

OXBOW

EAST LONDON



CGI is Indicative Only / Not Representative of the Final Product

INSPIRED **BY A** UNIQUE **BLEND** **OF** LANDSCAPE PEOPLE & HERITAGE

Oxbow is a collection of one and two-bedroom apartments, inspired by the original warehouses of East India Docks. Apartments are surrounded by vibrant, landscaped spaces and a collective mix of well-being amenities to suit everyone's needs. 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.

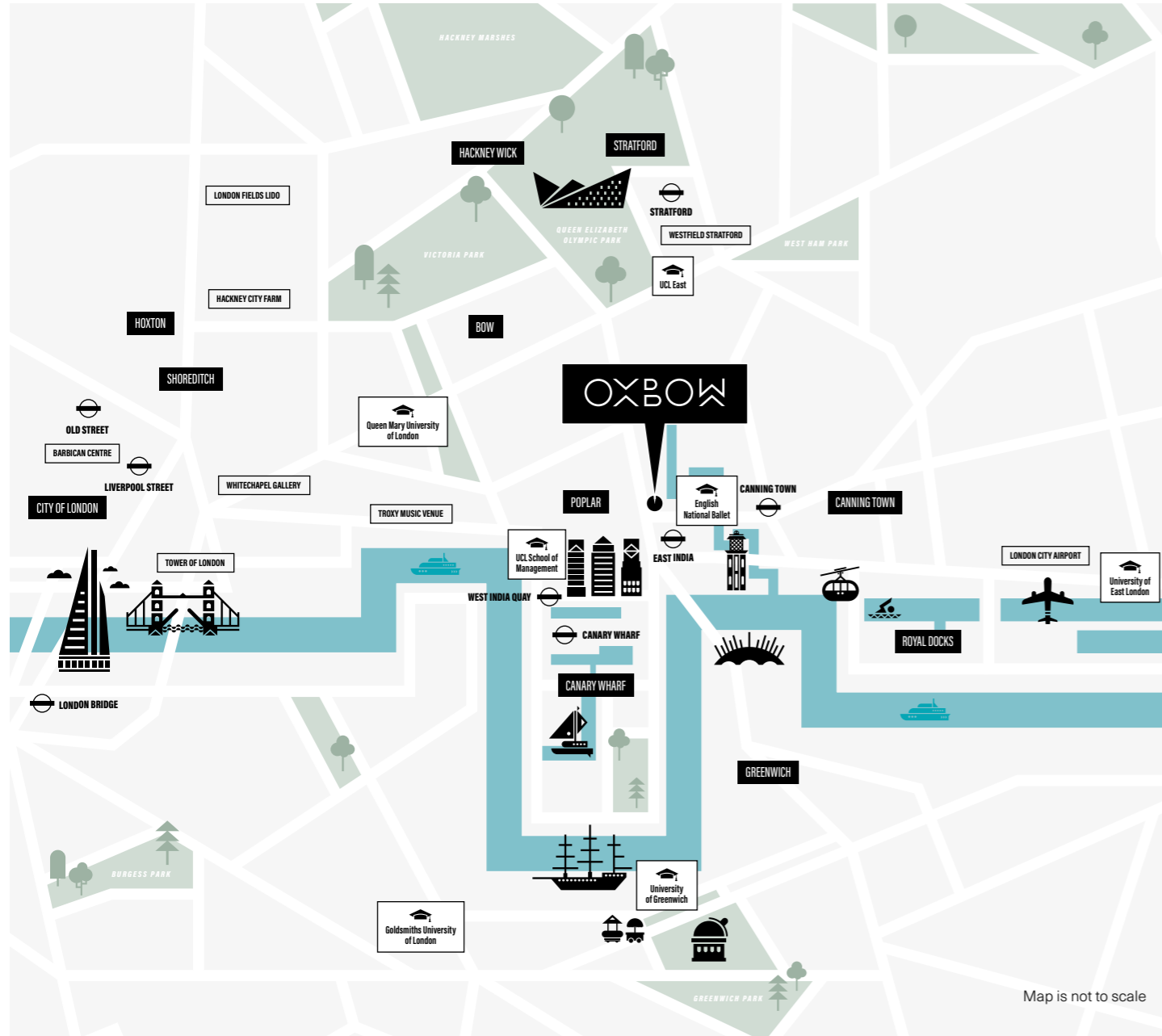
ONE AND TWO-BEDROOM APARTMENTS

- Abbott Road, East India, London, E14
- Oxbow is part of a wider regeneration project and once complete will consist of 1,176 apartments
- Zone 2 location, moments from Canary Wharf, Westfield Stratford City and London City Airport
- A stylish specification, offering the best of modern living
- Residents' facilities now open including a Gym, Work Hub, 24-hour concierge service and Residents' Lounge
- Private outdoor space to all apartments
- Easy access to Crossrail services from Canary Wharf
- Plans for on-site retail shops, cafés and restaurants
- Tree-lined East India Green running through the development
- Canning Town tube station is just 11 minutes walk away, connecting you to the Jubilee line, and DLR services
- East India DLR station is just a 6 minute walk away from Gabriel Court and Johanna Court.



