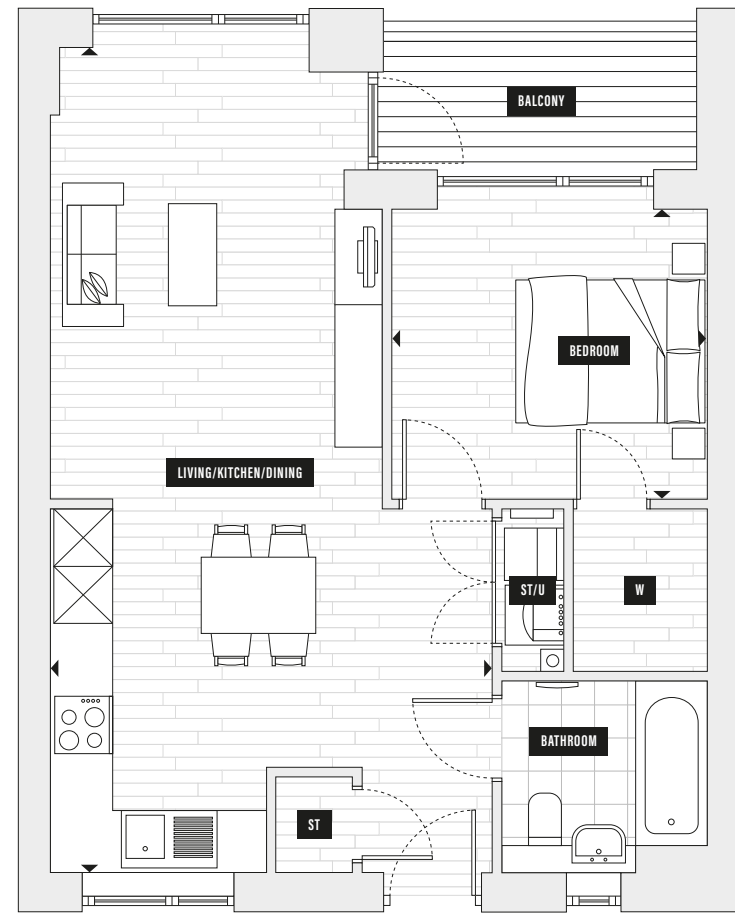
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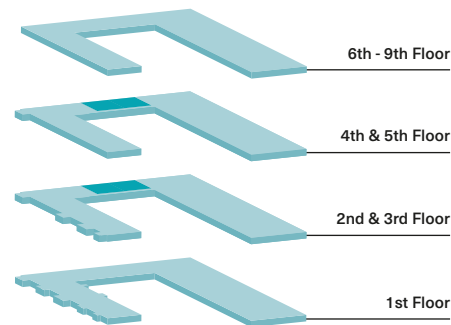
1 BEDROOM APARTMENT

PLOTS: 22 | 23 | 40 | 41 | 55 | 56 | 70 | 71

JOHANNA COURT



Living/Kitchen/Dining	4.6m x 8.6m	15'1" x 28'6"
Principal Bedroom	3.3m x 4.7m	10'10" x 15'5"
Total Internal Area	54.4 sq m	596.3 sq ft
External Area	4.7 sq m	50.6 sq ft



