A new district for London

Immediately east of Canary Wharf, the Royal Docks is emerging as a new district for business and culture in London. Over £8bn in investment is flowing into the area over the next 20 years. Improvements to transport, streets and open spaces are underway, preparing for an estimated 24% population growth in the wider area.¹

At the heart of the Royal Docks we’re creating a new place to call home. Globally renowned architects, Skidmore, Owings and Merrill, are behind 35 Hudson Yards in New York, Dubai’s Burj Khalifa, the China World Trade Centre in Beijing – and now Royal Eden Docks.

These homes have wellbeing designed in. Light-filled, thoughtfully laid out, with landscaped garden space for all – 5,000 sq m of it in total. Two private, leafy courtyards. Green rooftops. 17 resident fitness and relaxation amenities. All less than 100 metres from the water’s edge.

It’s just a three-minute walk to Custom House station, where Crossrail services are set to begin in 2022. That gets you to Canary Wharf in three minutes and The City in 10.

A new district for London designed around health and wellbeing, with landscaped green space at its heart.

This is Royal Eden Docks.

¹GLA, 2019: Population Projections, London Borough of Newham

5,000 sq m
LANDSCAPED GREEN SPACE
within Royal Eden Docks and private outdoor space to all apartments. A remarkably green urban environment designed with wellbeing in mind within close proximity to 23 parks and around 45 green spaces.

83%
HOUSE PRICE PERFORMANCE
Between January 2010 - April 2020 and room for further growth with relatively affordable values 35% below London average.²
²Knight Frank, 2020: Focus on Newham

£8bn
INVESTMENT
in the area over the next 20 years. The Royal Docks will rise as a new business district for London alongside Canary Wharf and The City (with house price confidence rising with it).³
³Nationwide, 2019: Transport Special Feature, June 2019

Rapid journey times
ACROSS THE CAPITAL
Royal Eden Docks’ location makes it one of the best connected places in East London, with only 3 minutes to Canary Wharf, 10 minutes to The City, 12 minutes to Westfield Stratford City and 17 minutes to the West End. It’s also close to London City Airport offering flights to Europe and beyond.

30 TENNIS COURTS
EQUIVALENT TO 5,000 sq m

3–min walk
WALK TO CUSTOM HOUSE STATION (CROSSRAIL)
and four minutes’ walk to Royal Victoria station (DLR), adding a predicted 9.4% premium to the future value of your home.

Health & Wellbeing
17 RESIDENT AMENITIES
including 24-hour concierge, gym, pool, sauna, steam room, spin and yoga studios, rooftop running track, cinema room, flexible workspace and more.

83%
HOUSE PRICE PERFORMANCE
Between January 2010 - April 2020 and room for further growth with relatively affordable values 35% below London average.²
²Knight Frank, 2020: Focus on Newham

£8bn
INVESTMENT
in the area over the next 20 years. The Royal Docks will rise as a new business district for London alongside Canary Wharf and The City (with house price confidence rising with it).³
³Nationwide, 2019: Transport Special Feature, June 2019

Rapid journey times
ACROSS THE CAPITAL
Royal Eden Docks’ location makes it one of the best connected places in East London, with only 3 minutes to Canary Wharf, 10 minutes to The City, 12 minutes to Westfield Stratford City and 17 minutes to the West End. It’s also close to London City Airport offering flights to Europe and beyond.

3–min walk
WALK TO CUSTOM HOUSE STATION (CROSSRAIL)
and four minutes’ walk to Royal Victoria station (DLR), adding a predicted 9.4% premium to the future value of your home.

Health & Wellbeing
17 RESIDENT AMENITIES
including 24-hour concierge, gym, pool, sauna, steam room, spin and yoga studios, rooftop running track, cinema room, flexible workspace and more.
**East London – the fastest growing area in the Capital**

Backed by Government investment and the infrastructure legacy of the 2012 Olympic Games, east London has seen the fastest population rise in the UK. And with demand comes growth – house prices in the area have leapt up 63% over the last five years.¹

Big institutions like Transport for London (TfL) and the V&A Museum are moving in, taking advantage of favourable rents, great transport links and access to a growing pool of city workers, creatives and entrepreneurs.

