

The
Ellipse

ROYAL EDEY DOCKS



LONDON E16



Waterside living,
close to the city,
connected to
the world

“We’ve spent 30 years focused on London, creating outstanding places where people can thrive. Focus means we can commit, we can do that bit extra, so we can spend more time designing, refining and delivering homes people love, in places they want to live.

A LETTER FROM THE DEVELOPER

Building for the future is what the Docklands has always strived for. It once pushed industry forward, but now the Royal Docks is redefining itself as a connected place to call home. Together, with our partners at ExCeL London, we’re proud to be helping shape this part of London, creating a legacy of homes that people love, in a place they want to live.

Better London Living

Homes by Mount Anvil are part of a collection that are in tune with their surroundings. They’re built to last, and built for lasting value; we strive to raise the bar with each new development, which is evidenced by the buyers and partners that keep coming back to us. We promise and deliver exceptional homes that are known for world-class design, lasting quality and genuine customer care. We call that Better London Living.



A handwritten signature in black ink that reads "Killian Hurley". The signature is written in a cursive style.

Killian Hurley

Chief Executive,
Mount Anvil

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Thames
Barrier Park

The O2
Arena

Royal
Victoria Dock

Canary
Wharf

The Crystal
(City Hall)

The City
of London

Emirates
Air Line

ExCeL
London

 Royal
Victoria

  Custom
House

Stratford



The Elizabeth line (Crossrail) is due to open in spring 2022

INTRODUCING THE ELLIPSE

Standing proudly at 15 storeys, The Ellipse is the only building that offers direct access to Royal Eden Docks' rich amenities. From a rooftop running track to 24-hour concierge and business lounge, residents can enjoy a laid-back dockside lifestyle, while keeping up with the demands of living and working in London. There are reaching water views to the south and lush garden views to the east, and that's just the beginning:

1 A SMART INVESTMENT

Prices in the area have leapt up 88%¹ over the last 10 years. Despite this, prices remain 35%² below the average for London, suggesting room for further growth. A smart investment for any buyer.

¹ Source: Office for National Statistics House Price Index, June 2011–May 2021

² Source: Knight Frank Research 2021



Balcony



2 CONNECTED BY LAND, WATER & AIR

Crossrail, the Silvertown tunnel, Thames Clipper and London City Airport. An explosion of infrastructure will make the Royal Docks the best-connected place in London. The Elizabeth line (Crossrail) will stop at Custom House (three-minutes' walk from your new front door). Journey times to the City will be 10 mins, Bond Street 17 mins and Heathrow 52 mins.

3 A HOME FOR LONDON'S MAYOR

London's Mayor, Sadiq Khan, is moving the Capital's headquarters, City Hall, to the Royal Docks. The move is set to turbocharge the regeneration of the area, much as its previous location in Tower Bridge did for SE1.



The Crystal (City Hall)
4-min walk

4 FIRST-CLASS EDUCATION

Within a five-kilometre radius, there are 43 schools and colleges, all rated 'outstanding' by Ofsted. The University of East London, with its state-of-the-art sports facilities, is a 14-minute journey, while University College London is just over 20 minutes by train. The London College of Fashion is scheduled to open at nearby Stratford Waterfront in 2022.



Rooftop running track
On your doorstep

5 A ROOFTOP RUNNING TRACK, SWIMMING POOL & 15 MORE AMENITIES

With 17 amenities focused on health and wellbeing, Royal Eden Docks is a standout in London for its multifaceted amenities focused on easy living. Choosing The Ellipse offers direct access to all, meaning you won't have to step outside. The novel rooftop running track and reflexology walkway are the jewels in the crown. A 24-hour concierge is available to ensure you never miss a delivery, whilst the flexible workspace and meeting room support a working from home lifestyle.

6 SURROUNDED BY GREEN SPACE

Outside lies 5,000 sq m (equivalent to 20 tennis courts) of landscaped gardens. This remarkably green, urban environment has been designed with your wellbeing in mind. There are 23 parks and over 40 green spaces close by too, meaning you'll always be surrounded by nature.

7 IMMERSED IN PEACE AND TRANQUILLITY

Water so clean you can swim in it, and air as fresh as Hampstead Heath or Greenwich Park. Being based less than 100m from the water's edge means there's access to 18km of river and dock frontage. Enjoy a spot of open water swimming in what's regarded as one of the most scenic swimming venues in the world.



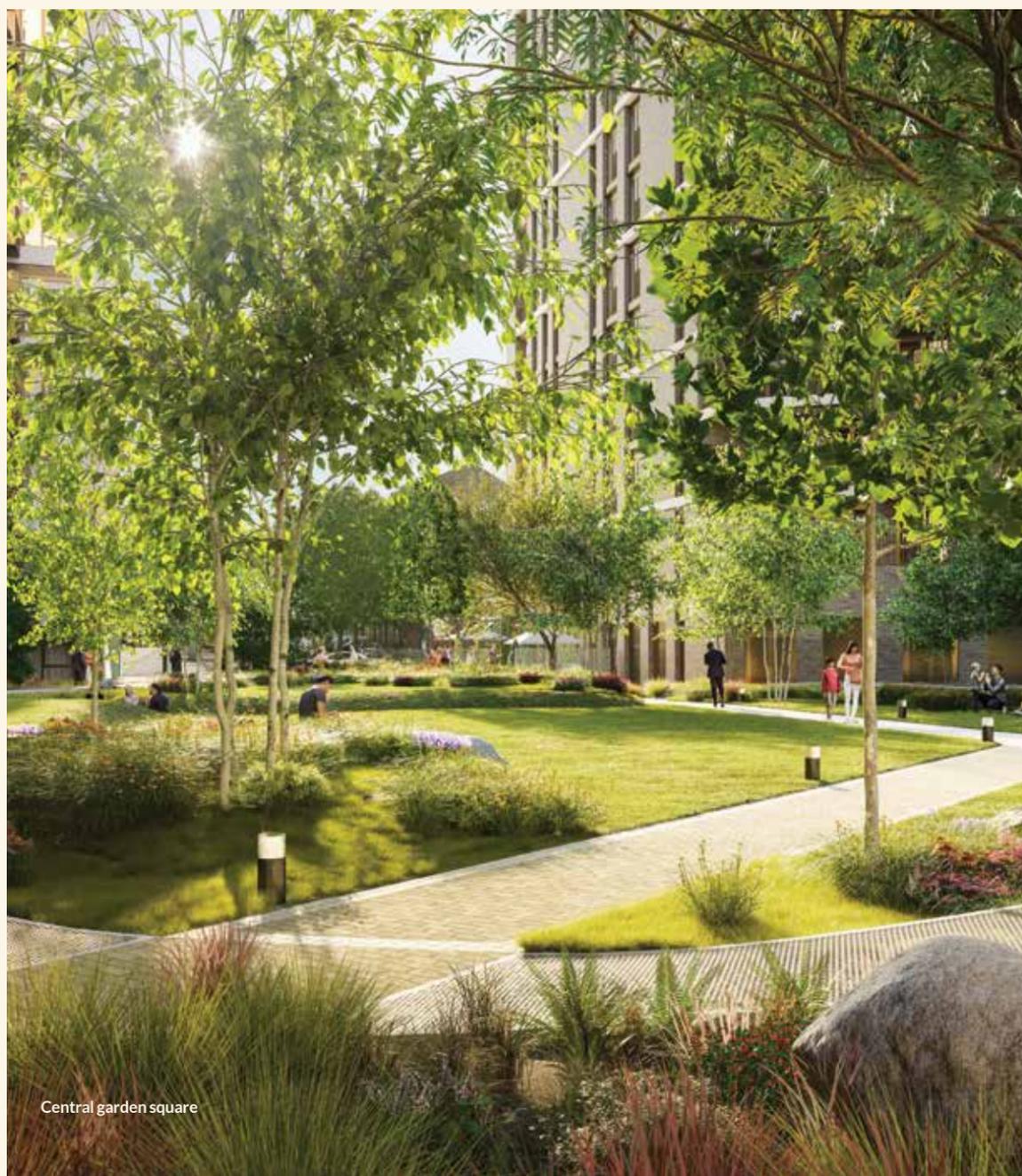
Royal Victoria Dock
1-min walk

8 QUALITY DESIGN WITH PRIVATE OUTDOOR SPACE

Every resident here has their own private balcony or terrace, offering water views to the south or garden views to the east.

9 EAST LONDON'S CULTURE HUB

Stratford Waterfront, set to become London's newest tourist destination, lies a short journey north. As part of the largest cultural investment in the Capital since the development of the South Bank in the 1950s, the BBC's music studios are moving in alongside the V&A East, and a 550-seat Sadler's Wells theatre.



Central garden square



LOCATION

THE
ROYAL
DOCKS



SHAPED BY HISTORY

© Museum of London

Built on riverside marshes, the three enclosed docks in this corner of London were once the largest in the world. From the mid-19th Century, they forged the Capital's position as a global centre for trade and industry. Rows of hulking granaries and warehouses stored fruit, grains and tobacco that were hauled off ships that travelled from the other side of the world. The docks were ultimately closed in 1981.



© Museum of London



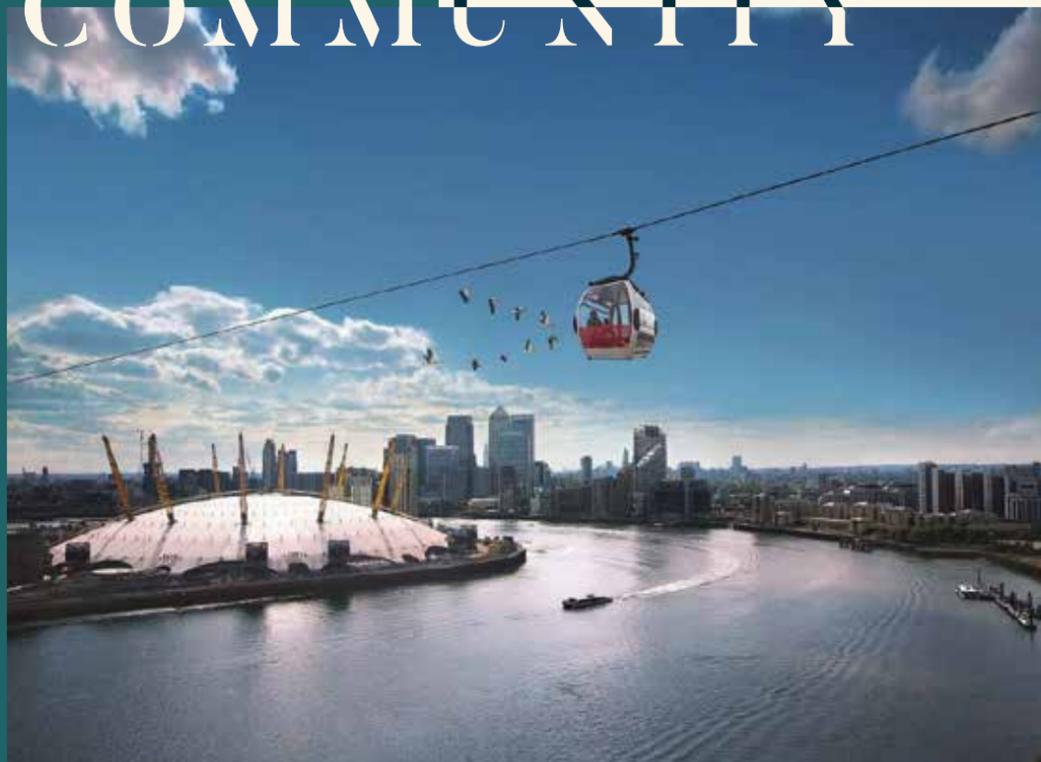
This is the Royal Docks. Once the busiest docks in the world and now regenerated as a new gateway to London – part of the Mayor's plan for creating opportunity areas where we can develop new communities, new business centres, supported by great infrastructure, railway lines, the cable car and of course Crossrail."

Peter Murray
Curator in Chief,
New London Architecture



© Museum of London

INTO A THRIVING WATERSIDE COMMUNITY



Emirates Air Line Cable Car
Connecting you to The O2 Arena
with flights taking just 7 minutes
4-min walk



Kids Summer Splash
Family fun with dock swimming, super sandpits,
tasty food and cooling drinks
6-min walk



WakeUp Docklands
London's only wakeboard and paddleboard centre
7-min walk

Today the Royal Docks is thriving, and a unique waterside community is emerging. Along the 18.4km of river and dock frontage you'll find a range of water sports and activities including swimming, sailing, rowing and wakeboarding. With all this just a 100m walk from your apartment, it's easy to enjoy the best of waterside living in the city.



Victoria Dock Parkrun
Free, weekly community 5km run along Royal Victoria Dock
6-min walk

Journey times are approximate only and taken from Google Maps, 2021. Times may vary depending on time of travel.

Cineworld Cinema at The O2
 London's biggest cinema with 4DX –
 extreme sensory cinema
 18 mins by Emirates Air Line



ExCeL London
 The Capital's international events centre hosts over 400
 events per year and has more than 20 restaurants on-site
 3-min walk



© Tian Khee Siong



You're only a couple of stops from
 Canary Wharf. You can cycle there in
 10 minutes and in the summer, when the
 weather's good, I just walk."