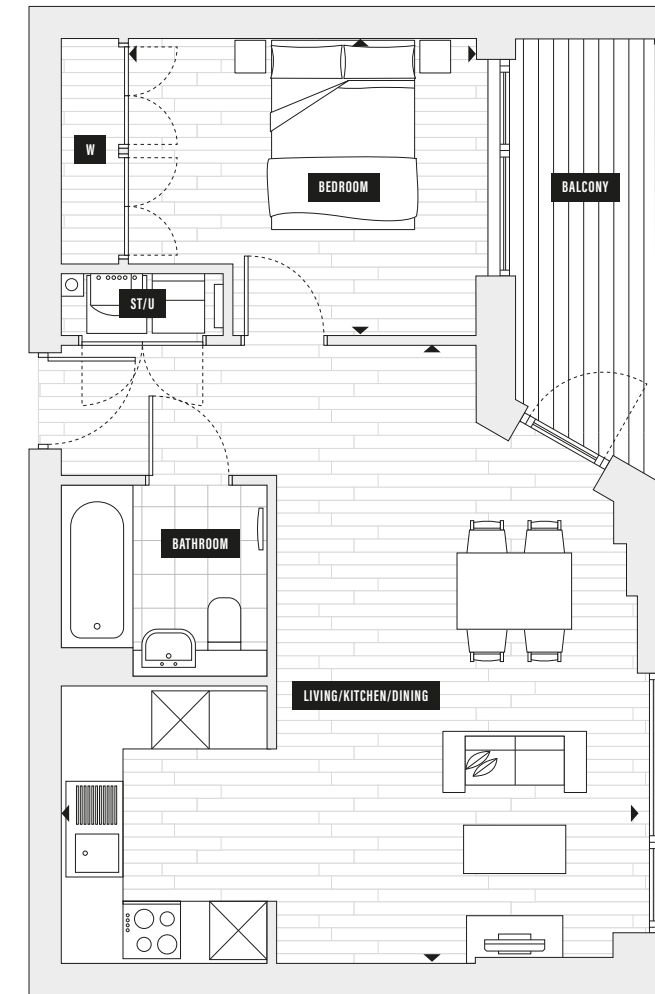
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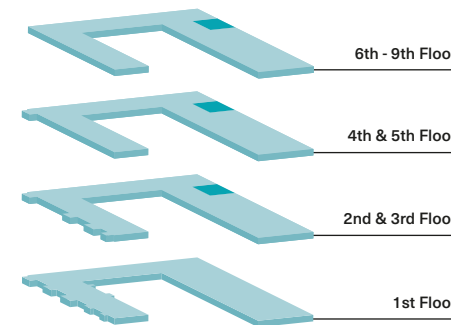
1 BEDROOM APARTMENT

PLOTS: 25 | 43 | 58 | 73 | 84 | 95 | 106 | 117

JOHANNA COURT



Living/Kitchen/Dining	5.9m x 6.4m	19'4" x 21'0"
Principal Bedroom	3.6m x 3.1m	11'10" x 10'2"
Total Internal Area	51.7 sq m	556.5 sq ft
External Area	7.2 sq m	77.5 sq ft



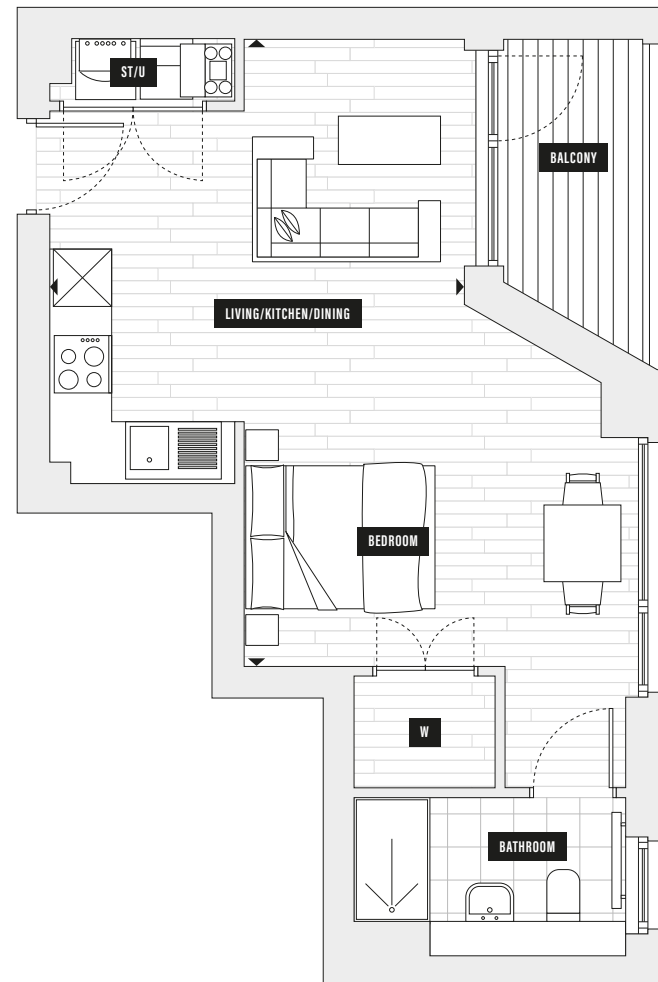
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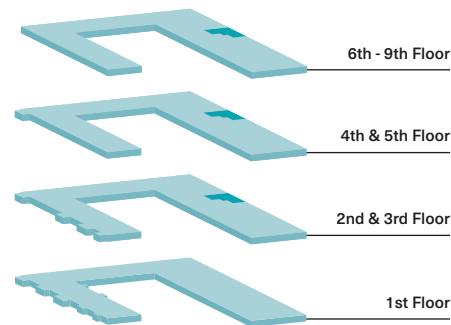
STUDIO APARTMENT

