

C

~ CITY WHARF ~
London N1

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London N1

CHAPTER ONE

DESIGNED *and made in NI*

An urban collection of stylish canalside apartments carefully crafted both inside and out. With striking architecture paying homage to the timber industries that once thrived here, every detail has been carefully finessed, considered and meticulously designed.

The architecture reflects the unique heritage of the area, whilst retaining a warmth with inviting textures and stylish architectural detailing and specification to make your home feel inviting and welcoming.

~ CITY WHARF ~

INTRODUCTION



The VISION

“Our vision was to create a place with meaningful architecture to articulate the history of the Wenlock Basin. A striking pavilion with open courtyards overlooking the basin offer a calm space alongside the canal’s tranquil waters. Bounded by beautiful listed buildings, a ‘bookends’ concept has been created with the use of sympathetic materials that blend with the surrounding environment.

Inspired by the site’s former timber heritage, wooden ligaments separate the central areas of weathered steel, which signal the two routes in and out of the basin walkway. Brick, oak and corten steel make up the fabric of the buildings, cleverly blending to create a modern living environment.”

Stephen Marshall Architects

~ CITY WHARF ~

INTRODUCTION



CHAPTER TWO

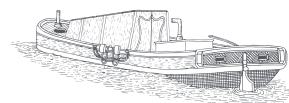
A remarkable INDUSTRIAL HISTORY

An area steeped in history, the Wenlock Basin is part of one of London's most attractive canals – the Prince Regent's Canal.

Constructed in 1826, close to the Islington Tunnel, the basin was once home to wharves handling barges laden with timber, coal, iron, and stone. As the Railway Age dawned, it became home to artisan crafts like metal-working, furniture-making and dyeing.

In the 1930s the Regent's Canal was merged with the Grand Junction to form the Grand Union Canal, with towpaths put to use for underground cabling, laying the basis for the Information Age.

The footsteps of millions of Londoners can be traced whilst walking, jogging or cycling along the canal's tranquil towpaths.



From top: *The industrial landscape on the Regent's Canal (1905)*
Boys by a lock on the Grand Union Canal (1905)
Source: London Metropolitan Archives

Cool city **LIVING**

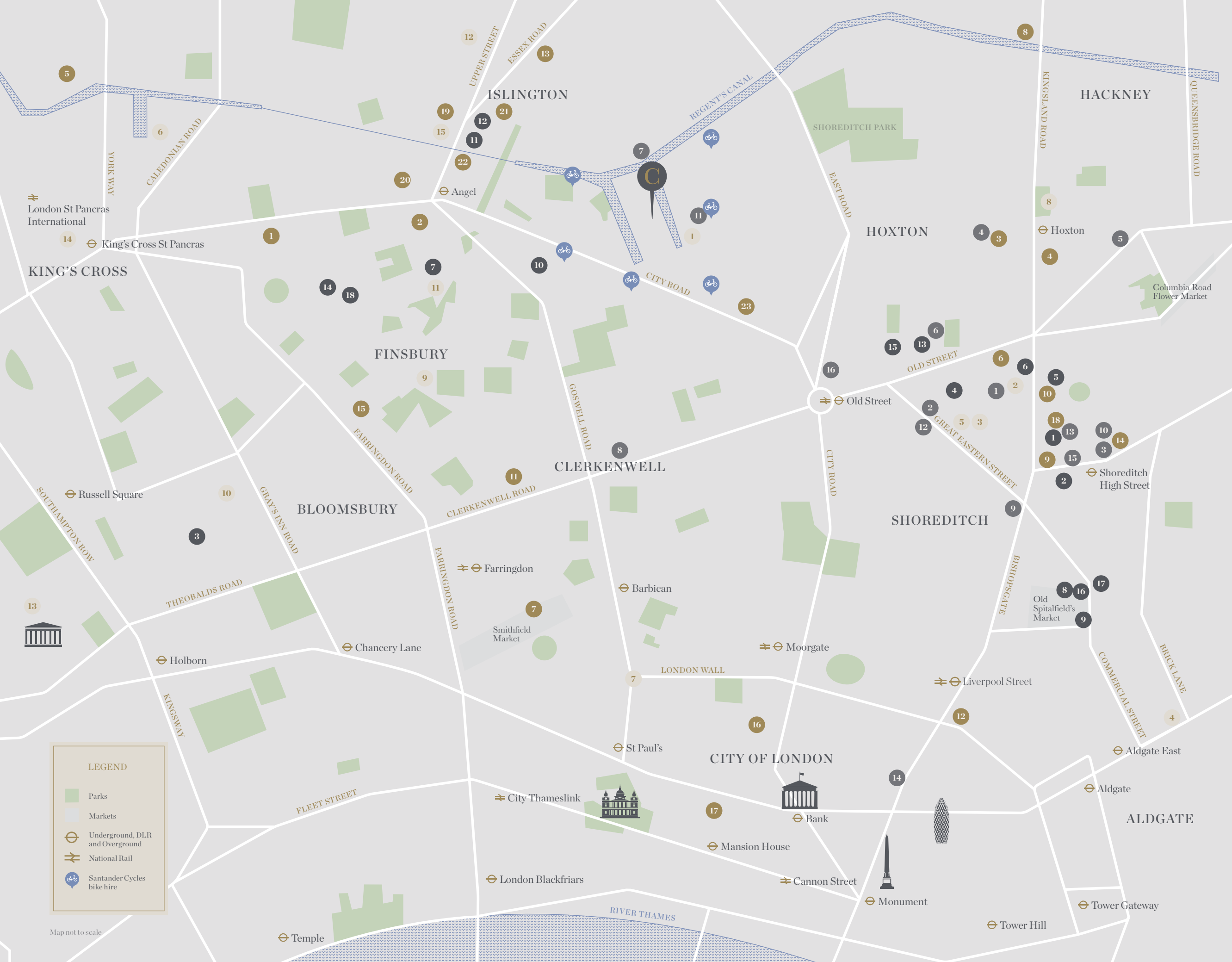
Perfectly located in London's most creative and engaging district where culture, the arts, and creativity fuse together to bring you the home of Tech City – where hip Shoreditch hotspots border Islington's fashionable bustling streets, brimming with restaurants, theatres, cinemas and many of the capital's finest night time venues.

Nestled alongside the tranquil canal of the Wenlock Basin, where once a long time haven for London's craftsmen and artisan traders, the area today is a beautiful blend of charming nineteenth century terraces and cultural delights, where the buzz of new blends perfectly within a timeless London setting.



Discovering **LONDON**





LEGEND

- Parks
- Markets
- Underground, DLR and Overground
- National Rail
- Santander Cycles bike hire

Map not to scale

RETAIL

- 1 Sunspel
- 2 Boxbark
- 3 Folk
- 4 Mr Start
- 5 Oliver Spencer
- 6 Aida
- 7 Present & Correct
- 8 Jigsaw
- 9 Hackett
- 10 Ruifier
- 11 Smug
- 12 Ruberg
- 13 Goodlife store
- 14 In With the Old
- 15 Pitfield
- 16 Barbour
- 17 All Saints
- 18 Twentytwentyone

CAFES & RESTAURANTS

- 1 06 St Chad's Place
- 2 Hummingbird Bakery
- 3 100 Hoxton
- 4 Beagle
- 5 Caravan King's Cross
- 6 Clove Club
- 7 Smiths of Smithfields
- 8 The Proud Archivist
- 9 Pizza East
- 10 Hoi Polloi
- 11 The Modern Pantry
- 12 Duck and Waffle
- 13 Meat People
- 14 Les Trois Garçons
- 15 Caravan
- 16 Hawksmoor
- 17 Burger and Lobster
- 18 Dishoom
- 19 Vivo
- 20 Bill's Restaurant
- 21 The Breakfast Club
- 22 Frederick's
- 23 Jamie Oliver's Fifteen