Ramsey Hughes
 Mount Anvil resident,
 First phase, Royal Eden Docks

Journey times are approximate only and taken
 from Google Maps, 2021 and crossrail.co.uk.
 Times may vary depending on time of travel.

Canary Wharf
 For shops, restaurants and the world's
 biggest names in financial services
 3 mins by Crossrail



ICON Outlet at The O2
 Shop over 60 premium fashion and lifestyle brands
 18 mins by Emirates Air Line

**Couple relaxing on the gardens
 outside The Crystal**
 4-min walk

AND THE BEATING HEART OF LONDON'S EAST



EFG Summer Jazz Festival
RAD London, Royal Albert Dock
16 mins by DLR



V&A East
A new, dynamic site for the arts opening 2025
22 mins by DLR/Underground

Bars and cafés have moved in and The O2 Arena is just across the water. Westfield Stratford, one of the largest shopping and entertainment destinations in Europe, is just 15 minutes away on the DLR and Jubilee line. You'll have easy access to over 280 shops and restaurants and the UK's biggest casino.

And there's still so much more to come. The £314m approved investment plans by the Mayor of London will bring a growing programme of global sporting and cultural events to the Royal Docks. So there's always something exciting just over the horizon.

Journey times are approximate only and taken from Google Maps, 2021. Times may vary depending on time of travel.

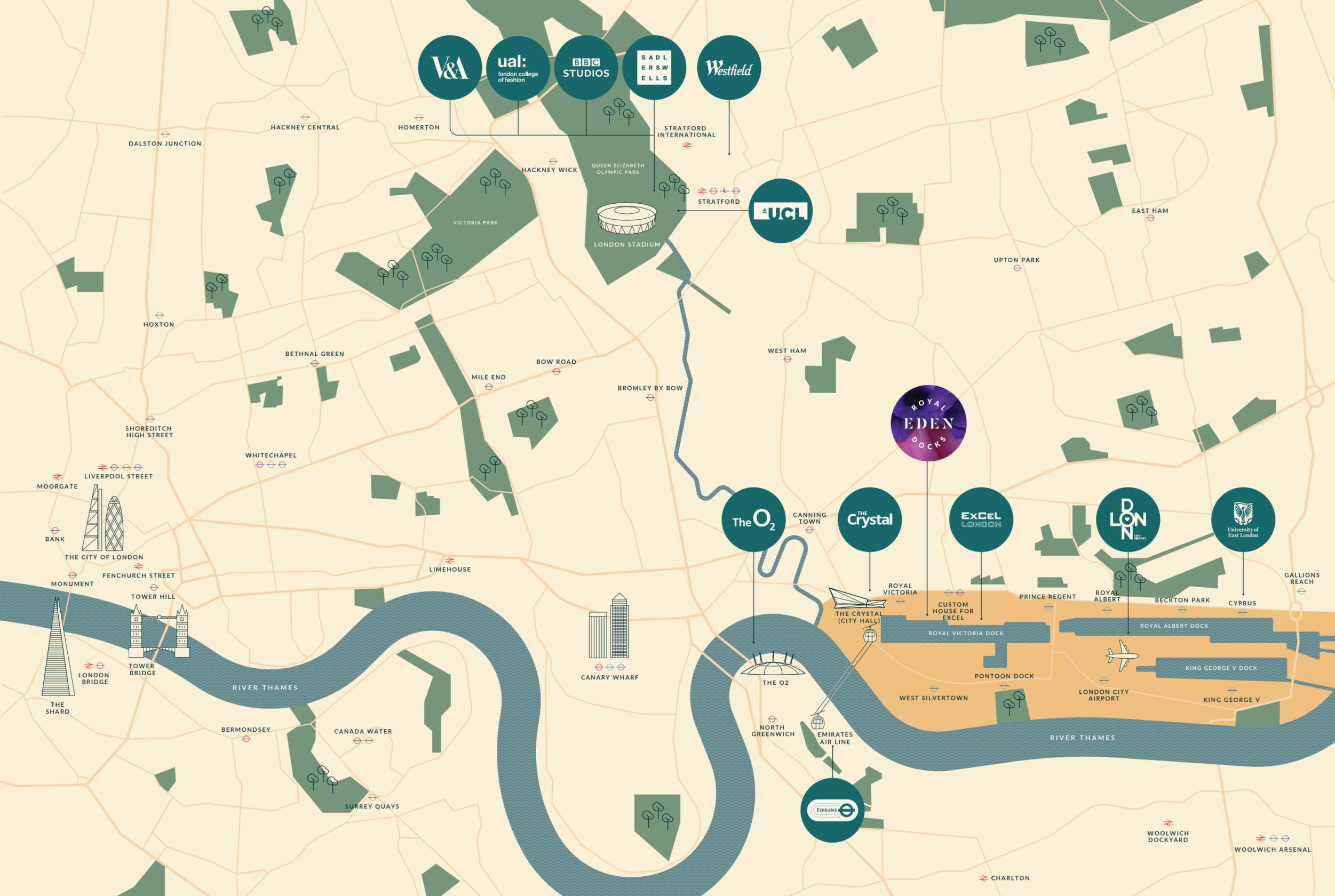


The Good Hotel
Floating hotel with rooftop terrace
and signature sustainable cocktails
2-min walk



The MSG Sphere
The latest live entertainment concept from New York's Madison Square Garden company bringing high-octane, live music, members' lounge, restaurants, bars, and a nightclub.
15 mins by DLR/Underground

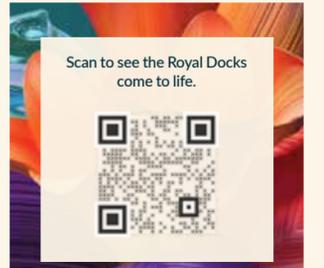
Stratford
For world-class sports facilities, big brand shopping, great transport links and one of the UK's biggest urban parks.
15 mins by DLR/Underground



THE WORLD ON YOUR DOORSTEP



- FOOD & DRINK**
 1. The Upper Deck Restaurant
 2. Top 1 Forever Restaurant
 3. China Palace
 4. Fox@ExCeL
 5. The Living Room
 6. Starbucks
 7. Airline Cafe
 8. Cafe Bonnane
 9. Heroica Lounge
 10. La Barrique Wine Bar & Restaurant
 11. Nakhon Thai
 12. Tapa Tapa
 13. The Crystal Café
 14. ZeroSette
 15. Land's End on the Sunborn
 16. Docklands Bar & Grill
 17. The Oiler Bar
 18. Al Masar
 19. Husk Brewing
- ENTERTAINMENT**
 20. Emirates Air Line
 21. Brick Lane Music Hall
 22. ExCeL London
 23. The Crystal (City Hall)
 24. Dock Beach
- WATERFRONT ACTIVITIES**
 25. London Royal Docks Open Water Swimming
 26. Wakeup Docklands
 27. Royal Docks Adventure
- SHOPPING**
 28. Mini supermarket
 29. Convenience store
- HOTELS**
 30. Good Hotel London
 31. Sunborn London
 32. Hotel Novotel London ExCeL
 33. DoubleTree by Hilton Hotel London ExCeL
 34. Aloft London ExCeL
- GREEN SPACES**
 35. Thames Barrier Park (Green Flag Award)
 36. Lyle Park
 37. Cundy Park



“I’ll be within easy reach of everywhere I could possibly need to be... the development is only a short walk to Custom House station, where I’ll be able to make the most of Crossrail.”

Irene Wang
 Mount Anvil homeowner,
 First phase, Royal Eden Docks



CROSSRAIL CONNECTIVITY

The Royal Docks is set to become one of the best-connected places in London.

When it opens in the first half of 2022, the new Elizabeth line (Crossrail) will stop at Custom House station (three-minutes’ walk from your new front door). Journey times to the City will be just 10 mins, Bond Street 17 mins and Heathrow 52 mins.

Investment in the DLR includes the introduction of 43 new trains and significant station upgrades. The building of the £1bn Silvertown Tunnel under the Thames will connect North Greenwich to the Royal Docks when it opens in 2025.

Less than 20 minutes by train, London City Airport’s £500m expansion will extend the Royal Docks’ global links. With quieter planes and a new terminal, flights will travel not only to Europe, but as far afield as the Middle East and the east coast of America.

Listen to Ramsey Hughes talking about why the Royal Docks was the right choice for him.



 CANARY WHARF

3 min

Current time: 9 min



 CITY AIRPORT

14 min



Journey times are taken from Custom House station and Royal Victoria station.
 Source: tfl.gov.uk and crossrail.co.uk




 CUSTOM HOUSE
3-min walk



 THE CITY

10 min

Current time: 23 min



 BOND STREET

17 min

Current time: 24 min



Map is for illustration purposes only and is not a full representation.
 Journey times are approximate.
 Source: tfl.gov.uk and crossrail.co.uk

London Underground

- DLR
- Central line
- Overground
- Hammersmith & City line
- Northern line
- District line
- Circle line

- Bakerloo line
- Piccadilly line
- Victoria line

Thames River Boat

- RB1
- RB1X

Elizabeth line (Crossrail)

- Opens 2022

Elizabeth line

- Start: Custom House (ExCeL)
- 3 min to Canary Wharf
- 10 min to Liverpool Street (The City)
- 15 min to Tottenham Court Road
- 17 min to Bond Street
- 21 min to Paddington
- 52 min to Heathrow Airport (T4/T5)

DLR

- Start: Royal Victoria
- 2 min to Canning Town
- 9 min to Stratford
- 14 min to London City Airport
- 16 min to Tower Gateway (Tower Bridge)
- 19 min to Bank
- 24 min to Greenwich

Thames River Boat

- Start: Royal Wharf
- 11 min to Greenwich
- 19 min to Surrey Quays
- 23 min to Canary Wharf
- 42 min to Bankside
- 52 min to Embankment
- 56 min to Westminster

FIRST-CLASS EDUCATION

Royal Eden Docks is a perfect base for schools and higher education options across London. Within a five-kilometre radius there are 27 primary schools, 13 secondary schools and three academies, all rated 'outstanding' by Ofsted, the Government's Office for Standards in Education.

Some of the Capital's - and the world's - best universities are located within 30 minutes on public transport.

King's College London
31 mins by DLR/Underground



London School of Economics
and Political Science
23 mins by DLR/Underground



University of East London
14 mins by DLR

¹Source: Reports.ofsted.gov.uk, 2021.
Journey times assume the Elizabeth line has opened and are taken from Custom House station.

Scan to view our
Education Guide

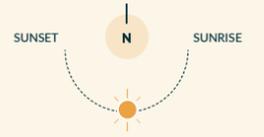




DEVELOPMENT

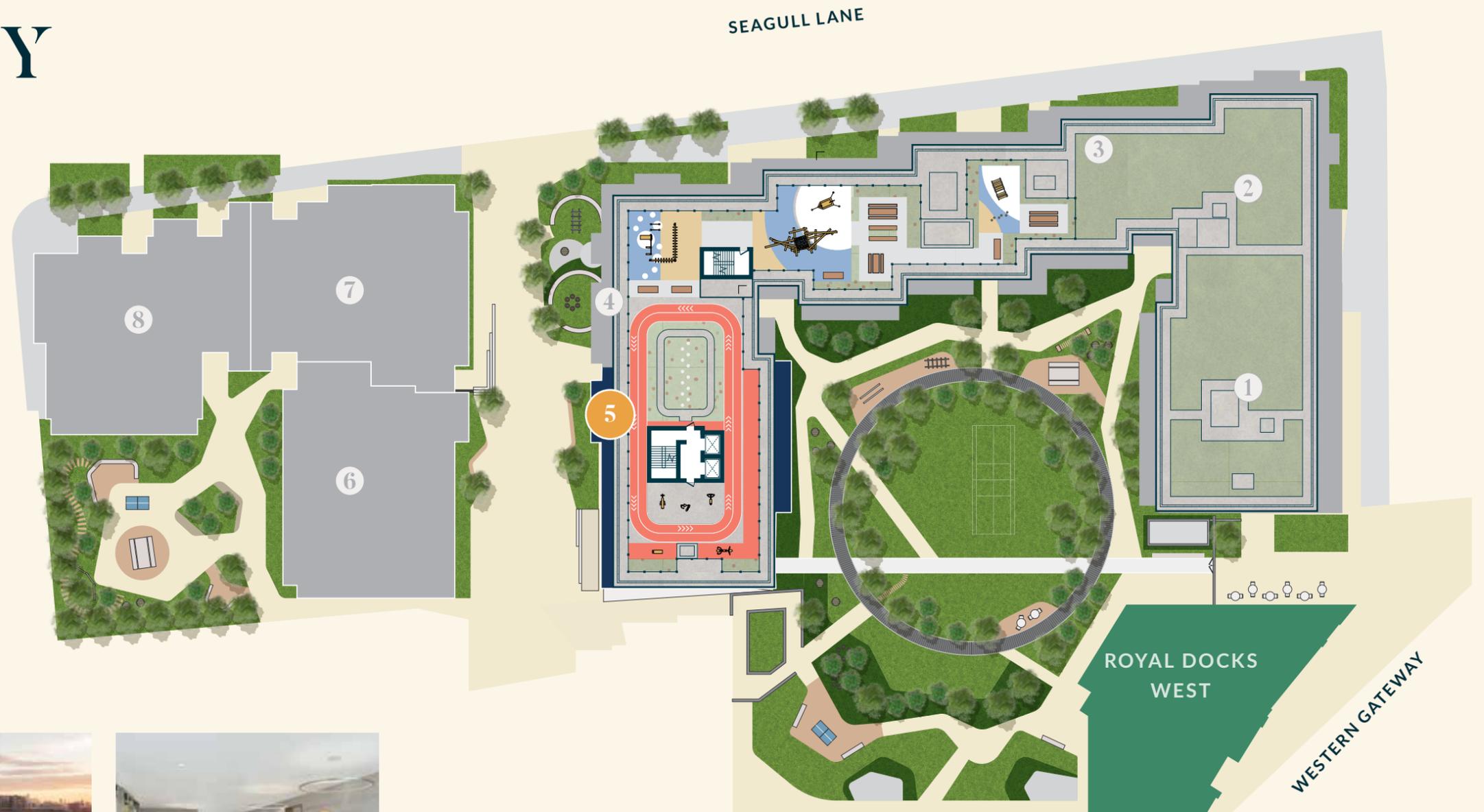
THE ROYAL DOCKS

THE GREEN HEART OF A VIBRANT CITY



Homes are set across two buildings, framing two garden squares. Outdoor living is at the heart of this place. A quarter of the space is dedicated to communal green areas — the equivalent of 20 tennis courts.