PLOTS: 26 | 44 | 59 | 74 | 85 | 96 | 107 | 118

JOHANNA COURT



Living/Kitchen/Dining/Bedroom	4.3 x 6.5m	14'3" x 21'4"
Total Internal Area	39.6 sq m	426.2 sq ft
External Area	4.7 sq m	50.6 sq ft



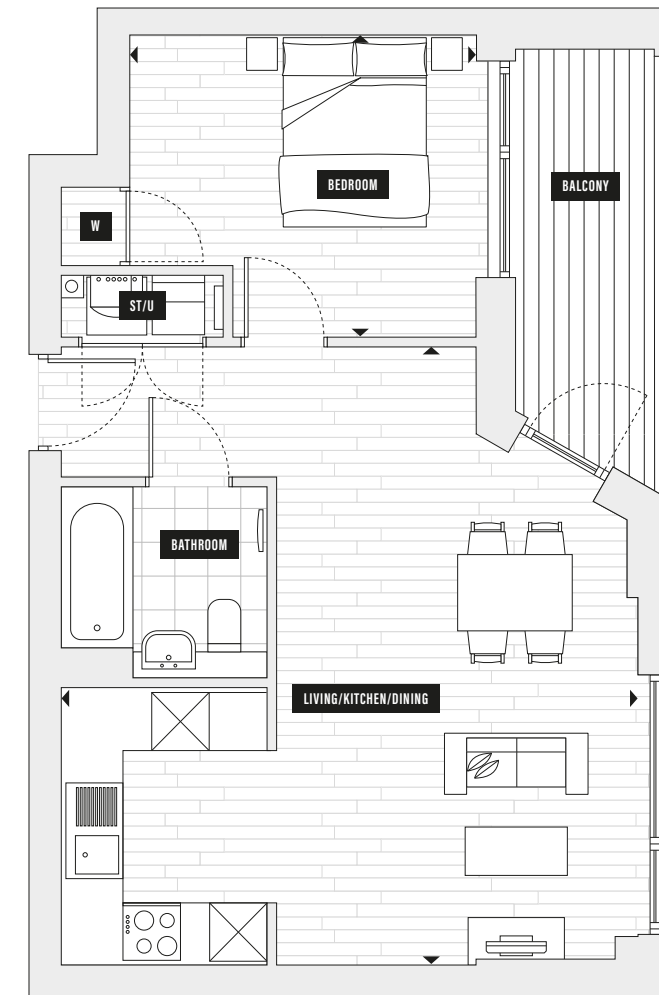
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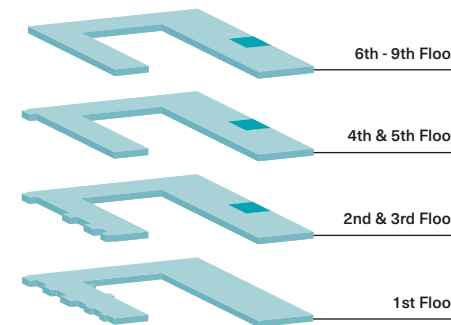
1 BEDROOM APARTMENT

PLOTS: 27 | 45 | 60 | 75 | 86 | 97 | 108 | 119

JOHANNA COURT



Living/Kitchen/Dining	5.9m x 6.5m	19'4" x 21'4"
Principal Bedroom	3.6m x 3.2m	11'10" x 10'6"
Total Internal Area	50.7 sq m	545.7 sq ft
External Area	7.2 sq m	77.5 sq ft