CULTURE

- 1 Victoria Miro Gallery
- 2 Rivington Place
- 3 Kemistry Gallery
- 4 Whitechapel Gallery
- 5 Carl Freedman Gallery
- 6 London Canal Museum
- 7 Museum of London
- 8 Geffrye Museum
- 9 Islington Museum
- 10 Charles Dickens Museum
- 11 Sadler's Wells Theatre
- 12 Everyman Screen on the Green
- 13 The British Museum
- 14 The British Library
- 15 o2 Academy

BARS

- 1 Callooh Callay
- 2 The Jones Family Project
- 3 Beach Blanket Babylon Shoreditch
- 4 White Lyan
- 5 Sager + Wilde
- 6 Happiness Forgets
- 7 The Narrow Boat
- 8 The Zetter Townhouse
- 9 Longe Bohemia
- 10 Loungelover
- 11 Wenlock Arms
- 12 The Hoxton
- 13 Boundary
- 14 Andaz
- 15 Shoreditch House
- 16 Nightjar

LOCATION



CHAPTER THREE

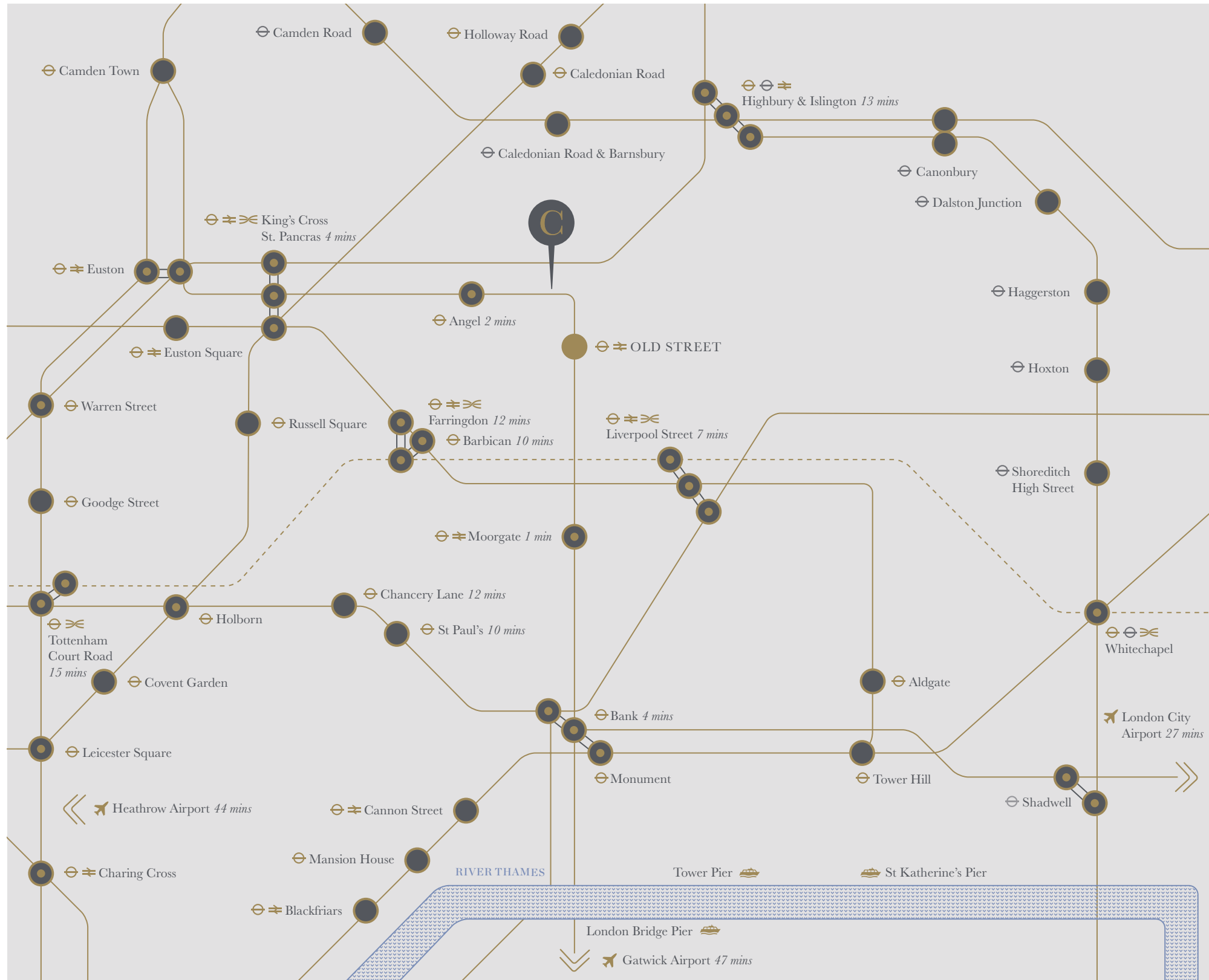
The CENTRE OF YOUR CITY

City Wharf is ideally placed within easy walking distance of London's financial heart and business district. Numerous transport links in every direction extend to further parts of London, major airports and stations and Old Street tube station provides access to London Liverpool Street in seven minutes*.

With the gleaming skyscrapers in the City just a stone's throw away, this area of London continues to attract some of the world's most innovative, creative and progressive occupiers.

Left: 30 St Mary Axe

* Journey times from Old Street Station (Zone 1)
Source: TfL



- London Underground
- London Overground
- National Rail
- Crossrail (expected 2018)

Map not to scale
 Journey times from Old Street Station (Zone 1)
 Source: TfL

Located just off City Road, on the borders of Islington and Hackney, City Wharf is within a ten minute walk of two Underground stations, Angel and Old Street and an overground station, Shoreditch High Street.

Fifteen minutes away, the spectacularly regenerated St. Pancras and King's Cross stations, offer gateways to Europe and the north of England. Nearby Farringdon station will also form a key part of London's high-speed Crossrail network from 2018.

OLD STREET	4 mins	10 mins	14 mins	4 mins
SHOREDITCH HIGH STREET	9 mins	15 mins	25 mins	7 mins
LIVERPOOL STREET	9 mins	17 mins	25 mins	10 mins
OXFORD CIRCUS	25 mins	27 mins	51 mins	18 mins
KING'S CROSS	9 mins	19 mins	28 mins	11 mins
COVENT GARDEN	19 mins	33 mins	42 mins	20 mins

Journeys within the table are calculated from City Wharf (Zone 1)
 Source: google maps and TfL

Unrivalled
CONNECTIONS



London's
CREATIVE
HEART

Islington, long a magnet for writers, artists and bohemians, boasts a thriving theatre scene and London's best antiques shopping. There's a whole journey of discovery to be explored, from elegant Georgian squares along the peaceful Regent's Canal, through to Clerkenwell and its historic Smithfield Market.

Hoxton and Shoreditch are some of London's trendiest districts, where historic buildings and warehouses are now design agencies, magazine headquarters and media companies. Top fashion houses including Christian Louboutin, Vivienne Westwood and Ralph Lauren have targeted the area for new branches of their upmarket boutiques while Old Street sees City pinstripes mingle with the extravagant fashions of the avant-garde.

Left: Broadway Market



Old Spitalfield's Market



Clockwise from top: Pierre Marcolini Chocolatier, Regent's Canal, Boxpark, Towpath Garden



CHAPTER FOUR

Canalside LIVING

It is unusual to find, so close to the City, such a calm pocket of canalside living. Somewhere that offers the opportunity of traffic-free walking, jogging or cycling along historic towpaths and walkways.

Regent's Canal towpath

~ CITY WHARF ~

LIFESTYLE

CHAPTER FOUR

RETAIL

at your
FINGERTIPS

The area has always been famed for its independent stores but over the past decade, the area has grown into a shopping destination to rival the traditional spending meccas of the West End.

Redchurch Street houses stylish boutiques and luxury streetwear designers alongside cutting edge fashion brands. Maison Trois Garcons, with its antique homewares; Luna & Curious, curated by young artisans; and up-to-the minute mens' fashion at Hostern are just a few of the hot names. House of Hackney offers luxurious British-designed interiors and fashion whilst a culture of 'pop up' shops allows NI to remain at the cutting edge of fashion.