In east London’s borough of Newham, the Royal Docks represents one of the last remaining pockets with scope for serious return on investment. With population numbers showing no signs of a slowdown, experts predict an 11.4% increase in house prices and 21% rental value growth over the next five years.³

The area is one of the last places in London to offer value for money and great scope for capital growth.

---

**The Royal Docks is transforming**

The right regenerations bring royal returns on investment for homebuyers. Propelled by population growth and backed by business commitment and public investment in transport and infrastructure, the Royal Docks bears all the hallmarks of an area that’s on the rise. Where public and private finance converge, smart property buyers follow. Buyers in the first phase of Royal Eden Docks are timing it right.

---

**A growing community for east London**

24%

**POPULATION GROWTH**

In Newham by 2029 and is one of the youngest boroughs in the Capital – appealing to young professionals, students and graduates.⁴

**The Elizabeth line (Crossrail) is coming**

Trains every 5 min

From Custom House Station

In 2022, the Elizabeth line (Crossrail) will launch at Custom House station. By the time you move in, you’ll be able to reach Canary Wharf in three minutes, The City in 10 and Bond Street in 17.

**Business is booming**

7,000,000 sq ft

of new commercial space

New shops, businesses and restaurants are emerging along the waterfront, catering to the growing number of people who live, work, visit, and study here.

---

**A thriving waterside location**

**EXCEL LONDON**

7-min walk.

International events centre hosts over 300 events per year and has more than 20 restaurants on site.

**WAKEUP DOCKLANDS**

9-min walk.

London's only wakeboard and paddleboard centre, located right on Royal Victoria Dock.

**ICON OUTLET AT THE O2**

19 min by Emirates Air Line.

Shop over 60 premium fashion and lifestyle brands.

---

**A world-class education on your doorstep**

**University of East London**

The closest university to Royal Eden Docks and one of the top six modern universities for research in the country.

**University College London**

UCL is ranked number one in London and eighth in the world.⁶

**King’s College London**

London’s most central university and one of England’s oldest, with more than 27,000 students from 150 countries.

---

¹CBRE, 2019: London Borough of Newham

²GLA, 2019: Population Projections, London Borough of Newham

³Source: Molior, 2019: New build average asking prices, Q3 2018-Q2 2019

⁴QS World University Rankings, 2020

Source: Molior, 2019: New build average asking prices, Q3 2018-Q2 2019

---

**The Royal Docks**

London Borough of Newham

The Royal Docks

Royal Eden Docks

14 min by train

19 min by Emirates Air Line

28 min by train

University of East London

The closest university to Royal Eden Docks and one of the top six modern universities for research in the country.

University College London

UCL is ranked number one in London and eighth in the world.

King’s College London

London’s most central university and one of England’s oldest, with more than 27,000 students from 150 countries.
Royal Eden Docks
The green heart of a vibrant city

Two buildings, each with their own identity, frame two garden squares. They’re linked by pathways with lush green edges offering direct routes to nearby transport.

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 decorated with trees and ornamental shrub planting that would have been native to the area in a bygone era.

The apartments have been arranged to connect you to the outdoors. There’s balconies or terraces to every home and views straight outside to nature, from the moment you step through your front door, through most.

As well as investing in the area’s green credentials, light has been considered at every stage. Discreet ground-level lamps keep the area open and inviting for you to use after dark.

The Masterplan

Resident Amenities

The Courtyard
The Botanist
The Maple
The Wellspring
The Ellipse
The Halcyon
The Apogee
The Birch

Royal Eden Docks

ARRIVAL PLAZA

A NEW STREET LINKING TO CUSTOM HOUSE (CROSSRAIL AND DLR) AND ROYAL VICTORIA (DLR) STATION

CENTRAL GARDEN SQUARE
Occupying the western corner and standing 15-storeys high, The Wellspring is a collection of 101 apartments. Aptly named after sense of wellness, it’s the third opportunity to invest in Royal Eden Docks. Studio, one, two and three-bedroom homes are available, offering green and water views to the east.