At ground level, landscaped gardens. On the roof, a running track. Connecting you to the station, a new street. All enriched with trees and ornamental shrub planting that would have been native to the area in a bygone era.



Royal Eden Docks' residents have a generous slice of clean, green space all to themselves.



The novel rooftop running track (one of only two in London) and reflexology walkway are the jewels in the crown.



Amenities for professionals, including a flexible workspace and meeting room, cater for residents working from home.

- 1 The Courtyard
- 2 The Botanist
- 3 The Maple
- 4 The Wellspring
- 5 The Ellipse
- 6 The Halcyon
- 7 The Apogee
- 8 The Birch



17 RESIDENT AMENITIES

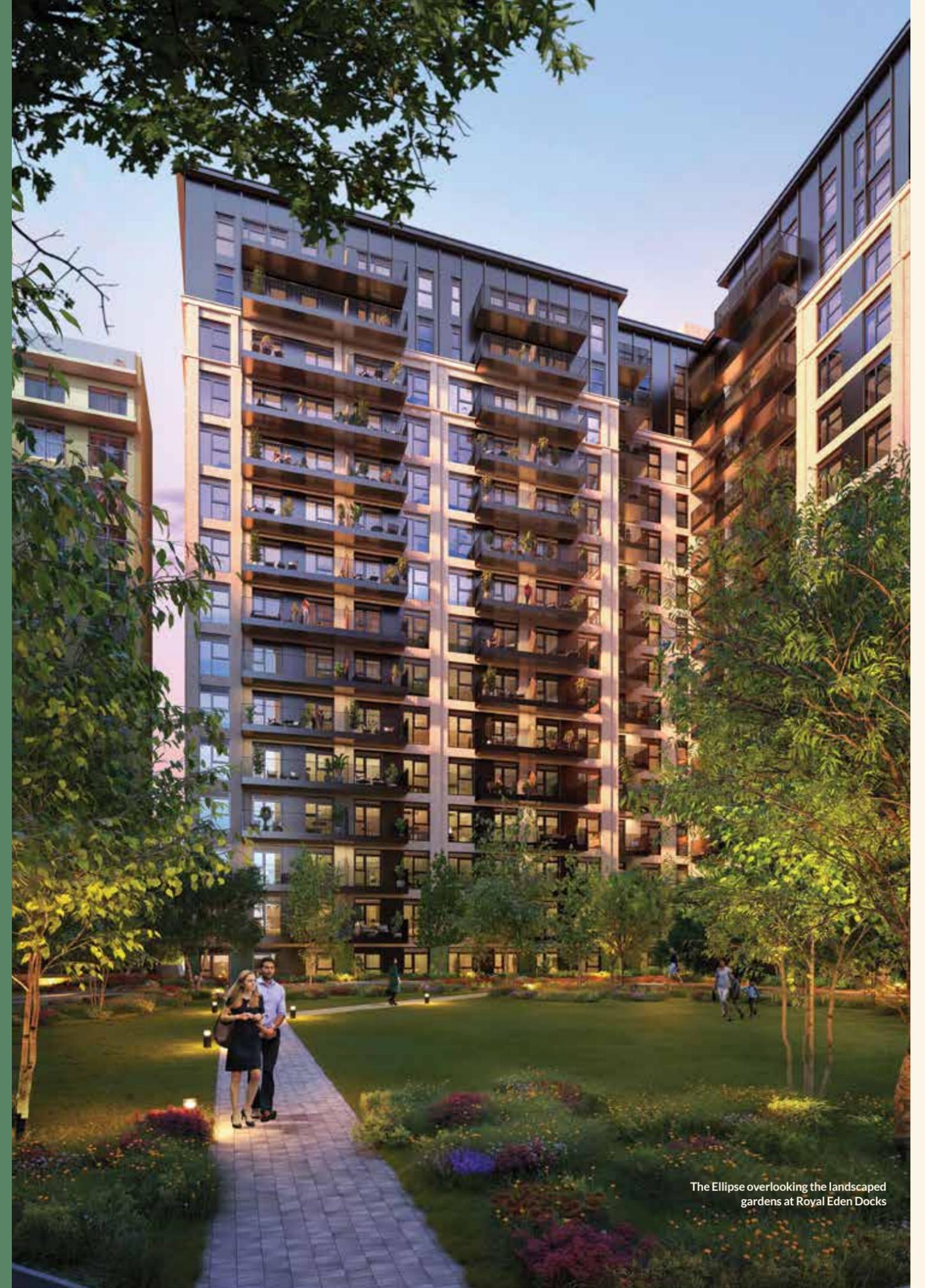


As well as extensive green space, residents have exclusive access to an unprecedented 17 on-site amenities.

The Ellipse is the only building that offers the convenience of direct access to all. The flexible workspace means you can work from home – with a meeting room on hand; there’s a cinema room for movie buffs; and suite of fitness and relaxation amenities for the ultimate health and wellbeing offering.

ON YOUR DOORSTEP

- 24-hour concierge
- Meeting room
- Flexible workspace
- Landscaped gardens
- Car club scheme
- Cycle storage
- 20m swimming pool
- Sauna
- Steam room
- Gym
- Spin studio
- Yoga studio
- Treatment room
- Rooftop running track
- Reflexology walkway
- Cinema room
- Entertainment space



The Ellipse overlooking the landscaped gardens at Royal Eden Docks



ARRIVAL PLAZA

A central courtyard connects the arrival plaza to the concierge's door. A circular walkway surrounds the lawn, connecting sun-trapped seating areas and wildflower meadows to low-key leisure activities like table tennis and badminton.



DEVELOPMENT

CENTRAL GARDEN SQUARE

According to the Royal Institution of Chartered Surveyors (RICS)¹, 83% of surveyors in the UK anticipate demand increasing for homes with gardens in the next two years, with Pollsters, Ipsos MORI finding that 49% of people said being near green space has become more important since the pandemic started.

The garden squares have been designed with relaxation and recovery in mind. Small nooks and paths are woven with steppingstones and timber beams through silver birch, maple and copper beech trees, bringing greenery and tranquillity back to this part of the city.

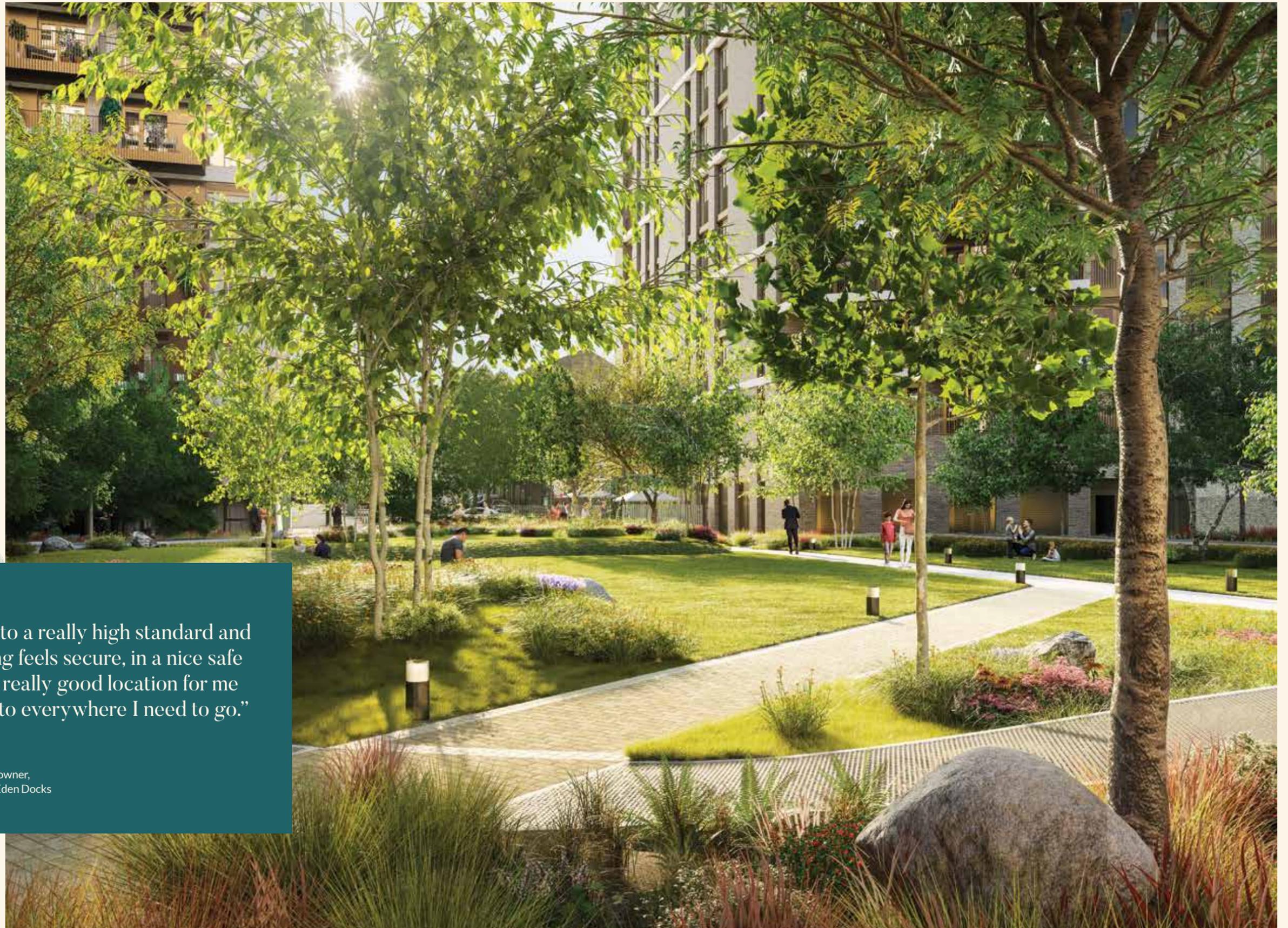


“

The flat is to a really high standard and the building feels secure, in a nice safe area. It's a really good location for me with links to everywhere I need to go.”