Right: Folk Clothing, Brick Lane



CHAPTER FOUR

CULTURE

on your doorstep

Living at City Wharf allows you to make the most of what London has to offer. For film buffs, there's Everyman Screen on the Green in Islington where you can swap your soft drink for a glass of red wine and a slice of freshly made pizza.

Art lovers can see a diverse programme of international artists at the Parasol Film Unit for Contemporary Art, or view modern installations of emerging artists at the neighbouring Victoria Miro Gallery. Rivington Place gallery hosts a hive of activity and artistic programmes throughout the year whilst Sadler's Wells presents a vibrant year-round programme of dance of every kind.

There's history too at the London Canal Museum and the Geffrye Museum.



From top: Victoria Miro Gallery, Wharf Road, Sadler's Wells Theatre, Islington

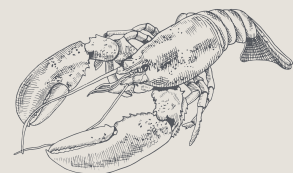
CHAPTER FOUR

A wealth OF WORLD CUISINE

Old favourites and fashionable newcomers. Food from all corners of the world. Jamie Oliver headed to N1 with his groundbreaking 'restaurant as social enterprise' concept, with good reason. This is where the pioneers of the world restaurants want to prove themselves.

Shoreditch House, Hawksmoor, Beagle, The Modern Pantry – all offer some of the finest dining experiences in the area. Top gastropubs include the Duke of Cambridge, the Island Queen and the Charles Lamb Pub & Kitchen, whilst Dishoom offers Bombay-style cuisine in elegant brasserie surroundings. Soho House's Pizza East serves famed wood oven pizzas and fresh antipasti in a former tea warehouse and the Sir Terence Conran designed restaurant at Boundary serves one delectable treat after another in one of Shoreditch's most fashionable hangouts.

Right: Beagle, Hoxton



CHAPTER FOUR

Time for **DRINKS**

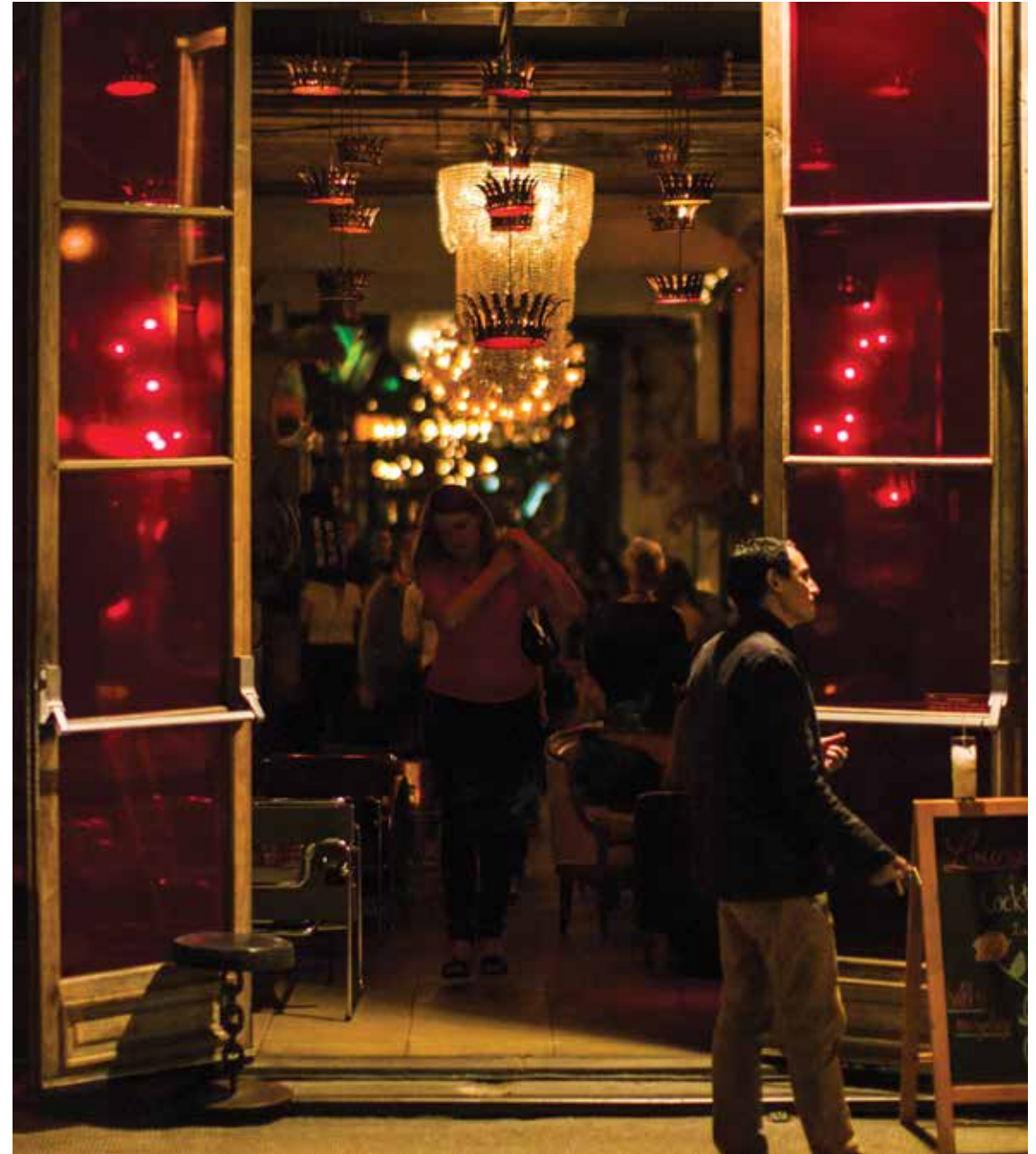
Whatever your taste, there's something here for you. Showcasing both craft ales and the timelessness of the great British pub, the nearby Wenlock Arms, The Eagle and The Narrowboat are welcoming to all.

Shoreditch and Old Street exhibit the influences of bar culture from around the world, whether you fancy a whisky sour and jazz at a speakeasy like Nightjar, sampling Belgian beers at The Reliance, or simply exploring the newest venues such as Dragon, Loungelover and Zigfrid von Underbelly. There's something for everybody in this vibrant part of London.

Nightjar, City Road



Clockwise from top left: Jamie Oliver's Fifteen, 8 Hoxton Square, Electricity Showrooms, The Elk in the Woods



Beach Blanket Babylon Shoreditch



Courtyards

CITY WHARF

CHAPTER FIVE

“A CALM SPACE
*alongside the canal’s
tranquil waters*”

—
Stephen Marshall Architects



- CITY WHARF -

STUDIO PLY

CHAPTER SIX

Welcome HOME

The boutique interiors at City Wharf have been carefully designed and configured to promote the canalside views and offer contemporary materials. Every aspect has been crafted to consider the smallest detail with a colour scheme that pays homage to the industrial heritage of the location.