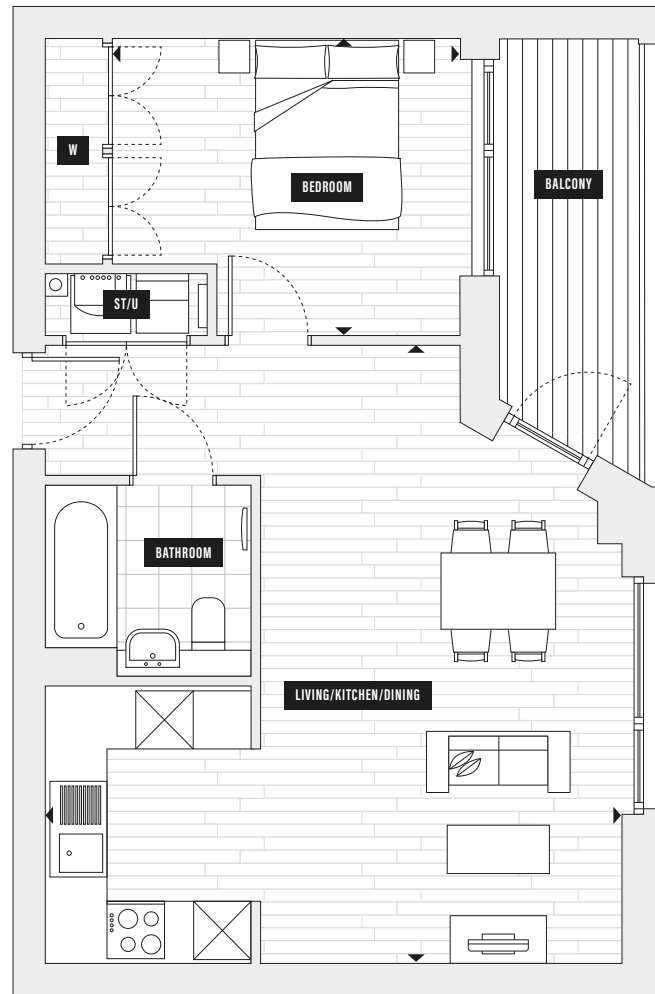
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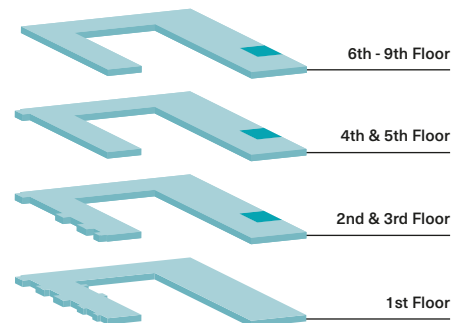
1 BEDROOM APARTMENT

PLOTS: 28 | 46 | 61 | 76 | 87 | 98 | 109 | 120

JOHANNA COURT



Living/Kitchen/Dining	5.9m x 6.4m	19'4" x 21'0"
Principal Bedroom	3.6m x 3.1m	11'10" x 10'2"
Total Internal Area	51.9 sq m	558.6 sq ft
External Area	7.2 sq m	77.5 sq ft



Measurement Points W Wardrobe ST Store/Cupboard TU Tall Unit U Utility ☒ Fridge Freezer

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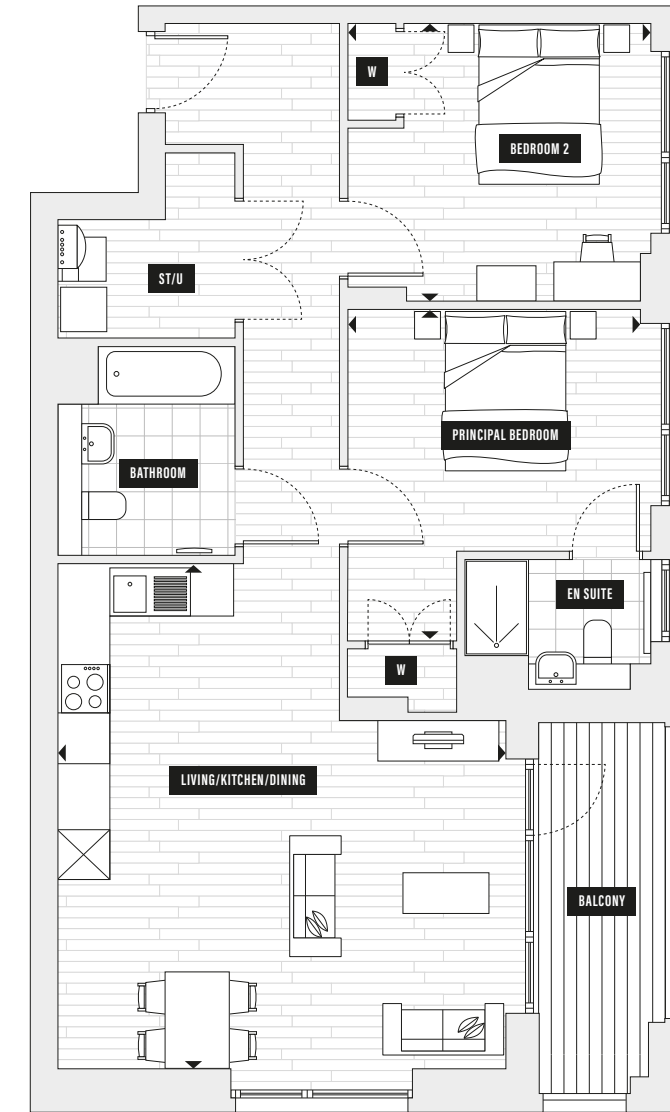
2 BEDROOM APARTMENT