Resident

Mount Anvil homeowner,
First phase, Royal Eden Docks

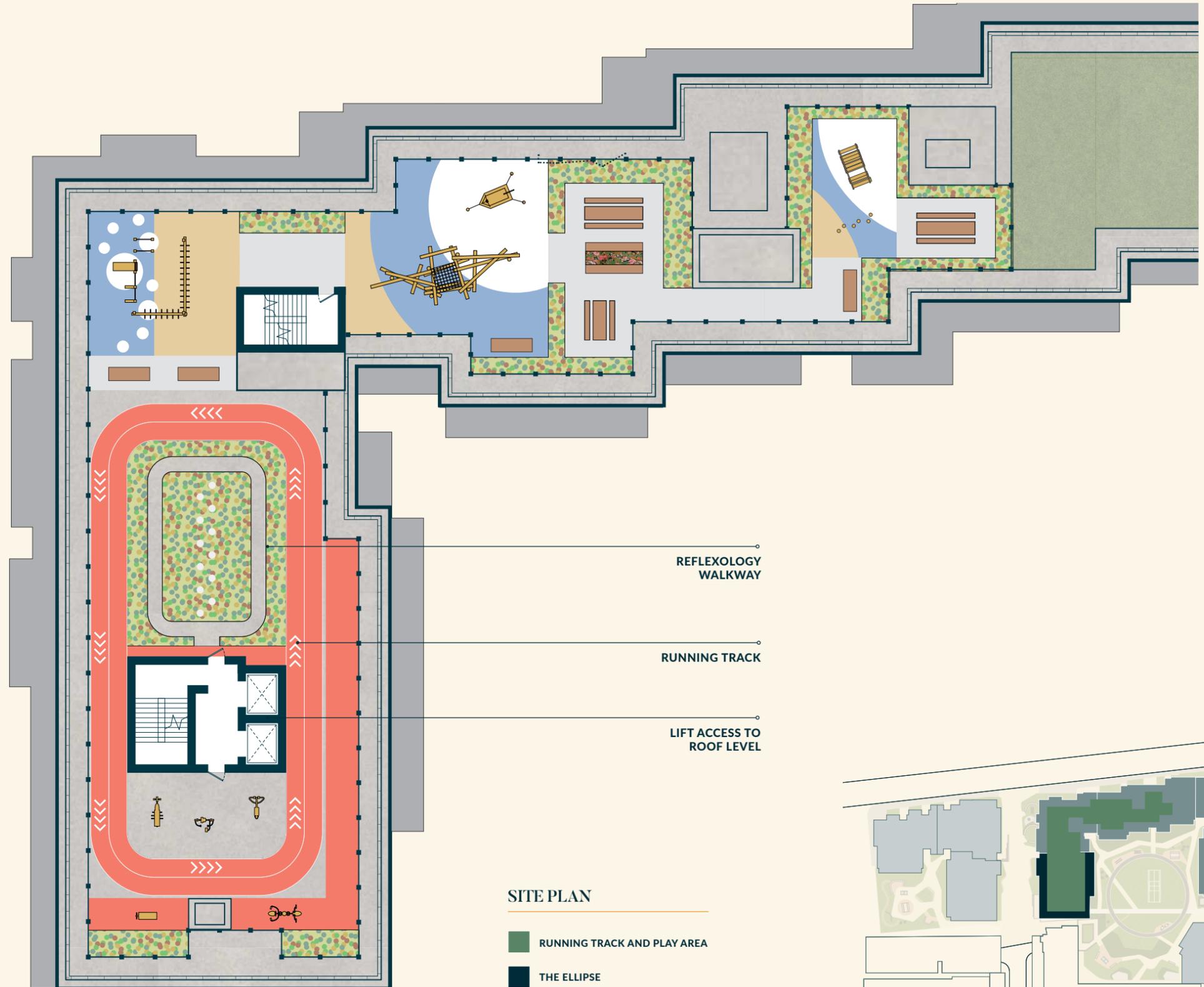
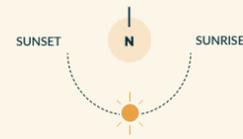


¹Source: RICS, August 2020: UK Residential Market Survey.

RUNNING TRACK AND REFLEXOLOGY WALKWAY

Up top, things get more energetic. Stride it out at sunrise with views across the Thames on the rooftop running track (one of only two in London), or walk barefoot along the reflexology walkway for a recovery session at new heights.

Floor plans and floorplates are for illustration of layouts only and are not to scale. All measurements given may vary within a tolerance of 5%. Amenities' floor plans are subject to design amends. We reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting of this. This means you'll be expected to accept any consequential change in outlook or amenity as a result of such changes.



REFLEXOLOGY WALKWAY

RUNNING TRACK

LIFT ACCESS TO ROOF LEVEL

SITE PLAN

- RUNNING TRACK AND PLAY AREA
- THE ELLIPSE



Rooftop running track and reflexology walkway



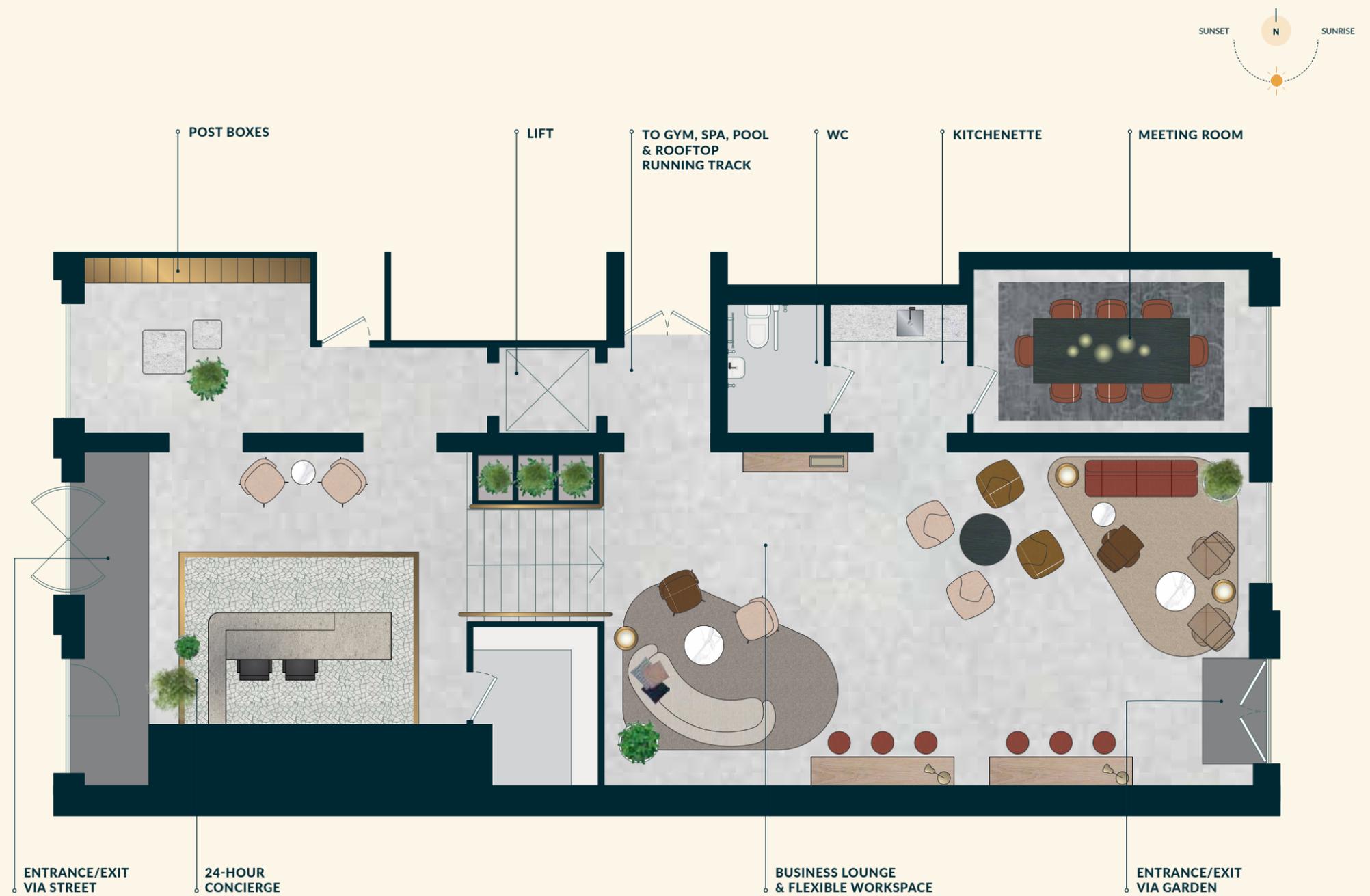
PODIUM LEVEL

24-HOUR CONCIERGE AND FLEXIBLE WORKSPACE

A friendly face 24 hours a day to keep things secure and make sure you never miss a delivery.

Our workspace and meeting room give you a relaxed co-working environment — that bustling café ambience, without leaving Royal Eden Docks.

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SITE PLAN

- CONCIERGE
- THE ELLIPSE



CONCIERGE



24-hour concierge



Parcel collection



Bookable meeting room
and flexible workspace



Tea & coffee
making facilities



Wi-Fi

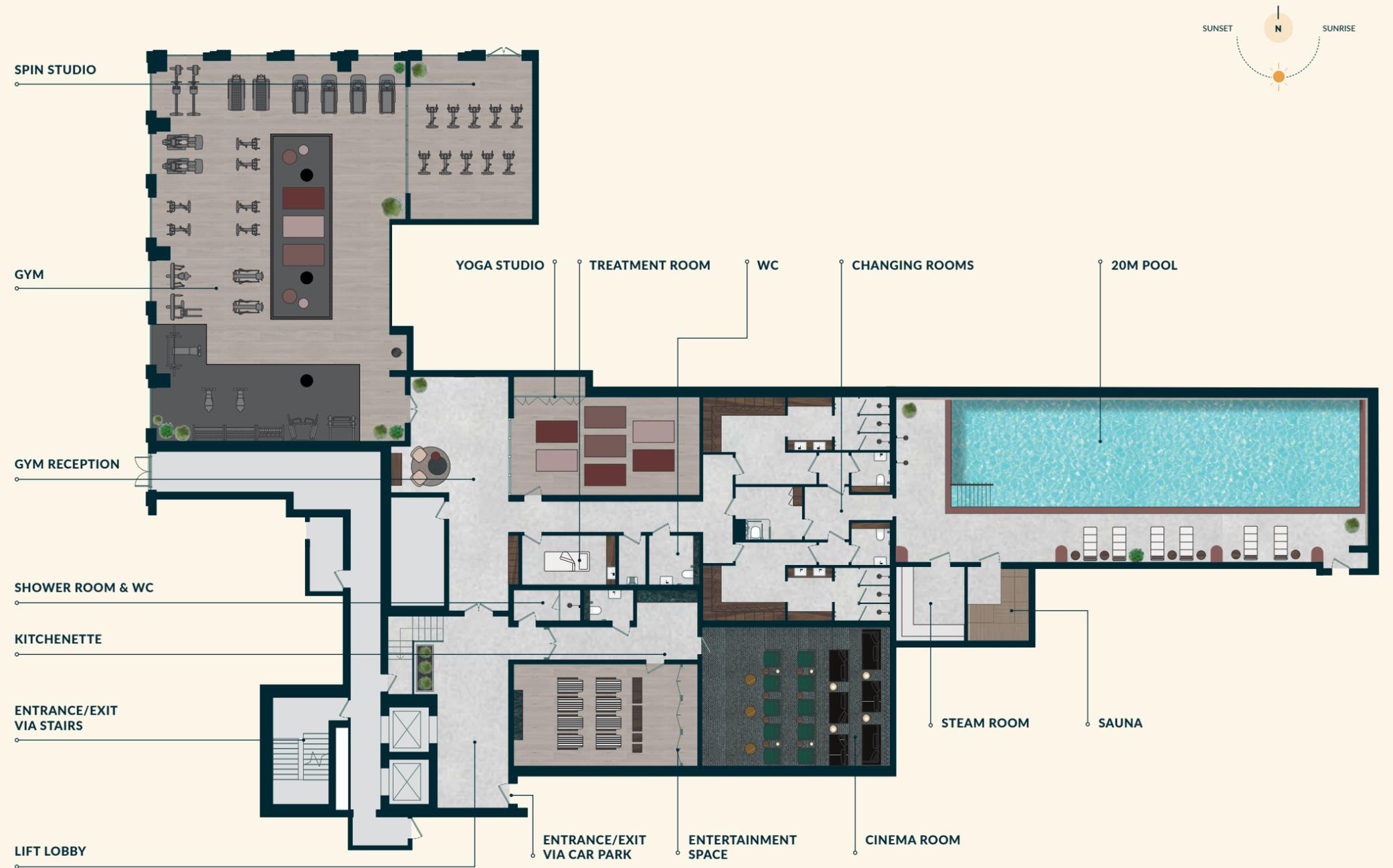




GROUND FLOOR

FITNESS & WELLBEING

With a gym, two studios, pool, sauna and steam room, you'll find something to fit your schedule and your wellbeing goals.