—
Typical living area



—
Typical living area
& kitchen



—
Typical master bedroom



Typical bathroom



Typical master bedroom

SPECIFICATION

Interior finishes

- Shannon oak honey laminate flooring to hallway, living room and kitchen
- Lusso silk effect carpet to bedrooms

Kitchen/Living areas

- Bespoke lacquer kitchens
- Staron kitchen worktop
- Hotpoint washer dryer
- Built-in single oven
- Zanussi appliances including:
 - *Touch control ceramic 4 burner hob*
 - *Integrated extractor hood*
 - *Integrated fridge freezer*
 - *Integrated dishwasher*
- Undermounted bowl and a half stainless steel sink (single bowl in studio and one bedroom apartments)
- Hansgrohe Axor Citterio single level kitchen mixer tap

Bedrooms

- Full height built-in wardrobe finished in white gloss (subject to apartment type)

Ensuites

- Ceramic floor and wall tiling
- Semi-recessed Villeroy & Boch washbasin
- Stone resin shower tray by Kermi
- Bespoke wall hung vanity unit with mirrored doors
- Overhead shower head and arm
- Wall mounted white Villeroy & Boch WC with soft close seat and dual flush plate
- Chrome heated towel rail, robe hook and toilet roll holder

Bathrooms

- Ceramic floor and wall tiling
- Semi-recessed Villeroy & Boch washbasin
- Bespoke wall hung vanity unit with mirrored doors
- Glass screen to shower bath
- Overhead shower head, arm and thermostatic controls
- Wall mounted bath and shower mixer
- Wall mounted white Villeroy & Boch WC with soft close seat and dual flush plate
- Chrome heated towel rail, robe hook and toilet roll holder

Electrical

- Energy efficient downlights
- Video door entry

Heating & hot water

- Combined heat and water power from centralised system
- Hot water supplied by centralised boiler system
- Smart metering
- Underfloor heating

Communal areas

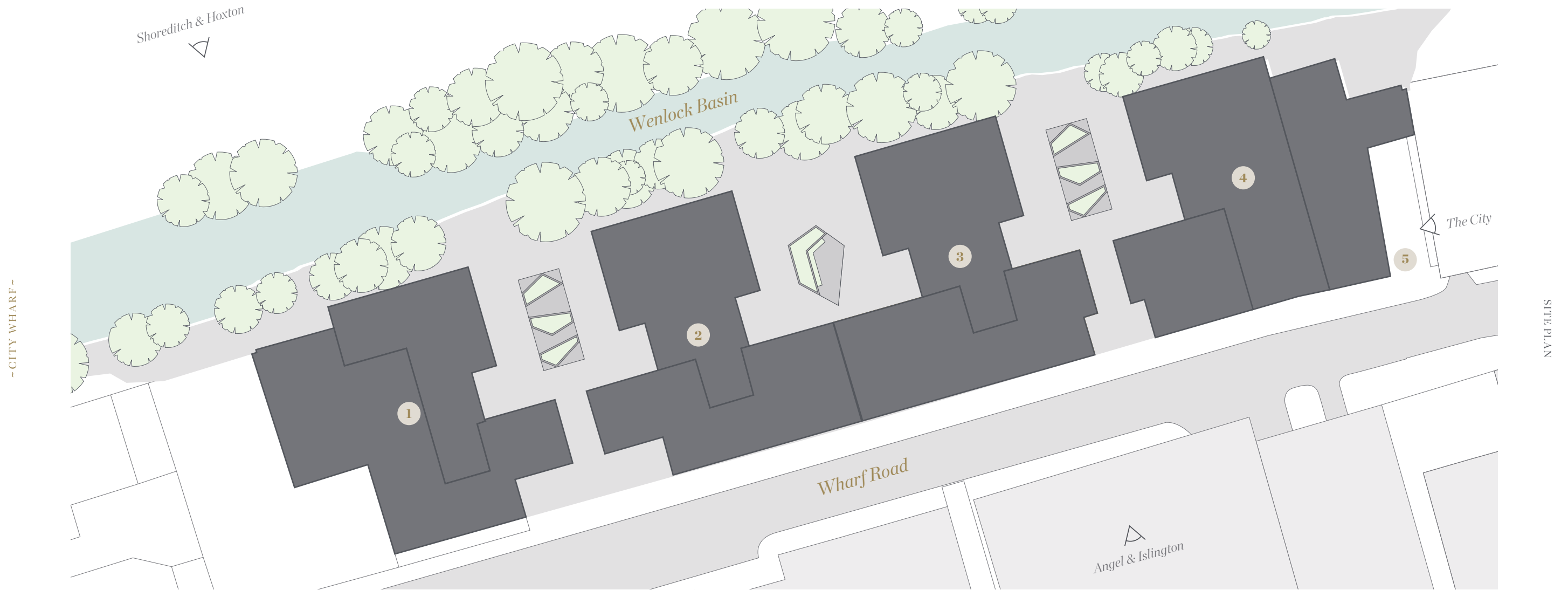
- Resident's roof terrace to each block
- Landscaped communal courtyard gardens
- Cycle storage with secure access
- Residential cores served by passenger lifts
- On-site CCTV

Sustainability features

- Code for Sustainable Homes Level 4
- Sedum green roofs
- Combined heat and power system
- Low energy LED lighting
- Smart energy meters

CITY WHARF

Site plan



- 1 THE MERCHANT Building
- 2 THE COOPER Building
- 3 THE SADDLER Building
- 4 THE FORGE Building
- 5 Basement car park entrance

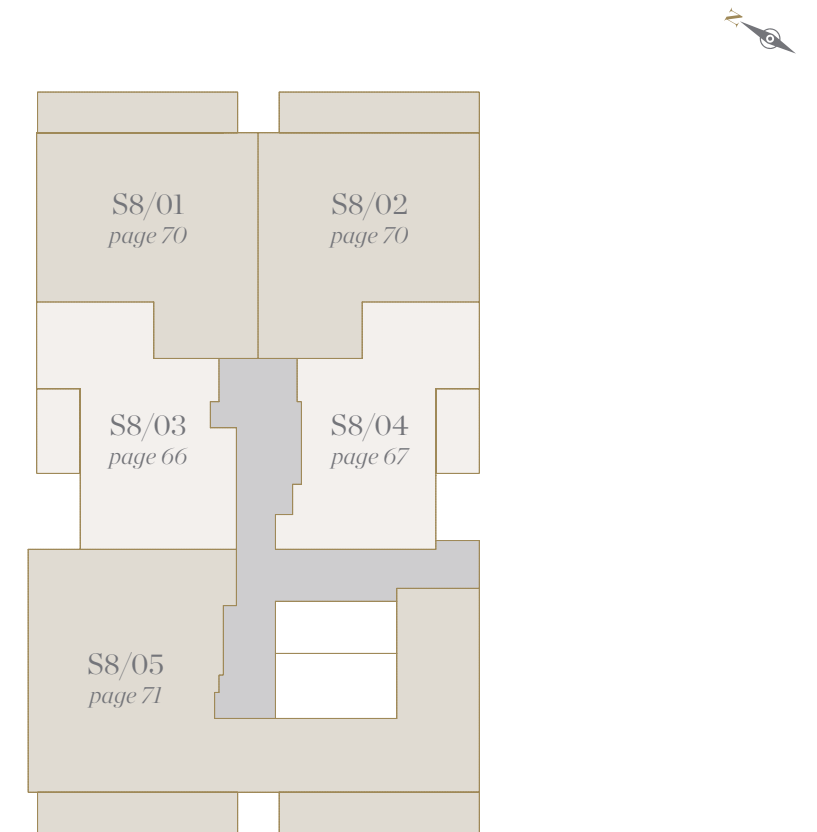


THE FORGE
BUILDING
Apartments

EIGHTH FLOOR

Directory & floorplate

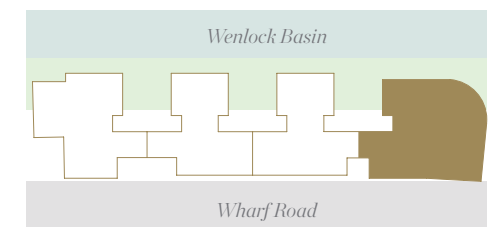
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S8/01	2	624 sq ft / 58 sq m	105 sq ft / 10 sq m	729 sq ft / 68 sq m	70
S8/02	2	624 sq ft / 58 sq m	105 sq ft / 10 sq m	729 sq ft / 68 sq m	70
S8/03	1	516 sq ft / 48 sq m	46 sq ft / 4 sq m	562 sq ft / 52 sq m	66
S8/04	1	495 sq ft / 46 sq m	46 sq ft / 4 sq m	541 sq ft / 50 sq m	67
S8/05	2	1,076 sq ft / 100 sq m	1,216 sq ft / 113 sq m	2,292 sq ft / 213 sq m	71