PLOTS: 29 | 47 | 62 | 77 | 88 | 99 | 110 | 121

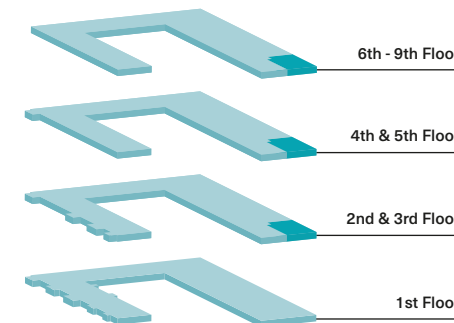
JOHANNA COURT



This apartment can be adapted to make wheelchair accessible.



Living/Kitchen/Dining	6.2m x 5.5m	20'4" x 18'1"
Principal Bedroom	4.2m x 3.6m	13'9" x 11'10"
Bedroom 2	3.4m x 3.7m	11'2" x 12'2"
Total Internal Area	86.0 sq m	925.7 sq ft
External Area	8.1 sq m	87.2 sq ft



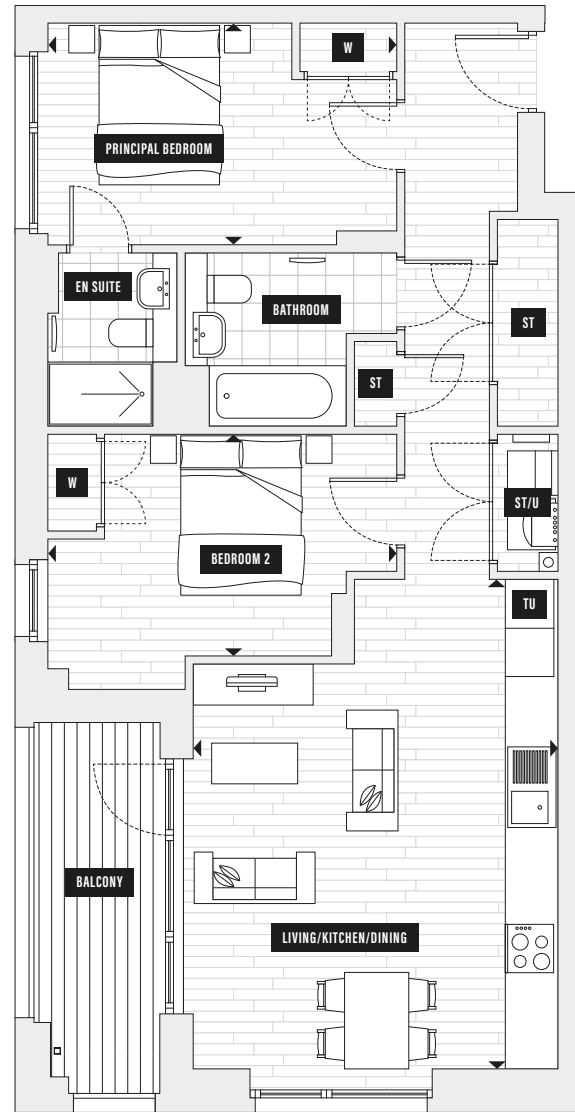
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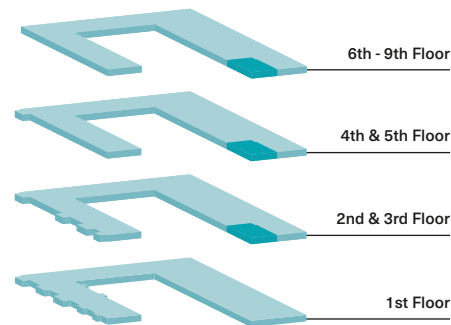
2 BEDROOM APARTMENT