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SITE PLAN

- RESIDENTS' CLUB
- THE ELLIPSE



DEVELOPMENT

SAUNA AND STEAMROOM

POOL, SAUNA AND STEAM ROOM



20-metre pool



Sauna and
steam room



Changing and
treatment rooms



Poolside
showers





GYM



Natural light



Free weights

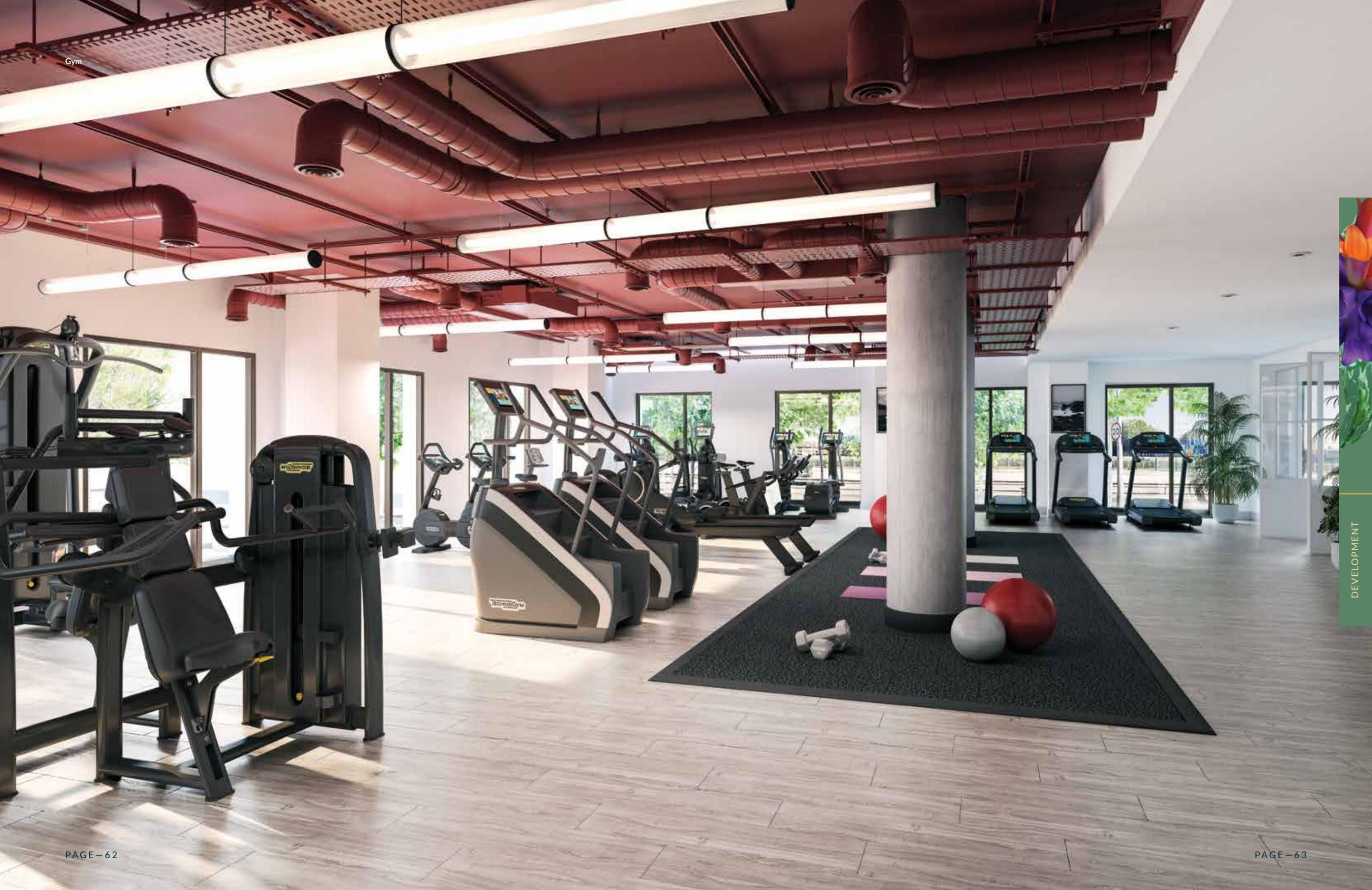


Resistance weights



Water fountain





CINEMA ROOM AND ENTERTAINMENT SPACE

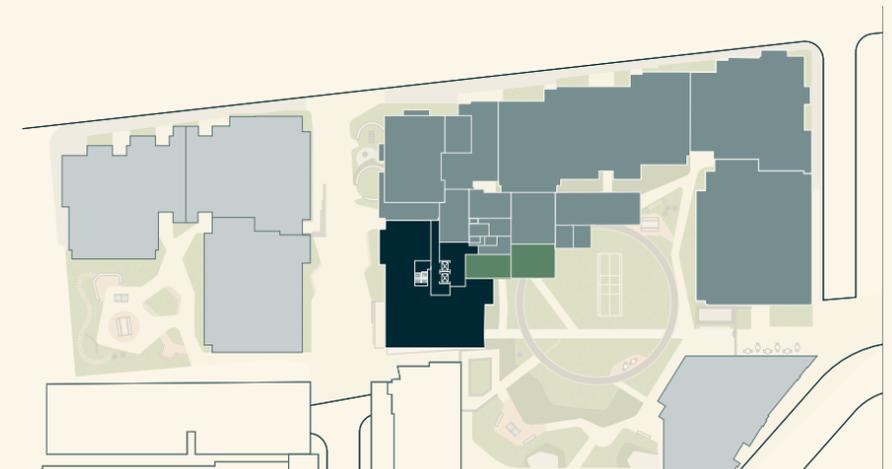
Entertainment on an epic scale. Gather friends to watch a movie, screen a sporting event or host a games night.

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SITE PLAN

- CINEMA ROOM AND ENTERTAINMENT SPACE
- THE ELLIPSE







APARTMENTS

THE ELLIPSE



WATERSIDE LIVING

Set less than 100m from the water's edge, The Ellipse is a collection of 117 studio, one- and two-bedroom apartments.

From the moment you walk through your door, the full-height windows fill the open-plan spaces with natural light. Considered interior design and space planning ensures maximum storage space, with top-of-the range appliances integrated into the kitchen layouts.

For security and peace of mind, every home purchase is underpinned by a 10-year NHBC Buildmark warranty (the UK's leading warranty and insurance provider), which includes a two-year Mount Anvil homes warranty. That means that if anything needs a touch of TLC, or you have an issue with an appliance, we're on hand to sort it hassle-free.



FLOORING

 Quiet underfoot

 Resistant to water, spills and stains

 Easy to clean and maintain

A SPACE TO WORK, RELAX AND REST

Open-plan living creates light-filled spaces, a perfect setting to unwind in. Neutral tones, downlit LEDs and wood-effect flooring run throughout. The effect is calm, warm and inviting with seamless transitions from one room to the next.





BALCONIES AND TERRACES

BRINGING THE OUTSIDE IN

Balconies and terraces bring you extra space, fresh air and views of nature from the lush gardens below. The seamless indoor to outdoor flow is all part of the promise of a verdant environment in the urban arena.



STUDIO AND ONE-BEDROOM KITCHENS

SMART COOKING, EASY ENTERTAINING

For hassle-free cooking and minimal clutter, we've equipped kitchens with USB points and integrated appliances. They give the kitchen clean lines and a contemporary aesthetic but, best of all, vapour technology makes cleaning the oven quick and easy.

Under-mounted, stainless-steel sinks create more counter space and continue the unfussy feel. Composite stone worktops are robust, low maintenance, and scratch and stain resistant, while lacquered door finishes are durable and easy to clean.

An uncomplicated proposal for the hardest working room in your home.

TWO-BEDROOM KITCHENS



Two-bedroom apartments have a soft stone palette and light, wood-effect floor. The subtle shiplap cabinetry detail celebrates the area's dockyard heritage and emphasises the height of the space.

Natalie Slack
Interior Design Manager
Mount Anvil





BEDROOMS

SLEEP SOUNDLY IN THE CITY

Full-height windows maximise natural morning light and dimmer switches give you control over the evening ambience. Thermally enhanced windows keep the room toasty for a restful night's sleep.

Master bedrooms are TV-ready and have built-in wardrobes with shelving and hanging rails in place.

A PLACE YOU CAN UNWIND AND RELAX

The warmth of the wall-mounted feature lighting and heated towel rails create a spa-like atmosphere – cosy and luxurious.

Large porcelain tiles offer the elegance of white marble with its bold veins and a durable surface that's functional and easy to clean.

Wall-mounted cabinets, concealed behind mirrors, are paired with extra shelving nearby to keep things clutter-free.



SHOWER ROOMS



Studio apartments



Two-bed apartments

RE-ENERGISE MORNING, NOON OR NIGHT

Low profile shower trays enclosed by framed sliding doors look great and are easy to clean.

Studio shower rooms are finished in timeless white, whereas two-bedroom homes are in matt black. Both combine with grey porcelain wall tiles for an elegant finish.

1ST FLOOR

C5 01 01 [ONE-BEDROOM APARTMENT]

Total area	663.1 SQ FT	61.6 SQ M
Internal area	549 SQ FT	51 SQ M
External area	114.1 SQ FT	10.6 SQ M
Living area	16'8" x 9'8"	5098 mm x 2962 mm
Kitchen / Dining area	13'9" x 11'10"	4195 mm x 3617 mm
Bedroom	9'0" x 12'10"	2750 mm x 3915 mm
Terrace	5'10" x 20'1"	1800 mm x 6135 mm

C5 01 03 [STUDIO APARTMENT]

Total area	550 SQ FT	51.1 SQ M
Internal area	493 SQ FT	45.8 SQ M
External area	57 SQ FT	5.3 SQ M
Kitchen / Living / Dining area	17'1" x 13'3"	5210 mm x 4048 mm
Bedroom	9'8" x 15'0"	2964 mm x 4575 mm
Balcony	4'11" x 12'0"	1507 mm x 3662 mm

C5 01 05 [ONE-BEDROOM APARTMENT]

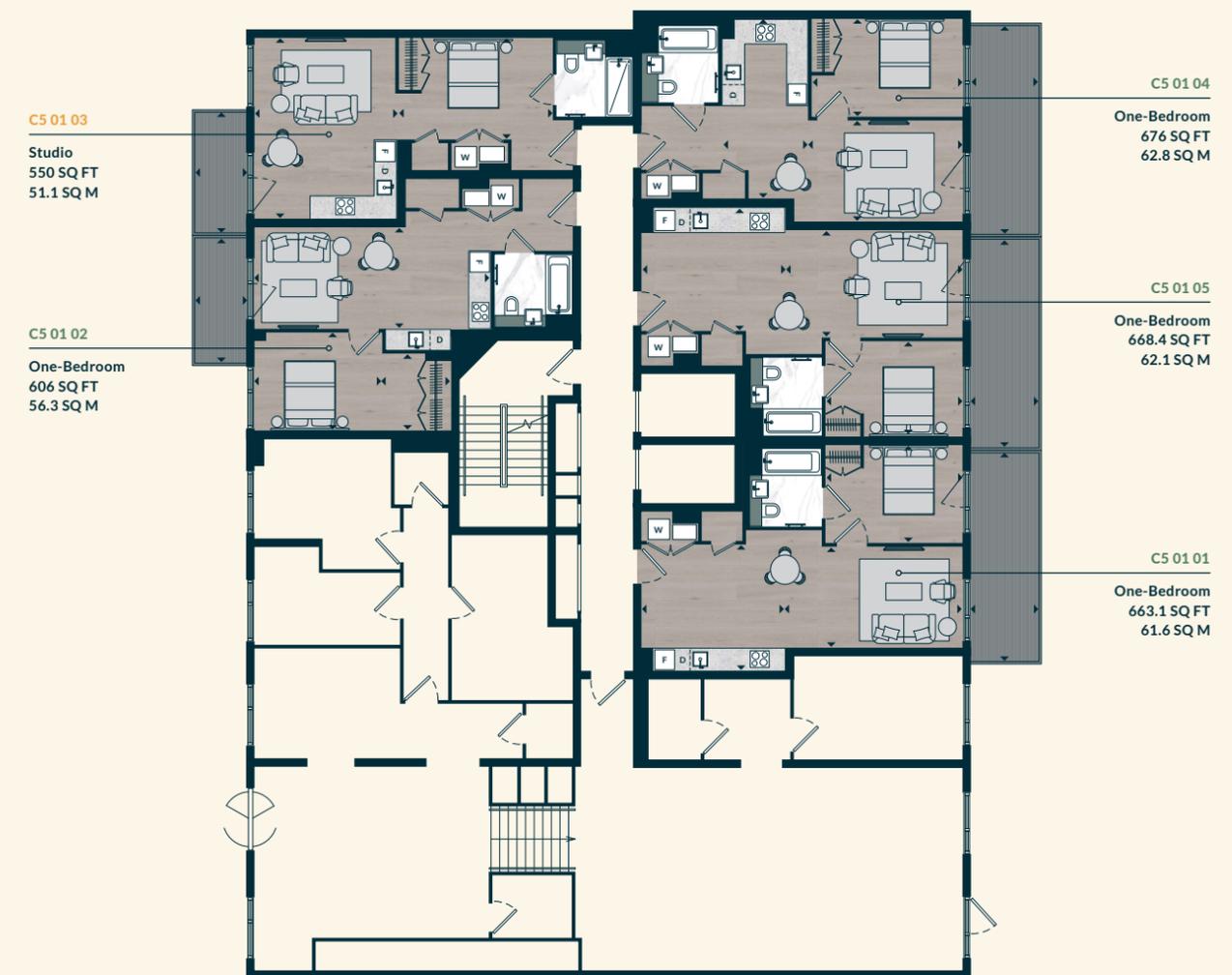
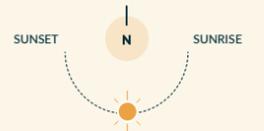
Total area	668.4 SQ FT	62.1 SQ M
Internal area	554.3 SQ FT	51.5 SQ M
External area	114.1 SQ FT	10.6 SQ M
Living area	16'8" x 10'0"	5098 mm x 3045 mm
Kitchen / Dining area	13'9" x 11'5"	4195 mm x 3500 mm
Bedroom	12'10" x 9'0"	3915 mm x 2750 mm
Terrace	5'10" x 20'3"	1800 mm x 6138 mm

C5 01 02 [ONE-BEDROOM APARTMENT]

Total area	606 SQ FT	56.3 SQ M
Internal area	549 SQ FT	51 SQ M
External area	57 SQ FT	5.3 SQ M
Kitchen / Living / Dining area	9'6" x 22'6"	2905 mm x 6873 mm
Bedroom	9'4" x 11'11"	2849 mm x 3641 mm
Dressing area	6'3" x 7'2"	1900 mm x 2199 mm
Balcony	4'11" x 12'3"	1507 mm x 3740 mm

C5 01 04 [ONE-BEDROOM APARTMENT]

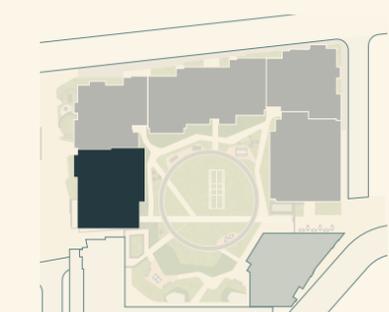
Total area	676 SQ FT	62.8 SQ M
Internal area	559.7 SQ FT	52 SQ M
External area	116.3 SQ FT	10.8 SQ M
Living area	9'9" x 14'4"	2968 mm x 4389 mm
Kitchen / Dining area	16'11" x 8'6"	5168 mm x 2600 mm
Bedroom	9'0" x 14'0"	2750 mm x 4289 mm
Terrace	5'10" x 20'7"	1800 mm x 6213 mm



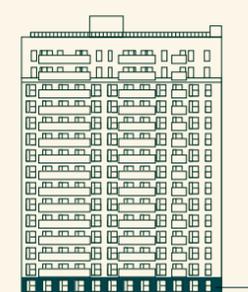
LEGEND

- STUDIO APARTMENT
- ONE-BEDROOM APARTMENT

SITE PLAN



ELEVATION



FLOOR 1

Floor plans and floorplates are for illustration of layouts only and are not to scale. Ceiling heights may vary in bathrooms, en suites, hallways and studios. All measurements given may vary within a tolerance of 5%, subject to design amends.