From the moment you walk through your door, open plan layouts, full-height windows and outdoor spaces connect you back to nature. Considered design allows for sought-after storage space whilst top-notch appliances will stand the test of time.

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 or a tenant have an issue with an appliance, we’re on hand to sort it hassle-free.
Handleless wall cabinets, in timeless shaker style, are complemented by dusk blue, low-level cabinets. The overall effect is calming and contemporary.

Natalie Slack, Interior Design Manager, Mount Anvil

The carefully planned layouts and specification make the apartments feel light, spacious and homely.

Robert Talbot, Mount Anvil Homeowner, Royal Docks West
Development address
Western Gateway, London, E16 1AZ

Local council
London Borough of Newham

Architect
Skidmore, Owings & Merrill

Landscape architect
Planit-IE

Interior design
Johnson Ribolla

Developer
Mount Anvil

Tenure
200 years starting 9th April 1999

Estimated service charge
£4.54 per sq ft

The service charge covers cleaning, lighting and repairs to the external and communal areas and building insurances. It also covers the ongoing maintenance of all resident amenities.

Warranties and insurances
Apartments at Royal Eden Docks will be covered under a 10-year NHBC Buildmark warranty and insurance policy, which includes a two-year Mount Anvil homes warranty.

Parking availability
Car parking spaces are available for Blue Badge holders.

Electric vehicle charging points, 1,190 cycle storage spaces and a car club scheme with three-year membership and £50 credit are available as standard.

Number of homes at Royal Eden Docks
254 apartments across eight buildings.

Resident amenities
- 24-hour concierge
- Flexible workspace and meeting room
- Gym with spin and yoga studio
- 20-metre swimming pool with sauna and steam rooms
- Treatment room
- Rooftop running track and reflexology walkaway
- Cinema room and entertainment space
- Car club scheme
- Cycle storage
- Landscaped courtyard gardens

Ground rent
Ground rent is payable annually in advance.

- Studio: £350
- One-bedroom: £400
- Two-bedroom: £475
- Three-bedroom: £550
- Car parking space: £50

Recommended solicitors
Riseam Sharples
2 Tower Street, London WC2H 9NP
Julia Caveller
+44 207 632 8919
julia@rs-law.co.uk

Foxters LLP
31 Hill Street, London W1J 5LS
Chris Myers
+44 207 863 8449
chris.myers@forsters.co.uk

Mount Anvil developments also outperform average postcode district price growth.7

Overseas reservation terms
- £2,500 reservation fee
- 10% of purchase price payable within 24 days, on exchange of contracts (minus reservation fee)

OR
- Exchange contracts in the room with 10% payable within 21 days (less the initial reservation fee)
- 2.5% stage payment payable six months after reservation
- 2.5% second stage payment payable 12 months after reservation
- 5% third stage payment payable 18 months after reservation
- Balance of 80% payable on completion

Ground rent
Ground rent is payable annually in advance.

- Studio: £350
- One-bedroom: £400
- Two-bedroom: £475
- Three-bedroom: £550
- Car parking space: £50

Recommended solicitors
Riseam Sharples
2 Tower Street, London WC2H 9NP
Julia Caveller
+44 207 632 8919
julia@rs-law.co.uk

For detailed information about the specification of specific facades, roofs and other external finishes, please refer to the Mount Anvil information pack, which includes our standard specification as necessary and without notification.

ExCeL London reserve the right to make changes to the specification or otherwise to increase the height and/or elevation and/or massing or otherwise (including accommodation of any block in the development) at any time before or after 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.

Mount Anvil consistently builds homes in places that deliver growth. As a London-focused business, they’re able to find and develop in emerging locations where prices have outperformed other new build homes in the same postcodes.