PLOTS: 30 | 48 | 63 | 78 | 89 | 100 | 111 | 122

JOHANNA COURT



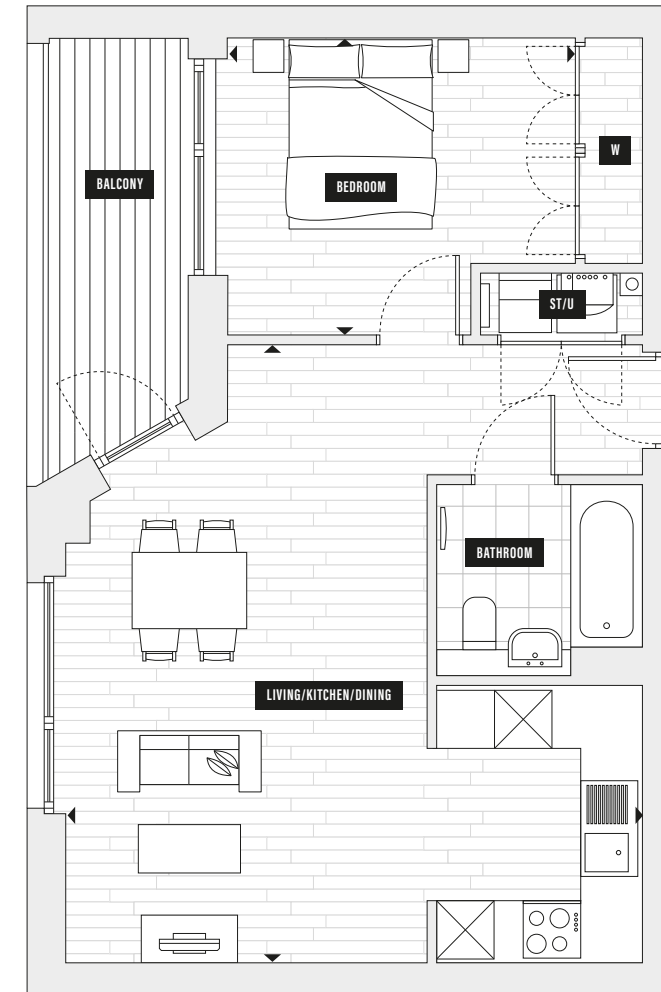
Living/Kitchen/Dining	6.1m x 4.5m	20'0" x 14'9"
Principal Bedroom	2.8m x 4.2m	9'2" x 13'9"
Bedroom 2	2.8m x 4.2m	9'2" x 13'9"
Total Internal Area	74.4 sq m	800.8 sq ft
External Area	8.1 sq m	87.2 sq ft



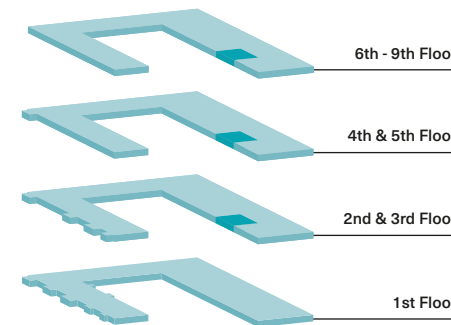
1 BEDROOM APARTMENT

PLOTS: 31 | 49 | 64 | 79 | 90 | 101 | 112 | 123

JOHANNA COURT



Living/Kitchen/Dining	5.9m x 6.5m	19'4" x 21'4"
Principal Bedroom	3.6m x 3.1m	11'10" x 10'2"
Total Internal Area	51.9 sq m	558.6 sq ft
External Area	7.2 sq m	77.5 sq ft



Measurement Points **W** Wardrobe **ST** Store/Cupboard **TU** Tall Unit **U** Utility Fridge Freezer