2ND – 13TH FLOORS

C5 02 01 [ONE-BEDROOM APARTMENT]

Total area	607.1 SQ FT	56.4 SQ M
Internal area	549 SQ FT	51 SQ M
External area	58.1 SQ FT	5.4 SQ M
Living area	16'8" x 9'8"	5098 mm x 2962 mm
Kitchen / Dining area	13'9" x 11'10"	4195 mm x 3617 mm
Bedroom	9'0" x 12'10"	2750 mm x 3915 mm
Balcony	4'11" x 12'0"	1507 mm x 3663 mm

C5 02 03 [ONE-BEDROOM APARTMENT]

Total area	642.6 SQ FT	59.7 SQ M
Internal area	587.7 SQ FT	54.6 SQ M
External area	54.9 SQ FT	5.1 SQ M
Living area	9'7" x 15'4"	2945 mm x 4685 mm
Kitchen / Dining area	11'9" x 9'0"	3595 mm x 2750 mm
Bedroom	9'4" x 15'0"	2848 mm x 4585 mm
Dressing area	7'3" x 7'2"	2200 mm x 2198 mm
Balcony	4'11" x 11'9"	1507 mm x 3603 mm

C5 02 05 [ONE-BEDROOM APARTMENT]

Total area	606 SQ FT	56.3 SQ M
Internal area	549 SQ FT	51 SQ M
External area	57 SQ FT	5.3 SQ M
Kitchen / Living / Dining area	9'6" x 22'6"	2905 mm x 6873 mm
Bedroom	9'4" x 11'11"	2849 mm x 3641 mm
Dressing area	6'3" x 7'2"	1900 mm x 2199 mm
Balcony	4'11" x 12'3"	1507 mm x 3740 mm

C5 02 07 [ONE-BEDROOM APARTMENT]

Total area	617.8 SQ FT	57.4 SQ M
Internal area	559.7 SQ FT	52 SQ M
External area	58.1 SQ FT	5.4 SQ M
Living area	9'9" x 14'4"	2968 mm x 4389 mm
Kitchen / Dining area	16'11" x 8'6"	5168 mm x 2600 mm
Bedroom	9'0" x 14'0"	2750 mm x 4289 mm
Balcony	4'11" x 12'0"	1507 mm x 3663 mm

C5 02 02 [TWO-BEDROOM APARTMENT]

Total area	1046.3 SQ FT	97.2 SQ M
Internal area	949.4 SQ FT	88.2 SQ M
External area	96.9 SQ FT	9 SQ M
Living area	10'11" x 15'5"	3322 mm x 4735 mm
Kitchen area	9'4" x 9'4"	2850 mm x 2850 mm
Dining area	10'11" x 14'11"	3322 mm x 4558 mm
Bedroom 1	8'11" x 15'10"	2733 mm x 4848 mm
Bedroom 2	9'5" x 15'2"	2863 mm x 4635 mm
Dressing area	6'8" x 6'10"	2035 mm x 2083 mm
Balcony	4'11" x 20'2"	1507 mm x 6162 mm

C5 02 04 [TWO-BEDROOM APARTMENT]

Total area	869.7 SQ FT	80.8 SQ M
Internal area	781.5 SQ FT	72.6 SQ M
External area	88.2 SQ FT	8.2 SQ M
Living area	18'6" x 10'6"	5641 mm x 3200 mm
Kitchen / Dining area	12'10" x 9'1"	3923 mm x 2769 mm
Bedroom 1	9'8" x 10'4"	2950 mm x 3163 mm
Bedroom 2	9'0" x 14'11"	2757 mm x 4558 mm
Dressing area	5'1" x 7'10"	1500 mm x 2393 mm
Balcony	4'11" x 18'1"	1507 mm x 5523 mm

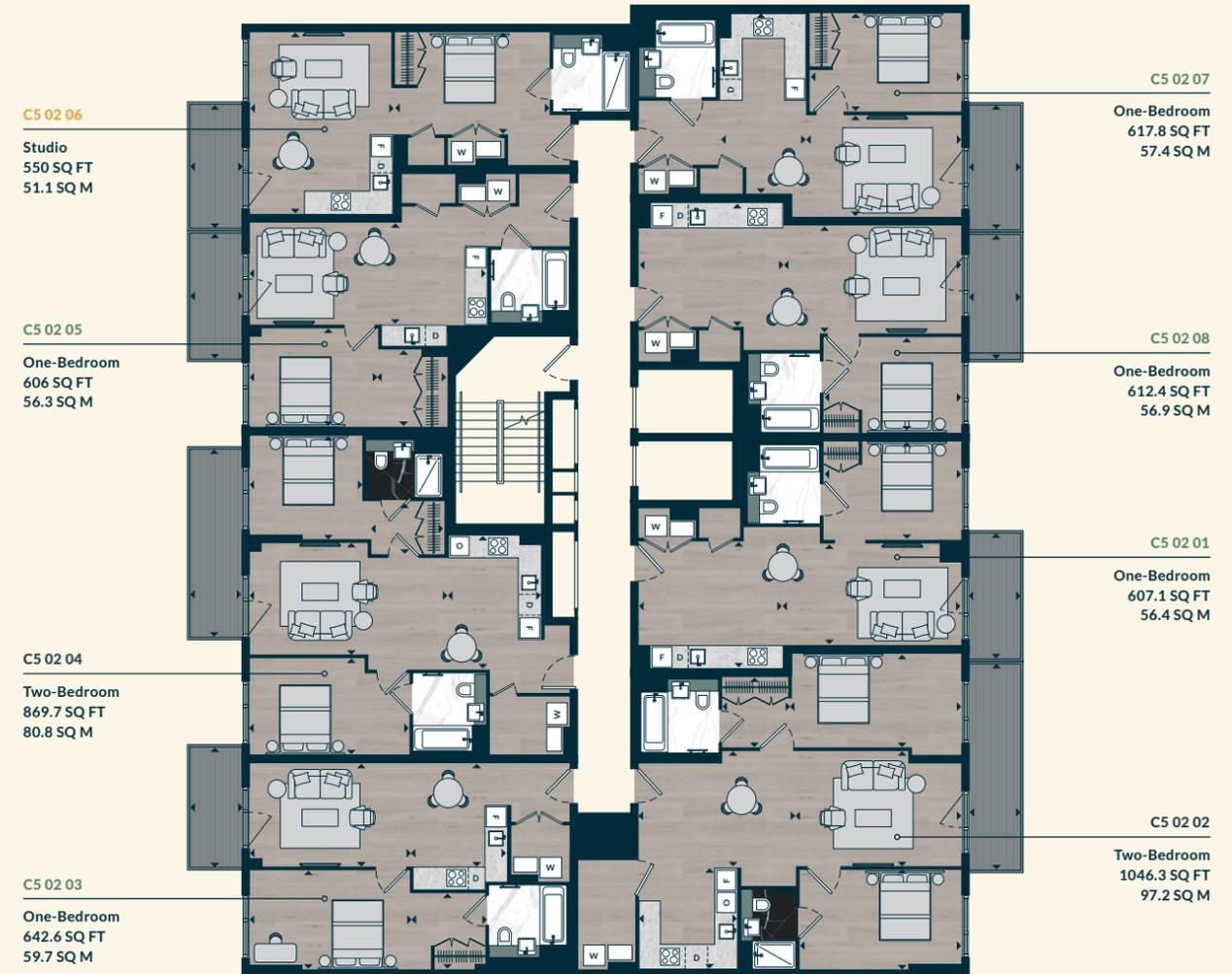
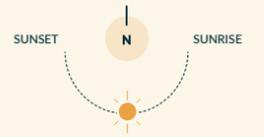
C5 02 06 [STUDIO APARTMENT]

Total area	550 SQ FT	51.1 SQ M
Internal area	493 SQ FT	45.8 SQ M
External area	57 SQ FT	5.3 SQ M
Kitchen / Living / Dining area	17'1" x 13'3"	5210 mm x 4048 mm
Bedroom	9'8" x 15'0"	2964 mm x 4575 mm
Balcony	4'11" x 12'0"	1507 mm x 3662 mm

C5 02 08 [ONE-BEDROOM APARTMENT]

Total area	612.4 SQ FT	56.9 SQ M
Internal area	554.3 SQ FT	51.5 SQ M
External area	58.1 SQ FT	5.4 SQ M
Living area	16'8" x 10'0"	5098 mm x 3045 mm
Kitchen / Dining area	13'9" x 11'5"	4195 mm x 3500 mm
Bedroom	12'10" x 9'0"	3915 mm x 2750 mm
Balcony	4'11" x 12'3"	1507 mm x 3740 mm

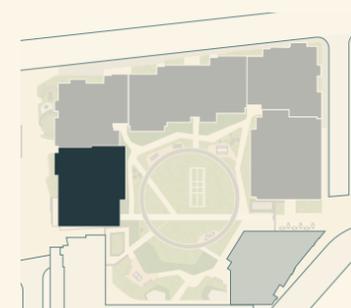
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LEGEND

- STUDIO APARTMENT
- ONE-BEDROOM APARTMENT
- TWO-BEDROOM APARTMENT

SITE PLAN



ELEVATION



14TH FLOOR

C5 14 01 [ONE-BEDROOM APARTMENT]

Total area	608.2 SQ FT	56.5 SQ M
Internal area	551.1 SQ FT	51.2 SQ M
External area	57.1 SQ FT	5.3 SQ M
Living area	16'8" x 9'8"	5098 mm x 2962 mm
Kitchen / Dining area	13'9" x 11'10"	4195 mm x 3617 mm
Bedroom	9'0" x 12'10"	2750 mm x 3915 mm
Balcony	4'11" x 12'1"	1507 mm x 3687 mm

C5 14 03 [ONE-BEDROOM APARTMENT]

Total area	654.5 SQ FT	60.8 SQ M
Internal area	557.6 SQ FT	51.8 SQ M
External area	96.9 SQ FT	9 SQ M
Living area	13'2" x 10'0"	4028 mm x 3043 mm
Kitchen / Dining area	17'9" x 8'8"	5428 mm x 2650 mm
Bedroom	9'0" x 13'2"	2750 mm x 4028 mm
Terrace	4'11" x 20'5"	1500 mm x 6242 mm

C5 14 05 [ONE-BEDROOM APARTMENT]

Total area	669.6 SQ FT	65 SQ M
Internal area	555.4 SQ FT	51.6 SQ M
External area	144.2 SQ FT	13.4 SQ M
Kitchen / Living / Dining area	16'2" x 17'5"	4951 mm x 5313 mm
Bedroom	10'1" x 13'0"	3081 mm x 3981 mm
Terrace	4'11" x 30'5"	1500 mm x 9275 mm

C5 14 07 [ONE-BEDROOM APARTMENT]

Total area	615.7 SQ FT	57.2 SQ M
Internal area	558.7 SQ FT	51.9 SQ M
External area	57 SQ FT	5.3 SQ M
Living area	14'5" x 9'9"	4389 mm x 2968 mm
Kitchen / Dining area	16'11" x 8'6"	5168 mm x 2600 mm
Bedroom	9'0" x 14'1"	2750 mm x 4289 mm
Balcony	4'11" x 12'0"	1507 mm x 3662 mm

C5 14 02 [TWO-BEDROOM APARTMENT]

Total area	987.1 SQ FT	91.7 SQ M
Internal area	891.3 SQ FT	82.8 SQ M
External area	95.8 SQ FT	8.9 SQ M
Living / Dining area	10'9" x 27'7"	3315 mm x 8443 mm
Kitchen area	8'2" x 9'2"	2500 mm x 2800 mm
Bedroom 1	8'10" x 15'5"	2693 mm x 4700 mm
Bedroom 2	9'6" x 15'10"	2910 mm x 4848 mm
Balcony	4'11" x 20'1"	1507 mm x 6138 mm