THE FORGE BUILDING Eighth Floor

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. All L-shaped wardrobes with door openings less than 1000mm will have hinged doors. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

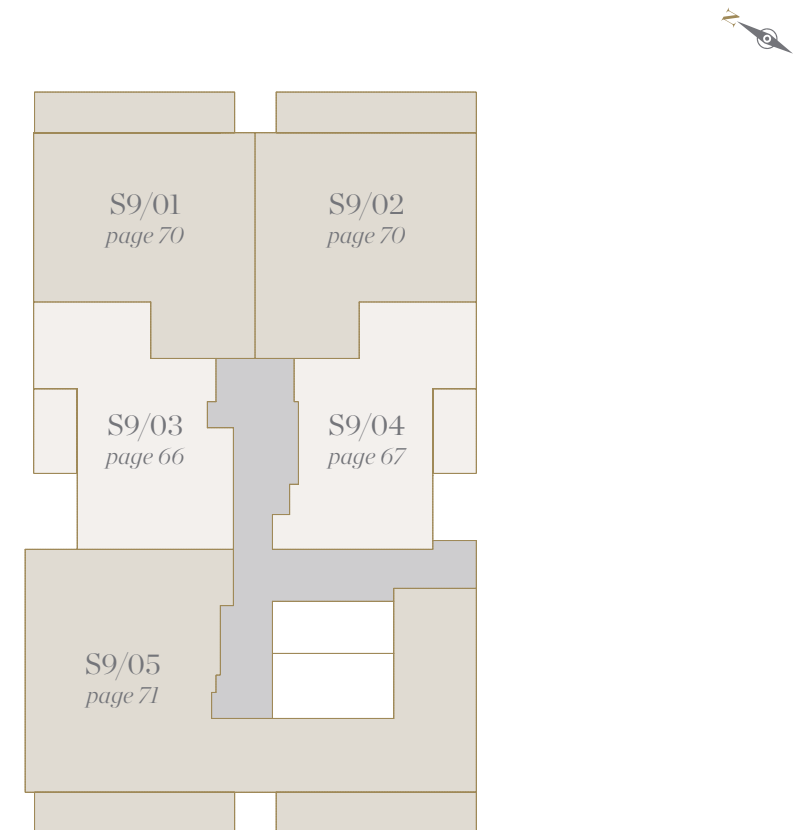
- ONE BED Apartments
- TWO BED Apartments
- THREE BED Apartments
- COMMUNAL



NINTH FLOOR

Directory & floorplate

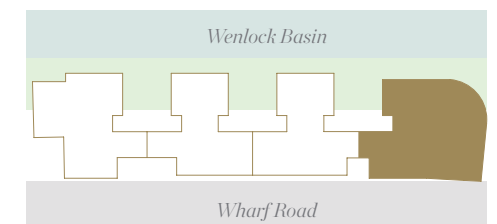
APT. Number	BEDS Number	INTERNAL AREA Total	EXTERNAL AREA Total	COMBINED AREA Total	PAGE Number
S9/01	2	624 sq ft / 58 sq m	105 sq ft / 10 sq m	729 sq ft / 68 sq m	70
S9/02	2	624 sq ft / 58 sq m	105 sq ft / 10 sq m	729 sq ft / 68 sq m	70
S9/03	1	516 sq ft / 48 sq m	46 sq ft / 4 sq m	562 sq ft / 52 sq m	66
S9/04	1	495 sq ft / 46 sq m	46 sq ft / 4 sq m	541 sq ft / 50 sq m	67
S9/05	2	1,076 sq ft / 100 sq m	210 sq ft / 20 sq m	1,286 sq ft / 120 sq m	71



THE FORGE BUILDING Ninth floor

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. All L-shaped wardrobes with door openings less than 1000mm will have hinged doors. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.

- ONE BED Apartments
- THREE BED Apartments
- COMMUNAL



ONE BEDROOM

Apartments



TYPE A33

Apartment area 516 sq ft/48 sq m

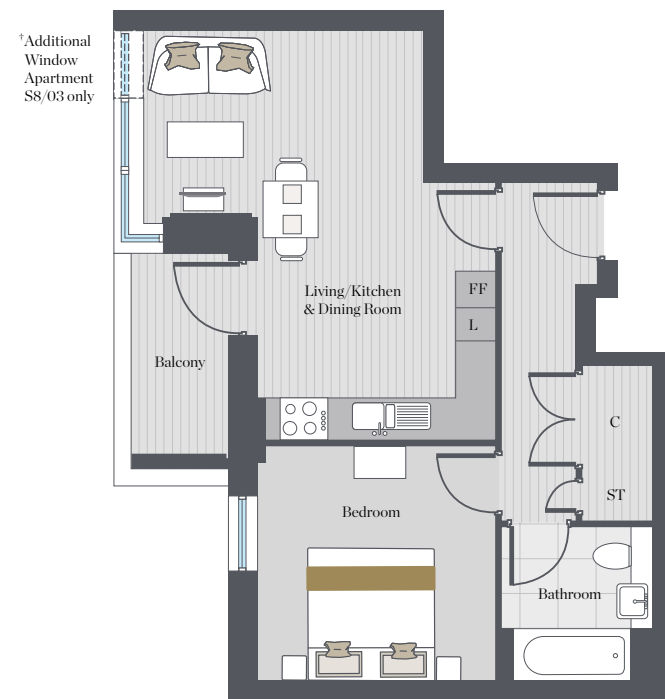
Living/Kitchen & Dining	19' 3" x 11' 4"	5,890 x 3,460 mm
Bedroom 1	11' 4" x 11' 0"	3,460 x 3,350 mm
Total external area	46 sq ft	4 sq m

Floor 9	S9/03
Floor 8	S8/03

Wenlock Basin



Wharf Road



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

TYPE A21

Apartment area 495 sq ft/46 sq m

Living/Kitchen & Dining	18' 4" x 13' 1"	5,610 x 4,010 mm
Bedroom 1	12' 0" x 9' 8"	3,640 x 2,970 mm
Total external area	46 sq ft	4 sq m

Floor 9	S9/04
Floor 8	S8/04

Wenlock Basin



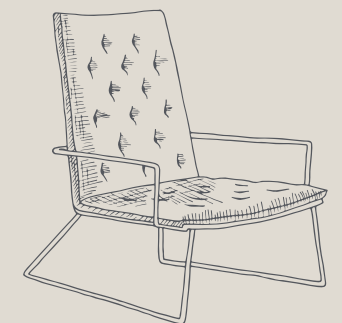
Wharf Road



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

TWO BEDROOM

Apartments



TWO BEDROOM APARTMENTS

TYPE A20H

Apartment area 624 sq ft/58 sq m

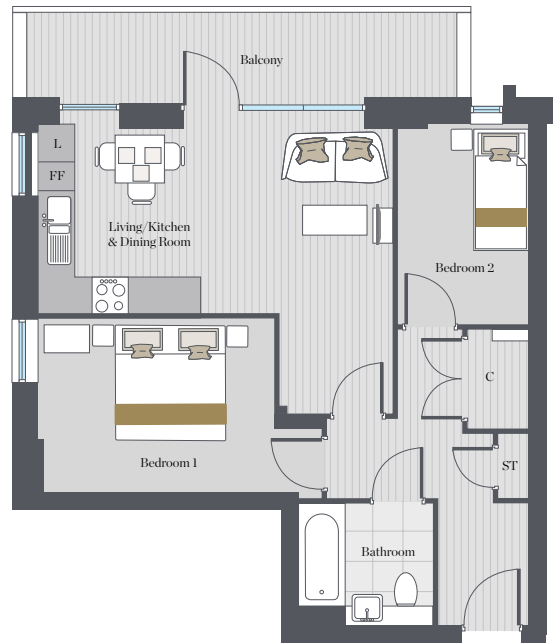
Living/Kitchen & Dining	19' 3" x 16' 4"	5,870 x 4,990 mm
Bedroom 1	15' 0" x 9' 4"	4,590 x 2,850 mm
Bedroom 2	10' 10" x 7' 1"	3,310 x 2,160 mm
Total external area	105 sq ft	10 sq m