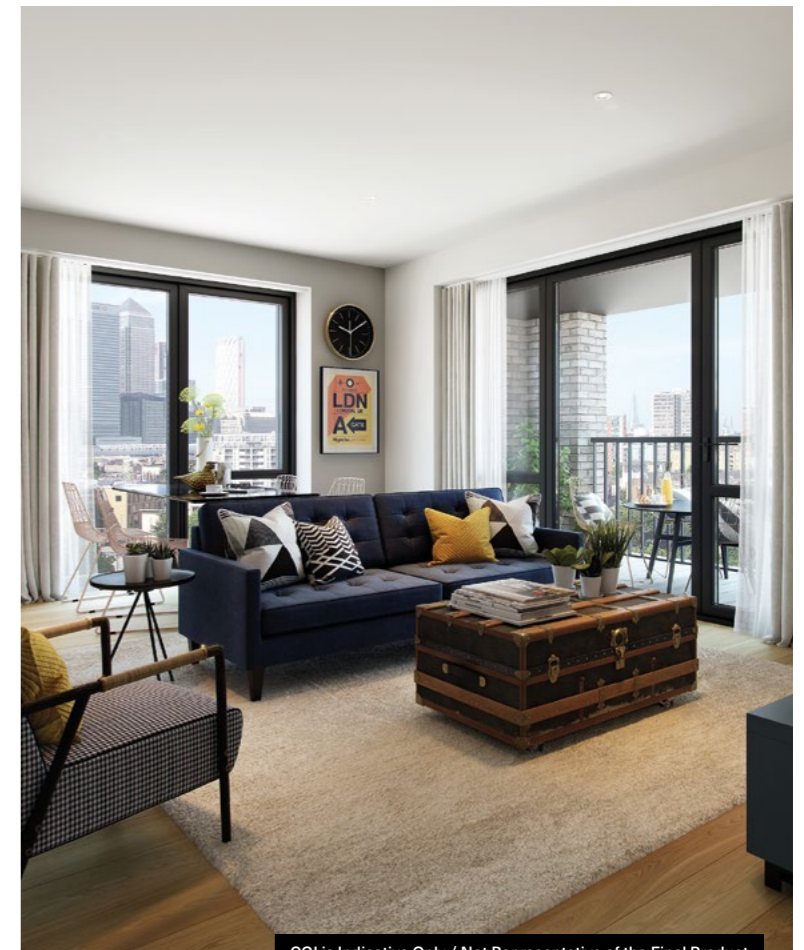
CONNECTED TO THE WORLD

Work or play, getting around is easy. With an excellent Zone 2 location, East India DLR is just a 6 minutes walk away, the Jubilee line at Canning Town and Crossrail (coming soon) only a little further on.



MODERN LIVING DESIGNED FOR YOU

Created in East London, for East London. 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.



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TUBE / DLR



- ▶ Canary Wharf > 4 mins
- ▶ Stratford > 5 mins
- ▶ London City Airport > 9 mins
- ▶ Bank > 13 mins
- ▶ Waterloo > 13 mins
- ▶ Bond Street > 20 mins

CROSSRAIL



- ▶ Liverpool Street > 6 mins
- ▶ Farringdon > 8 mins
- ▶ Bond Street > 13 mins
- ▶ Paddington > 17 mins
- ▶ Heathrow Airport > 39 mins

UNIVERSITIES



- ▶ English National Ballet > 7 mins
- ▶ UCL School of Management > 7 mins
- ▶ University of Greenwich > 10 mins
- ▶ Queen Mary University of London > 10 mins
- ▶ University of East London > 25 mins
- ▶ UCL East > 27 mins
- ▶ Goldsmiths > 40 mins

Journey times taken from tfl.co.uk, crossrail.co.uk and google.co.uk/maps.
Journey times taken from Canary Wharf for Crossrail.

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LOCATION

Abbott Road, East India, E14

LOCAL AUTHORITY

Tower Hamlets Borough Council

TENURE

150 years leasehold

WARRANTY

10 Year NHBC Guarantee and the support of a dedicated Resident Experience team for two years

SERVICE CHARGE

Est. Block J charge is £3.65 p/sqft
Est. Block G charge is £3.90 p/sqft

GROUND RENT

Peppercorn

ANTICIPATED COMPLETION

Block G Q4 2021/Q1 2022
Block J Q3/Q4 2022

GABRIEL COURT

One-Bedroom – 45
Two-Bedroom – 26
Total Homes – 71

JOHANNA COURT

One-Bedroom – 78
Two-Bedroom – 31
Total Homes – 109

RECOMMENDED SOLICITORS

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TERMS OF PAYMENT – GABRIEL COURT

RESERVATION FEE	ON EXCHANGE	12 MONTHS LATER	ON COMPLETION
£2,000	10%	NA	90%

TERMS OF PAYMENT – JOHANNA COURT

RESERVATION FEE	ON EXCHANGE	12 MONTHS LATER	ON COMPLETION
£2,000	10%	NA	90%

TERMS OF PAYMENT

VALUE	RESERVATION FEE	ON EXCHANGE	ON COMPLETION
Help To Buy	£500	5%	95%

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Please note: Map shown is for illustrative purposes only and not to scale. Lifestyle and computer generated images are indicative and for illustrative purposes only. EcoWorld London operates a policy of continuous product development and reserves the right to alter the interior specification at any time. Prices correct at the time of print. Travel times stated are approximate, calculated at optimum travel times using tf.gov.uk or crossrail.co.uk current estimated completion of Crossrail 2022.

ECOWORLD
LONDON
CREATING TOMORROW & BEYOND