C5 14 04 [ONE-BEDROOM APARTMENT]

Total area	680.3 SQ FT	63.2 SQ M
Internal area	560.8 SQ FT	52.1 SQ M
External area	119.5 SQ FT	11.1 SQ M
Kitchen / Living / Dining area	13'1" x 19'6"	4001 mm x 5956 mm
Bedroom	11'5" x 14'11"	3474 mm x 4557 mm
Terrace	4'11" x 25'4"	1500 mm x 7725 mm

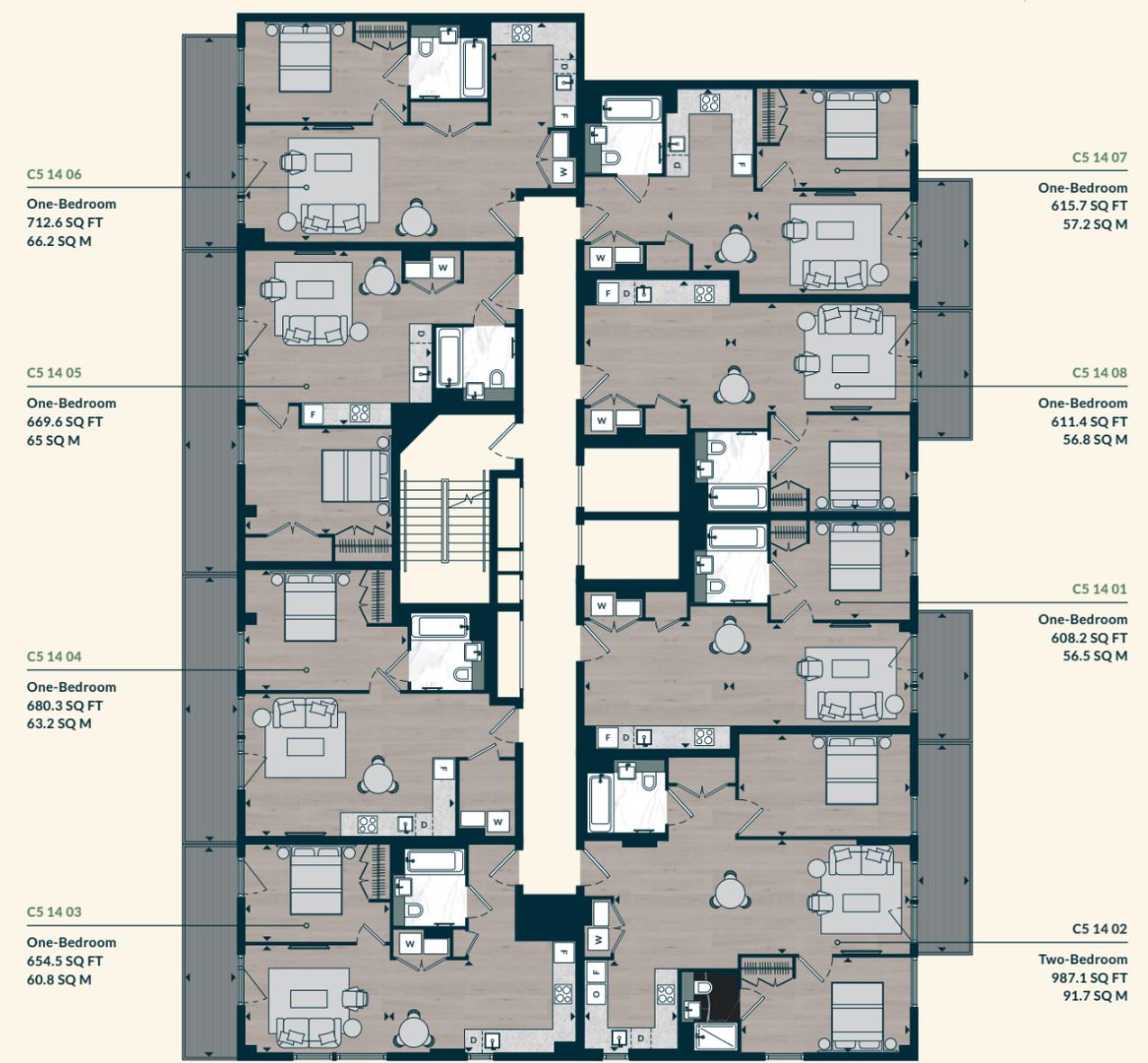
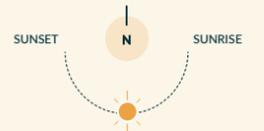
C5 14 06 [ONE-BEDROOM APARTMENT]

Total area	712.6 SQ FT	66.2 SQ M
Internal area	616.8 SQ FT	57.3 SQ M
External area	95.8 SQ FT	8.9 SQ M
Living area	10'9" x 25'3"	3289 mm x 7706 mm
Kitchen / Dining area	9'10" x 8'1"	2993 mm x 2450 mm
Bedroom	9'6" x 15'1"	2893 mm x 4598 mm
Terrace	4'11" x 20'3"	1500 mm x 6175 mm

C5 14 08 [ONE-BEDROOM APARTMENT]

Total area	611.4 SQ FT	56.8 SQ M
Internal area	553.3 SQ FT	51.4 SQ M
External area	58.1 SQ FT	5.4 SQ M
Living area	16'8" x 10'0"	5098 mm x 3045 mm
Kitchen / Dining area	13'9" x 11'5"	4195 mm x 3500 mm
Bedroom	9'0" x 12'10"	2750 mm x 3915 mm
Balcony	4'11" x 12'2"	1507 mm x 3740 mm

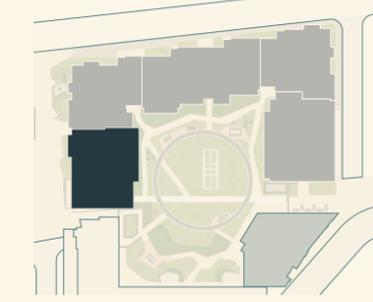
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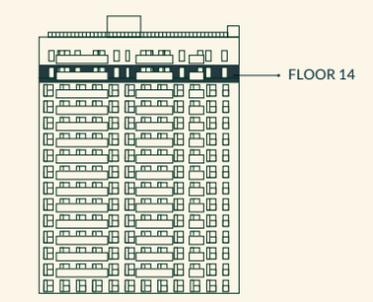
LEGEND

- ONE-BEDROOM APARTMENT
- TWO-BEDROOM APARTMENT

SITE PLAN



ELEVATION



15TH FLOOR

C5 15 01 [ONE-BEDROOM APARTMENT]

Total area	608.2 SQ FT	56.5 SQ M
Internal area	551.1 SQ FT	51.2 SQ M
External area	57.1 SQ FT	5.3 SQ M
Living area	16'8" x 9'8"	5098 mm x 2962 mm
Kitchen / Dining area	13'9" x 11'10"	4195 mm x 3617 mm
Bedroom	9'0" x 12'10"	2750 mm x 3915 mm
Balcony	4'11" x 12'1"	1507 mm x 3687 mm

C5 15 03 [ONE-BEDROOM APARTMENT]

Total area	616.8 SQ FT	57.3 SQ M
Internal area	557.6 SQ FT	51.8 SQ M
External area	59.2 SQ FT	5.5 SQ M
Living area	13'2" x 10'0"	4028 mm x 3043 mm
Kitchen / Dining area	17'9" x 8'8"	5428 mm x 2650 mm
Bedroom	9'0" x 13'2"	2750 mm x 4028 mm
Terrace	4'11" x 12'6"	1507 mm x 3812 mm

C5 15 05 [ONE-BEDROOM APARTMENT]

Total area	614.6 SQ FT	57.1 SQ M
Internal area	555.4 SQ FT	51.6 SQ M
External area	59.2 SQ FT	5.5 SQ M
Kitchen / Living / Dining area	16'2" x 17'5"	4951 mm x 5313 mm
Bedroom	10'1" x 13'0"	3081 mm x 3981 mm
Balcony	4'11" x 12'6"	1507 mm x 3812 mm

C5 15 07 [ONE-BEDROOM APARTMENT]

Total area	615.7 SQ FT	57.2 SQ M
Internal area	558.7 SQ FT	51.9 SQ M
External area	57 SQ FT	5.3 SQ M
Living area	14'5" x 9'9"	4389 mm x 2968 mm
Kitchen / Dining area	16'11" x 8'6"	5168 mm x 2600 mm
Bedroom	9'0" x 14'1"	2750 mm x 4289 mm
Balcony	4'11" x 12'0"	1507 mm x 3662 mm

C5 15 02 [TWO-BEDROOM APARTMENT]

Total area	987.1 SQ FT	91.7 SQ M
Internal area	891.3 SQ FT	82.8 SQ M
External area	95.8 SQ FT	8.9 SQ M
Living/ Dining area	10'9" x 27'7"	3315 mm x 8443 mm
Kitchen area	8'2" x 9'2"	2500 mm x 2800 mm
Bedroom 1	8'10" x 15'5"	2693 mm x 4700 mm
Bedroom 2	9'6" x 15'10"	2910 mm x 4848 mm
Balcony	4'11" x 20'1"	1507 mm x 6138 mm

C5 15 04 [ONE-BEDROOM APARTMENT]

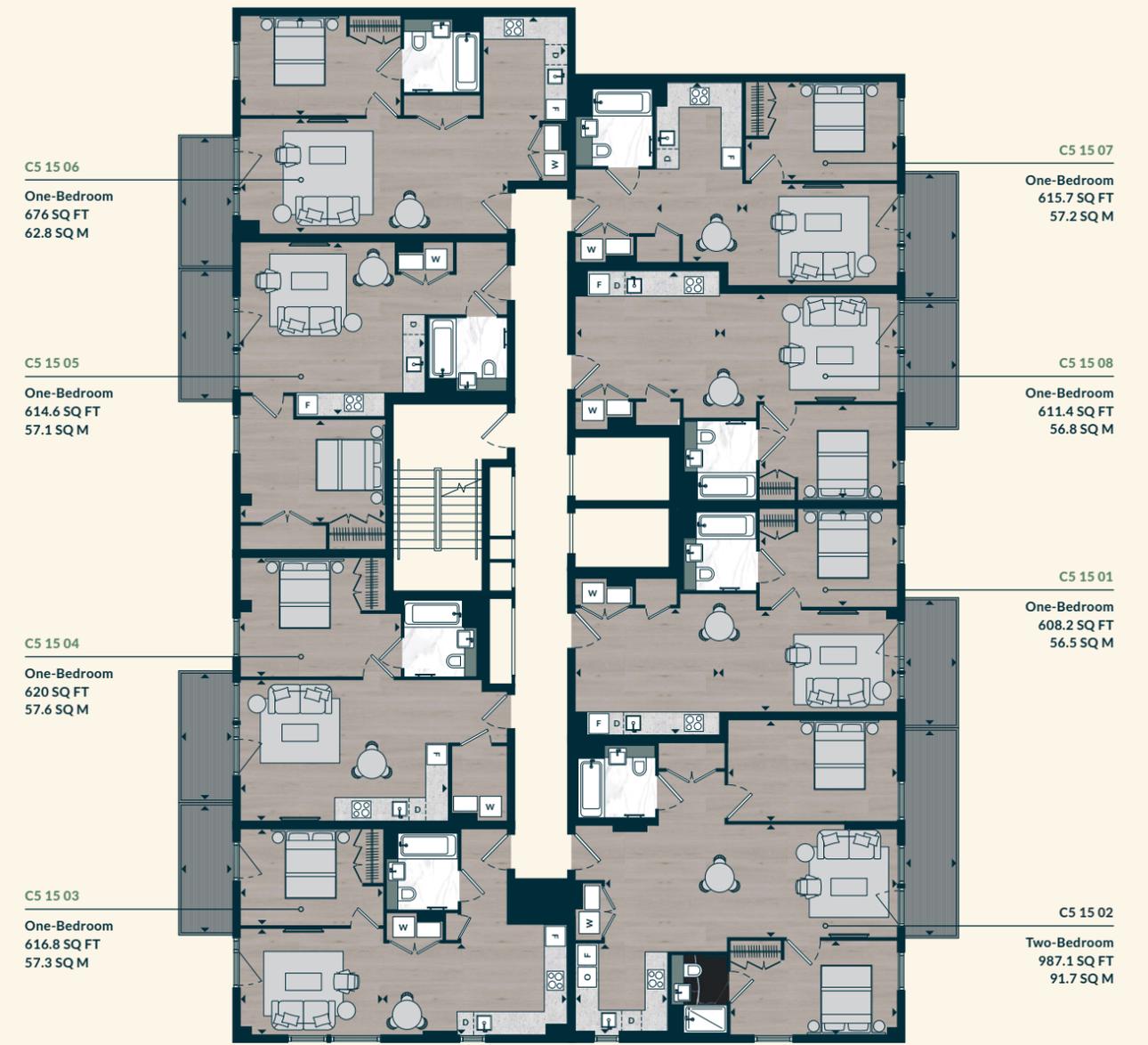
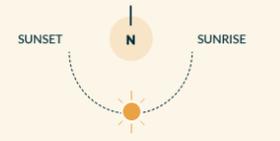
Total area	620 SQ FT	57.6 SQ M
Internal area	560.8 SQ FT	52.1 SQ M
External area	59.2 SQ FT	5.5 SQ M
Kitchen / Living / Dining area	13'1" x 19'6"	4001 mm x 5956 mm
Bedroom	11'5" x 14'11"	3474 mm x 4557 mm
Balcony	4'11" x 12'5"	1507 mm x 3813 mm