Floor 9	S9/01
Floor 8	S8/01

Wenlock Basin



Wharf Road



TWO BEDROOM APARTMENTS

TYPE A35

Apartment area 1,076 sq ft/100 sq m

Living	34' 7" x 9' 6"	10,550 x 2,900 mm
Kitchen & Dining	25' 0" x 8' 5"	7,640 x 2,570 mm
Bedroom 1	12' 0" x 11' 8"	3,670 x 3,570 mm
Bedroom 2	12' 10" x 11' 8"	3,920 x 3,560 mm
Total external area	210 sq ft	20 sq m (S9/05)
Total external area	1,216 sq ft	113 sq m (S8/05)

Floor 9	S9/05
Floor 8	S8/05

Wenlock Basin



Wharf Road



*Steps and Door applicable to Apartment S8/05 only

*Apartment 59/05 only

TYPE A20

Apartment area 624 sq ft/58 sq m

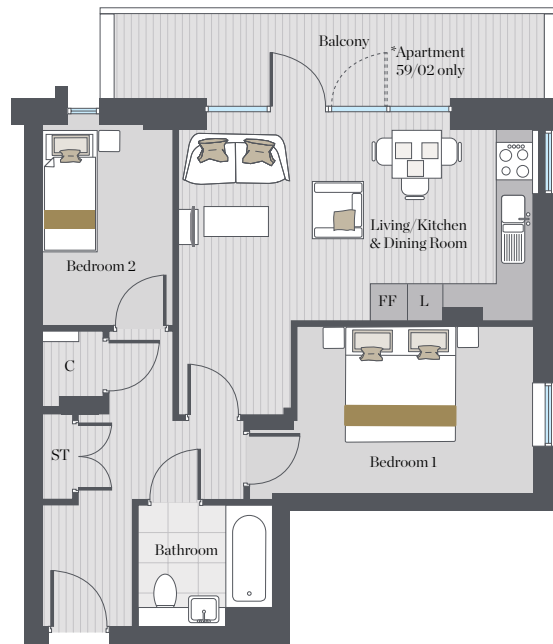
Living/Kitchen & Dining	19' 1" x 16' 4"	5,830 x 5,000 mm
Bedroom 1	15' 3" x 9' 0"	4,670 x 2,750 mm
Bedroom 2	10' 10" x 7' 1"	3,310 x 2,160 mm
Total external area	105 sq ft	10 sq m

Floor 9	S9/02
Floor 8	S8/02

Wenlock Basin



Wharf Road



*Apartment S9/02 only

*Apartment 59/02 only

- Key
- ST - Storage
 - C - Cupboard
 - W - Wardrobe
 - FF - Fridge freezer
 - L - Larder cupboard

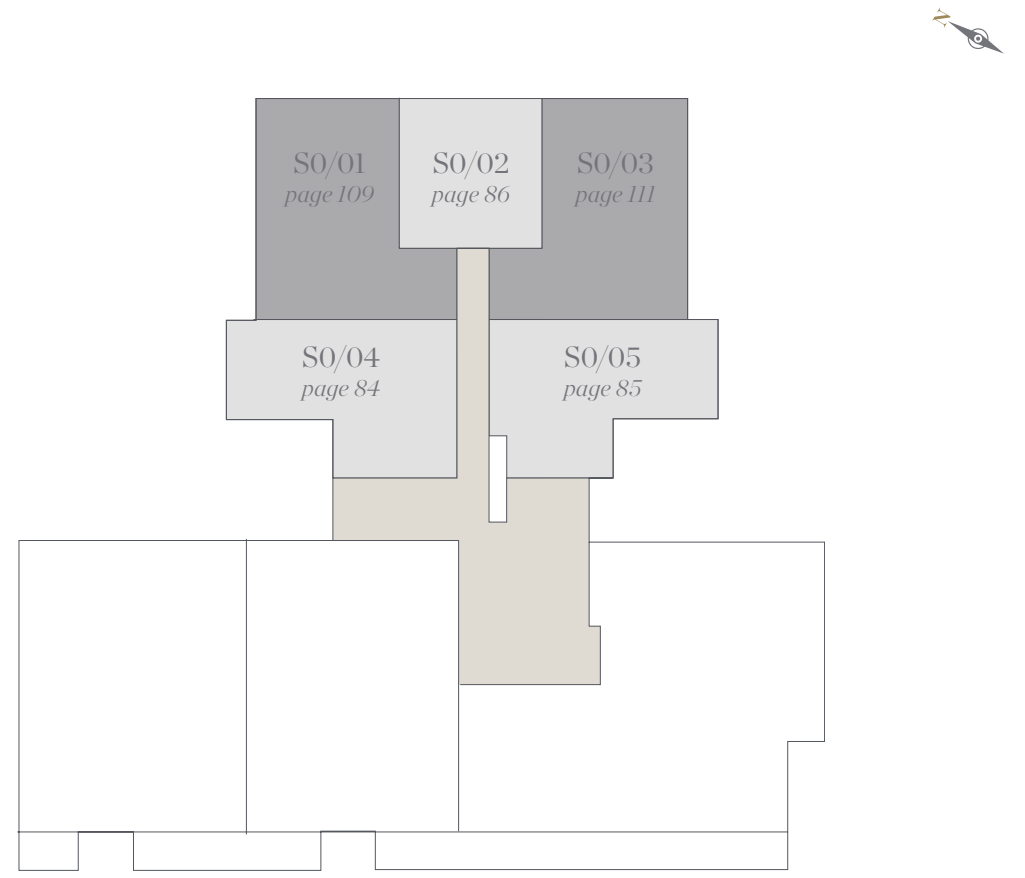
THE SADDLER
BUILDING
Apartments

GROUND FLOOR

Directory & floorplate

APT. Number	BEDS Number	INTERNAL AREA Total	EXTERNAL AREA Total	COMBINED AREA Total	PAGE Number
S0/01	3	872 sq ft / 81 sq m	—	872 sq ft / 81 sq m	109
S0/02	1	506 sq ft / 47 sq m	—	506 sq ft / 47 sq m	86
S0/03	3	882 sq ft / 82 sq m	—	882 sq ft / 82 sq m	111
S0/04	1	678 sq ft / 63 sq m	—	678 sq ft / 63 sq m	84
S0/05	1	656 sq ft / 61 sq m	—	656 sq ft / 61 sq m	85

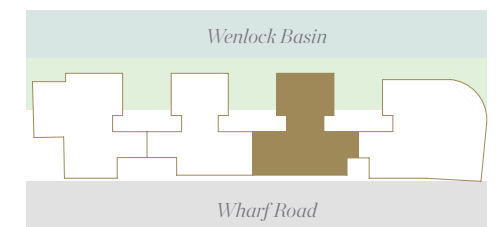
~ CITY WHARF ~



THE SADDLER BUILDING Ground floor

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- STUDIO/ONE BED Apartments
- TWO BED Apartments
- THREE BED Apartments
- COMMUNAL
- COMMERCIAL Units