Location, location, location
The London Borough of Newham (where Royal Eden Docks is located) delivers on every element that creates opportunities for investment: a growing population, new jobs, excellent transport links and a growing rental market.

Mount Anvil developments also outperform average postcode district price growth.7

The London Borough of Newham (where Royal Eden Docks is located) delivers on every element that creates opportunities for investment: a growing population, new jobs, excellent transport links and a growing rental market.
Mount Anvil
London’s specialist residential developer

We exist to create outstanding places where people can thrive. It starts with the way we do business, with a relentless focus on people and culture, and shows up in the legacy we’re proud to create for London.

We weave world-class design, lasting quality and care for people through all the outstanding places that we create. A Mount Anvil home is built to last and built for lasting value. We raise the bar each time, evidenced by the repeat customers and partners that have come back to us throughout our almost thirty years in London.

We call it Better London Living.

About the developer
Buying off-plan made easy

1. Finance your purchase
   There are so many ways to finance your home purchase. If you need advice, our sales consultants can put you in touch with independent advisers to discuss your individual needs.

2. Choose your apartment
   Are you looking to live in the property or is it an investment? If it’s an investment, are you looking for a solid rental yield or long-term capital growth, or both? We’ll work with you to find the property to suit your needs. When you’ve found the right home, submit your offer and we’ll get back to you in 24 hours or less.

3. Pay your deposit
   Once your offer has been accepted, you’ll need to pay your reservation deposit (£2,500). This takes the property off the market and contributes to your purchase price. You’ll also need to fill out a reservation form confirming what has been agreed and appoint a solicitor. We only partner with the best and can recommend solicitors, whose experience and knowledge on Royal Eden Docks will save you time.

4. Time to exchange
   21 days after reserving your home, you’ll be required to put down 10% of the purchase price (minus your reservation deposit already paid). This is handled by your solicitor and will only take place once they’ve satisfied all legal conditions are in place. You’ll also be introduced to your Customer Experience Manager, who’ll guide you through the rest of your home buying journey with us, through to completion.

5. Staged payments
   You don’t have to pay the full amount for your new home until it’s ready. Depending on how far away your completion date is (the day we give you your keys) there may be staged payments, helping you space out the financing.

6. Get regular updates
   We’ll keep you up to date with how things are going as your new home at Royal Eden Docks is built:
   - Your Customer Experience Manager is on hand to answer all your questions
   - You’ll get regular construction updates straight into your inbox
   - We’ll send you a reminder six months before completion so you can start your formal mortgage application process
   - 10 working days before your completion date we’ll notify you, your mortgage adviser and your solicitor so that you can arrange the final payment

7. Home tour
   We can’t wait to show you, your family and your friends around your new home. We’ll walk you through the features, introduce you to concierge and give you some handy guides:
   - Homeowner’s manual and guide on how to maintain your home
   - Apartment certification documents including your ‘NHBC Buildmark Cover’ policy document with details on your 10-year Buildmark warranty
   - Access to our portal
     - Video tutorials showing you how to use the features of your new home
     - Appliance manuals
     - Helpful info about the local area

8. Make your mark
   Customise your home or create a space that’s ready to rent. We can put you in touch with interior designers and furniture providers who can help you with everything from styling to picking tenant-friendly furniture packs for any budget, to ensure you’re ready to go from day one.

9. Preparing for completion
   You’ll be able to collect the keys on the day of completion. Your solicitor will transfer the final payment and your Customer Experience Manager will arrange a convenient time to meet you at the concierge. Are you an investor? We can liaise with your rental agent and handover to them if you’re not available.
A NEW STREET LINKING TO CUSTOM HOUSE (CROSSRAIL AND DLR) AND ROYAL VICTORIA (DLR) STATION
Royal Eden Docks partnership

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

One of London’s last pockets of rejuvenation, we’re proud to be shaping the area for future generations with the delivery of high-quality new homes and outstanding customer experiences. Together, we’re creating a verdant, thriving place to live that nourishes both the working lives and the overall wellness of its residents.

royaledendocks.com