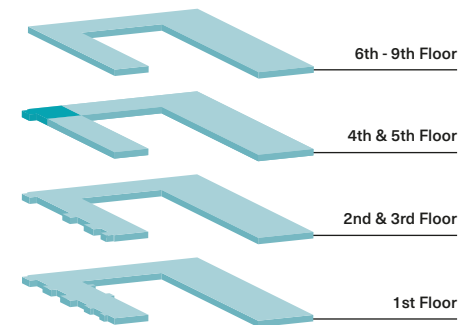
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2 BEDROOM APARTMENT

PLOT: 53

JOHANNA COURT



Living/Kitchen/Dining	4.5 x 6.7m	14'10" x 22'0"
Principal Bedroom	3.7 x 4.0m	12'3" x 13'1"
Bedroom 2	3.4 x 3.2m	11'2" x 10'6"
Total Internal Area	86.9 sq m	935.4 sq ft
External Area	5.0 sq m	53.8 sq ft

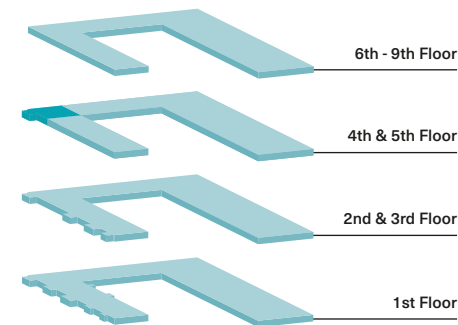
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2 BEDROOM APARTMENT

PLOT: 68

JOHANNA COURT



Living/Kitchen/Dining	4.5 x 6.7m	14'10" x 22'0"
Principal Bedroom	3.7 x 4.0m	12'3" x 13'1"
Bedroom 2	3.4 x 3.2m	11'2" x 10'6"
Total Internal Area	87.4 sq m	940.8 sq ft
External Area	5.0 sq m	53.8 sq ft

Measurement Points **W** Wardrobe **ST** Store/Cupboard **TU** Tall Unit **U** Utility 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.



AT ECOWORLD LONDON,
WE'RE CREATING
 OUTSTANDING **AND** SUSTAINABLE
DEVELOPMENTS **THAT** WILL
 STAND **THE** TEST OF **TIME**

To us, eco isn't just about being green. While we're mindful of our environmental impact, our goal is to create vibrant, welcoming places that grow and develop. We don't leave when the building work finishes. We're here for the long haul, helping to foster strong, flourishing communities that enhance the lives of everyone who comes here – residents, visitors and workers alike.

Our focus on design is just as long term. We believe good design is about more than high-quality finishes; it's about the way a home works. So we continually talk to our customers, seeing how they live and finding ways to adapt and improve our approach.

£50k

PUBLIC ARTS INSTALLATION

We're partnering with Bow Arts, London's leading arts and creative learning provider, to install £50,000 of public art by emerging local artists across Oxbow.

£150k

COMMUNITY SUPPORT

We're facilitating a £150,000 Community Trust to support local and community initiatives, from a summer stage school at Culloden Primary School to renovations at the Church of Saint Nicholas.

20%

LOCAL EMPLOYMENT

We're working with the local authority to ensure that 20% of the employment opportunities created at Oxbow will be taken by Tower Hamlets residents.

SALES CONTACTS

Sales & Marketing Suite
Abbott Road, Aberfeldy Village
London E14 0ND

+44 (0)20 8131 3567

oxbow@ecoworldinternational.com

ecoworldlondon.com

London

EcoWorld London
25 Victoria Street
London SW1H 0EX

+44 (0)208 066 2255
hello@ecoworldlondon.com

Singapore

EcoWorld Gallery @ Singapore
8 Marina View, #43-01,
Asia Square Tower 1, Singapore 018960

+65 6235 2525
sg-gallery@ecoworld.my

Kuala Lumpur

EcoWorld International
No. 2 Jalan Hang Tuah,
55100 Kuala Lumpur, Malaysia

+603 2116 2525
ewi@ecoworldinternational.com

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ECOWORLD
— LONDON —
CREATING TOMORROW & BEYOND

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EAST LONDON
IS WHERE YOU'LL FIND OXBOW
A VIBRANT NEW
NEIGHBOURHOOD

CRACKLING

WITH IDEAS

CONNECTIONS AND

POSSIBILITIES

ONLY IN EAST LONDON

ONLY AT OXBOW

MADE OF EAST
LONDON