FIRST FLOOR

Directory & floorplate

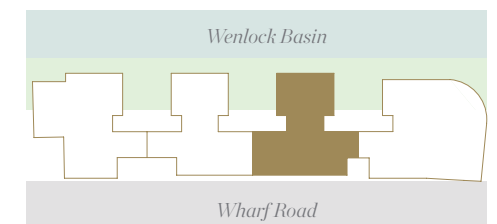
APT. Number	BEDS Number	INTERNAL AREA Total	EXTERNAL AREA Total	COMBINED AREA Total	PAGE Number
S1/01	2	753 sq ft / 70 sq m	—	753 sq ft / 70 sq m	97
S1/02	2	925 sq ft / 86 sq m	—	925 sq ft / 86 sq m	99
S1/03	2	829 sq ft / 77 sq m	—	829 sq ft / 77 sq m	96
S1/04	1	549 sq ft / 51 sq m	—	549 sq ft / 51 sq m	89
S1/05	2	742 sq ft / 69 sq m	53 sq ft / 5 sq m	795 sq ft / 74 sq m	100
S1/06	3	1,054 sq ft / 98 sq m	81 sq ft / 7 sq m	1,135 sq ft / 105 sq m	108
S1/07	3	872 sq ft / 81 sq m	58 sq ft / 5 sq m	930sq ft / 86 sq m	110
S1/08	1	506 sq ft / 47 sq m	58 sq ft / 5 sq m	564 sq ft / 52 sq m	87
S1/09	3	882 sq ft / 82 sq m	58 sq ft / 5 sq m	940 sq ft / 87 sq m	112
S1/10	2	796 sq ft / 74 sq m	68 sq ft / 6 sq m	864 sq ft / 80 sq m	105
S1/11	2	764 sq ft / 71 sq m	68 sq ft / 6 sq m	832 sq ft / 77 sq m	103

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THE SADDLER BUILDING First floor

- STUDIO/ONE BED Apartments
- TWO BED Apartments
- THREE BED Apartments
- COMMUNAL



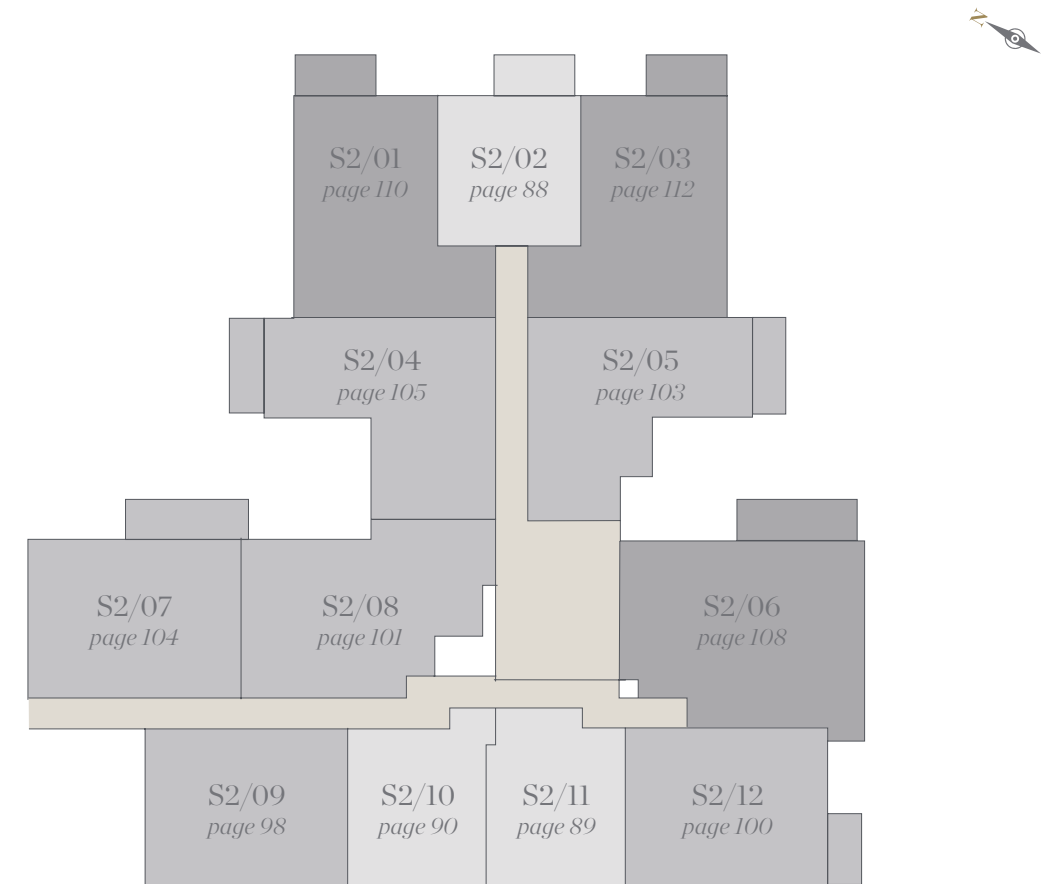
SECOND FLOOR

Directory & floorplate

APT. Number	BEDS Number	INTERNAL AREA Total	EXTERNAL AREA Total	COMBINED AREA Total	PAGE Number
S2/01	3	872 sq ft / 81 sq m	58 sq ft / 5 sq m	930sq ft / 86 sq m	110
S2/02	1	506 sq ft / 47 sq m	58 sq ft / 5 sq m	564 sq ft / 53 sq m	88
S2/03	3	882 sq ft / 82 sq m	58 sq ft / 5 sq m	940 sq ft / 87 sq m	112
S2/04	2	796 sq ft / 74 sq m	68 sq ft / 6 sq m	864 sq ft / 80 sq m	105
S2/05	2	764 sq ft / 71 sq m	68 sq ft / 6 sq m	832 sq ft / 77 sq m	103
S2/06	3	1,044 sq ft / 97 sq m	81 sq ft / 7 sq m	1,125 sq ft / 104 sq m	108
S2/07	2	818 sq ft / 76 sq m	87 sq ft / 8 sq m	905 sq ft / 84 sq m	104
S2/08	2	979 sq ft / 91 sq m	—	979 sq ft / 91 sq m	101
S2/09	2	775 sq ft / 72sq m	—	775 sq ft / 72 sq m	98
S2/10	1	549 sq ft / 51 sq m	—	549 sq ft / 51 sq m	90
S2/11	1	549 sq ft / 51 sq m	—	549 sq ft / 51 sq m	89
S2/12	2	742 sq ft / 69 sq m	53 sq ft / 5 sq m	795 sq ft / 74 sq m	100

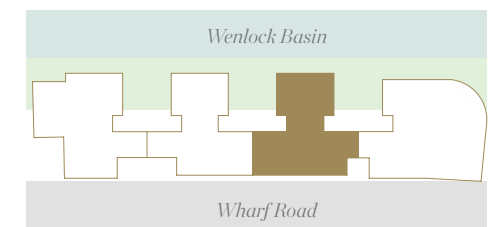
~ CITY WHARF ~

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. All L-shaped wardrobes with door openings less than 1000mm will have hinged doors. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.



THE SADDLER BUILDING Second Floor

- STUDIO/ONE BED Apartments
- TWO BED Apartments
- THREE BED Apartments
- COMMUNAL