C5 15 06 [ONE-BEDROOM APARTMENT]

Total area	676 SQ FT	62.8 SQ M
Internal area	616.8 SQ FT	57.3 SQ M
External area	59.2 SQ FT	5.5 SQ M
Living / Dining area	10'9" x 25'3"	3289 mm x 7706 mm
Kitchen	9'10" x 8'1"	2993 mm x 2450 mm
Bedroom	9'6" x 15'1"	2893 mm x 4598 mm
Balcony	4'11" x 12'5"	1507 mm x 3812 mm

C5 15 08 [ONE-BEDROOM APARTMENT]

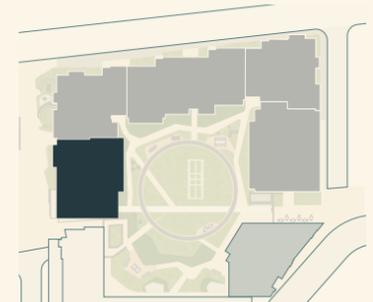
Total area	611.4 SQ FT	56.8 SQ M
Internal area	553.3 SQ FT	51.4 SQ M
External area	58.1 SQ FT	5.4 SQ M
Living area	16'8" x 10'0"	5098 mm x 3045 mm
Kitchen / Dining area	13'9" x 11'5"	4195 mm x 3500 mm
Bedroom	9'0" x 12'10"	2750 mm x 3915 mm
Balcony	4'11" x 12'2"	1507 mm x 3740 mm



LEGEND

- ONE-BEDROOM APARTMENT
- TWO-BEDROOM APARTMENT

SITE PLAN



ELEVATION



Floor plans and floorplates are for illustration of layouts only and are not to scale. Ceiling heights may vary in bathrooms, en suites, hallways and studios. All measurements given may vary within a tolerance of 5%, subject to design amends.

APARTMENTS

SPECIFICATION



INTERIOR FINISHES

- White painted entrance doors with two panel design, FSC & SBD certified
- White painted internal doors with single panel design, FSC certified
- White painted chamfered-edge skirtings and architraves
- Stainless-steel ironmongery throughout
- Walls and ceilings finished in white matt emulsion
- Full-height wardrobes to master bedrooms with linear profile door detail, painted internals, hanging rail and shelving

Studios and one-bedrooms

- Natural, wood-effect flooring to hallway, kitchen, living, dining and bedrooms

Two-bedrooms

- Light, wood-effect flooring to hallway, kitchen, living, dining and bedrooms

ELECTRICAL FITTINGS

- Energy efficient LED downlights
- Dimmer lighting to living area and master bedroom
- White switch plates and low-level sockets
- Sockets to kitchen splashback with integrated USB point
- USB charging point to master bedroom, white finish
- Facility for Sky Q (subject to contract and connection)
- High speed Hyperoptic broadband available (subject to connection)
- Washer-dryer in utility cupboard

Studios

- Television (terrestrial and satellite) and telephone points to living area

One and two-bedrooms

- Television (terrestrial and satellite) and telephone points to living area and master bedroom
- Television (terrestrial) points to second bedrooms



KITCHEN

Studio and one-bedrooms

- Low-level cabinets in dusk blue, matt lacquer finish with brushed, black metal handles
- Handleless wall cabinets with shaker door detail, satin white lacquer finish
- Composite stone worktops with upstand to splashback
- Warm white LED lighting to underside of wall cabinets
- Single bowl, under-mounted sink, stainless-steel finish
- Single lever mixer-tap, brushed stainless-steel finish
- SMEG four-ring, touch control, induction hob, black glass finish
- SMEG slide away extractor hood, stainless-steel finish
- SMEG integrated combination microwave oven, silver glass finish
- Integrated fridge-freezer
- Integrated slimline dishwasher to studios and full-size to one-bedrooms where space permits

Two-bedrooms

- Handleless low-level cabinets in soft cashmere, with vertical groove detail and matt lacquer finish
- Handleless wall cabinets in soft cashmere, matt lacquer finish
- Composite stone worktops with upstand to splashback
- Warm white LED lighting to underside of wall cabinets
- Large, under-mounted, single bowl sink, stainless-steel finish
- Integrated fridge-freezer
- Integrated dishwasher
- Single lever mixer-tap, brushed stainless-steel finish
- SMEG four-ring, touch control, induction hob, black glass finish
- SMEG slide away extractor hood, stainless-steel finish
- SMEG multi-function single oven, silver glass finish
- SMEG integrated microwave with electric grill, silver glass finish

BATHROOMS

One and two-bedrooms

- Large-format, white marble-effect porcelain floor and vanity unit splashback tiles
- Large-format, soft grey, stone-effect porcelain wall tiles and bath panel
- Bespoke vanity unit with semi-recessed basin
- Single-lever basin mixer, brushed nickel finish
- Mirrored cabinet, storage and shaver socket
- Contemporary wall light to vanity
- Storage shelf
- White wall-mounted WC pan with soft close seat
- Dual flush plate, brushed nickel finish
- Multi-function shower handset on slide rail, brushed nickel finish
- Wall-mounted thermostatic mixer/diverter, brushed nickel finish
- White single-ended acrylic bath with bath filler
- Glass shower screen, chrome finish
- Electric heated towel rail with thermostatic control
- Composite stone worktop to vanity



SHOWER ROOMS

Studios

- Large-format, white marble-effect porcelain floor and vanity unit splashback tiles
- Large-format, soft grey stone-effect porcelain wall tiles
- Bespoke vanity with mirrored cabinet and shaver socket
- Contemporary wall light to vanity
- Mixer-tap, brushed nickel finish
- Vanity countertop with semi-recessed white basin
- Dual flush, wall-mounted WC pan with soft close seat
- Multi-function shower handset on slide rail, brushed nickel finish
- Wall-mounted, thermostatic shower valve, brushed nickel finish
- White low-profile shower tray
- Frameless glass shower panel, chrome fixings
- Electric heated towel rail with thermostatic control
- Storage shelf
- Composite stone worktop to vanity

Two-bedrooms

- Large-format, black marble-effect porcelain floor and vanity unit splashback tiles
- Large-format, soft grey stone-effect porcelain wall tiles
- Bespoke vanity with mirrored cabinet and shaver socket
- Contemporary wall light to vanity
- Mixer-tap, brushed nickel finish
- Vanity countertop with semi-recessed white basin
- Dual flush, wall-mounted WC pan with soft close seat
- Multi-function shower handset on slide rail with integrated thermostatic mixer, brushed nickel finish
- White low-profile shower tray
- Sliding glass shower screen/enclosure, chrome finish
- Electric heated towel rail with thermostatic control
- Storage shelf
- Composite stone worktop to vanity

RESIDENT FACILITIES

- 24-hour concierge with entrance lobby, reception, seating and post room
- Business lounge with flexible workspace
- Pool, sauna and steam room
- Gym including spin room, yoga studio, treatment room and gym equipment
- Cinema room and entertainment space
- Landscaped courtyard gardens
- Rooftop running track and reflexology walkway
- Car parking spaces are available for Blue Badge holders only
- Electric vehicle charging points and a car club scheme with three-years' membership and £50 credit are available as standard
- Cycle storage

HEATING & HOT WATER

- Heating and hot water from centralised system with metered water and electric supply to all apartments
- Radiators with thermostatic control

SUSTAINABLE FEATURES

- Landscaping to encourage biodiversity
- Mixed recycling facilities
- Electric vehicle charging points

BALCONIES & TERRACES

- Glazed door onto balconies and terraces with metal balustrades



LIFTS & HALLWAYS

- Two passenger lifts located within each entrance lobby serving all levels
- Carpet floor finishes and painted walls to communal hallways

SECURITY & PEACE OF MIND

- Audio-visual entry system to individual apartments
- Power point provided for wireless intruder alarm to be fitted at a later date by purchasers
- Apartments fitted with mains supply heat and smoke detectors fitted with battery back-up and domestic fire sprinkler system
- Multi-point locking and spy hole to apartment entrance doors
- 24-hour concierge service and monitored CCTV
- 200-year lease starting from 1999
- 10-year NHBC Buildmark warranty
- Two-year Mount Anvil warranty
- Fob access control to main entrance lobbies and communal areas

MANAGEMENT COMPANY

A management company will be set up to manage and maintain the surroundings and resident facilities of your development. They'll ensure that the communal areas such as the gardens and gym stay in top shape and that all services and facilities are in good working order.

This maintenance and upkeep of the communal facilities is included in your service charge, which is calculated based on the size of your home.



PARTNERSHIP

ROYAL
EDEN
DOCKS

THE ROYAL EDEN DOCKS PARTNERSHIP

Royal Eden Docks is a collaboration between Mount Anvil and ExCeL London.

MOUNT ANVIL

Investing in Quality

With over thirty years' experience in designing and building high quality residential developments, Mount Anvil create places people are proud to call home and that stand the test of time.

As a privately owned company, 90% of the people working for the business are shareholders, making their pride and investment in the projects they work on even more personal.

Their inclusive approach brings together some of the best minds in the industry, and results in carefully considered and beautifully crafted homes. It's an approach that drives continuous improvement; raising the bar with every new development they launch.

Targeting growth and ensuring the highest standards

In taking time to find the right locations to invest in, Mount Anvil schemes have delivered up to 2.3 times the average price growth for new build apartments in the same postcode. Over three quarters of their suppliers are British-based companies, making it easier for them to visit manufacturers and ensure they meet the exceptionally high standards they set for themselves.

EXCEL LONDON

ExCeL London opened in November 2000, in an area of huge regeneration in London's historic Royal Docks. Today, the venue hosts 400 events per year, welcoming four million visitors from every corner of the globe.

Events hosted at ExCeL London generate £4.5bn in economic impact for London and support 37,600 jobs. Under the ownership of Abu Dhabi National Exhibition Centre (ADNEC), ExCeL London has seen significant investment in new facilities, including the opening of London's International Convention Centre (ICC) and on-site hotel developments.



Royal Eden Docks marks the first joint venture between ExCeL London and Mount Anvil, and we are proud to play a part in delivering this remarkable scheme that harbours a unique focus on the health and wellbeing of residents."

Jeremy Rees

CEO, ExCeL London



Map showing other Mount Anvil developments in London

- CURRENT DEVELOPMENT
- COMPLETED DEVELOPMENT

MOUNT ANVIL INVESTING IN QUALITY

WE TAKE OUR WORK PERSONALLY

90% of our people are also shareholders in our business, so there's more pride poured into every project.

Our unique collective approach brings together some of the best minds in the industry to create carefully considered and beautifully built homes that will endure. It's an approach that drives continuous improvement, raising the bar with every development.

Here we set out what quality means to us, going above industry standards with each of our teams.



The Silk District, London E1

PROJECT DIRECTORS

Mount Anvil Project Directors typically have more than 25 years' industry experience, so delivery of your home is in safe hands.

LAND BUYING

2.3x growth

Finding the right location to invest in. Mount Anvil schemes have delivered up to 2.3 times the average price growth for new build apartments in the same postcode.



Hampstead Manor, London NW3

ARCHITECTURE

In-house architects refine the layouts of our homes making sure they are practically considered to create more liveable space. That's why our developments are consistently amongst London's fastest selling.

DESIGN PLANNING

We've developed bespoke 4D software to plan and deliver projects to the highest standard with fewer complications.

INTERIOR DESIGN

77%

of our suppliers are British-based companies, making it easier for us to visit manufacturers, ensuring they meet the high standards we set for ourselves.

HEALTH & SAFETY



No. 1

We're the UK's most highly-rated company. It's built into our culture; into everything we do and every decision we make.

CUSTOMER EXPERIENCE

Your personal Customer Experience Manager will be by your side throughout the buying process, whether it's contacting your solicitors or showing you around your home.

CUSTOMER CARE

24h homeowner care

If a problem arises, we've got you covered with year-round, 24-hour homeowner care.



RECENT AWARDS

Building Awards, 2020

Housebuilder of the Year

London Planning Awards, 2020

*Best New Place to Live, Royal Eden Docks
(Finalist)*

Planet Mark, 2020

*New Development Sustainability Certification,
Royal Docks West*

House Builder Awards, 2020

Best Regeneration Initiative, Keybridge (Finalist)

WhatHouse? Awards, 2020

Best Interior Design, Hampstead Manor (Gold)

RESI Property Awards, 2019

Development of the Year, Keybridge

All visuals in this brochure are artistic interpretations of Royal Eden Docks for indicative purposes only. For detailed information about the specification of specific homes, talk to one of our sales consultants. While we make every effort to ensure printed information is correct, it has been supplied as a guide. This means that we (Mount Anvil and ExCeL London) reserve the right to make changes to the specification as necessary and without notification.

We reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting of this. This means you'll be expected to accept any consequential change in outlook or amenity as a result of such changes.

Created by



Mount Anvil,
better London living

EXCEL
LONDON