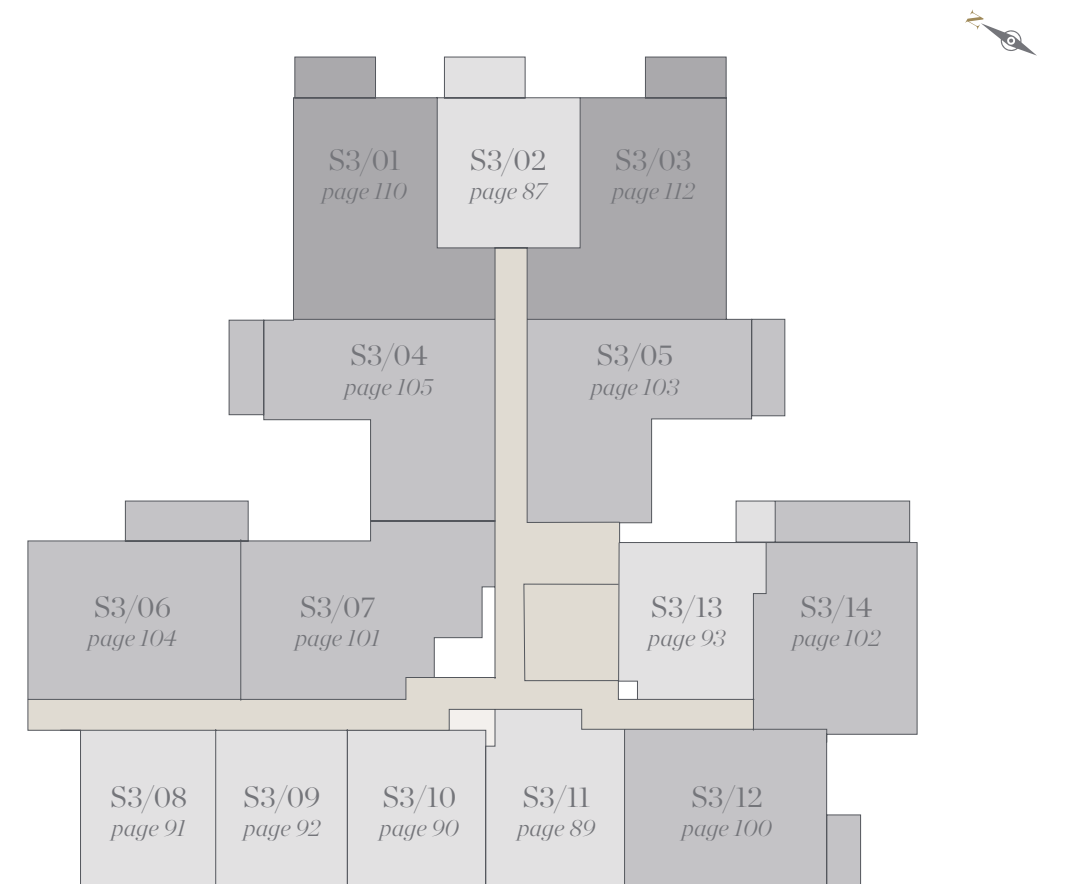


THIRD FLOOR

Directory & floorplate

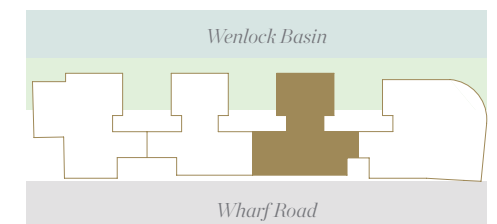
APT. Number	BEDS Number	INTERNAL AREA Total	EXTERNAL AREA Total	COMBINED AREA Total	PAGE Number
S3/01	3	872 sq ft / 81 sq m	58 sq ft / 5 sq m	930sq ft / 86 sq m	110
S3/02	1	506 sq ft / 47 sq m	58 sq ft / 5 sq m	564 sq ft / 52 sq m	87
S3/03	3	872 sq ft / 81 sq m	58 sq ft / 5 sq m	930 sq ft / 86 sq m	112
S3/04	2	796 sq ft / 74 sq m	68 sq ft / 6 sq m	864 sq ft / 80 sq m	105
S3/05	2	764 sq ft / 71 sq m	68 sq ft / 6 sq m	832 sq ft / 77 sq m	103
S3/06	2	818 sq ft / 76 sq m	87 sq ft / 8 sq m	905 sq ft / 84 sq m	104
S3/07	2	979 sq ft / 91 sq m	—	979 sq ft / 91 sq m	101
S3/08	1	506 sq ft / 47 sq m	—	506 sq ft / 47 sq m	91
S3/09	1	506 sq ft / 47 sq m	—	506 sq ft / 47 sq m	92
S3/10	1	549 sq ft / 51 sq m	—	549 sq ft / 51 sq m	90
S3/11	1	549 sq ft / 51 sq m	—	549 sq ft / 51 sq m	89
S3/12	2	742 sq ft / 69 sq m	53 sq ft / 5 sq m	795 sq ft / 74 sq m	100
S3/13	1	506 sq ft / 47 sq m	30 sq ft / 3 sq m	536 sq ft / 50 sq m	93
S3/14	2	721 sq ft / 67 sq m	93 sq ft / 9 sq m	814 sq ft / 76 sq m	102

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. All L-shaped wardrobes with door openings less than 1000mm will have hinged doors. Window arrangements may vary from floor to floor. Please speak to your sales executive for details.



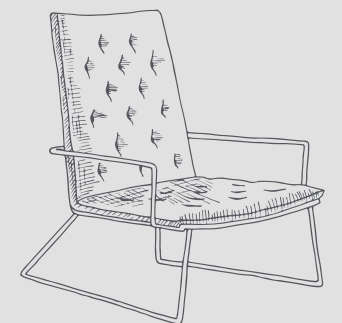
THE SADDLER BUILDING Third floor

- STUDIO/ONE BED Apartments
- TWO BED Apartments
- THREE BED Apartments
- COMMUNAL



ONE BEDROOM

Apartments



ONE BEDROOM APARTMENTS

TYPE BC1 (WC)

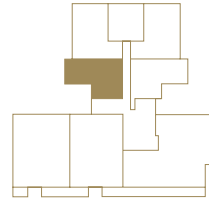
Apartment area 678 sq ft / 63 sq m

Living/Kitchen & Dining 24' 4" x 13' 5" 7,430 x 4,100 mm

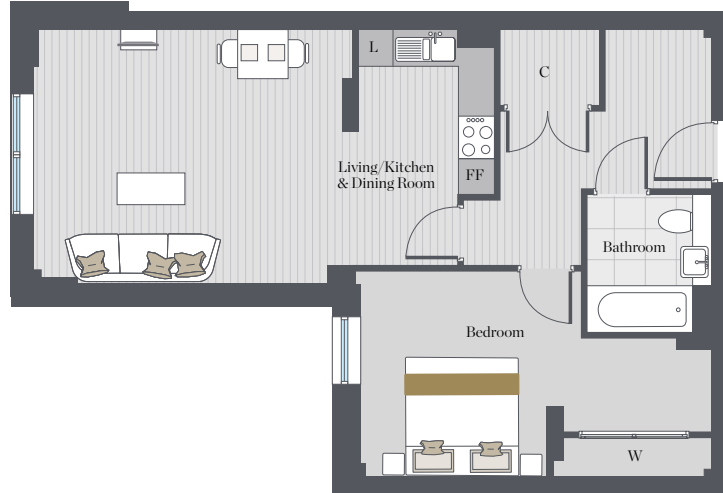
Bedroom 1 18' 7" x 10' 9" 5,680 x 3,280 mm

Ground S0/04

Wenlock Basin



Wharf Road



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

TYPE BC1 (WC) H

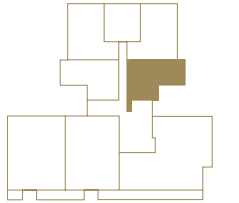
Apartment area 656 sq ft / 61 sq m

Living/Kitchen & Dining 24' 4" x 13' 5" 7,430 x 4,100 mm

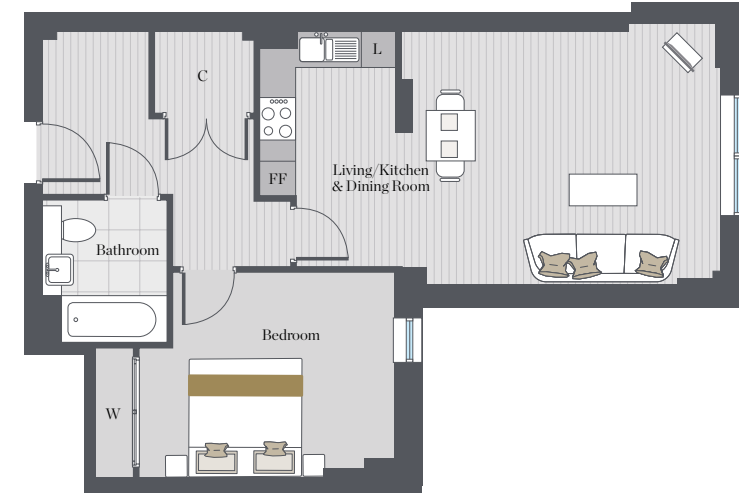
Bedroom 1 13' 5" x 10' 9" 4,110 x 3,290 mm

Ground S0/05

Wenlock Basin



Wharf Road



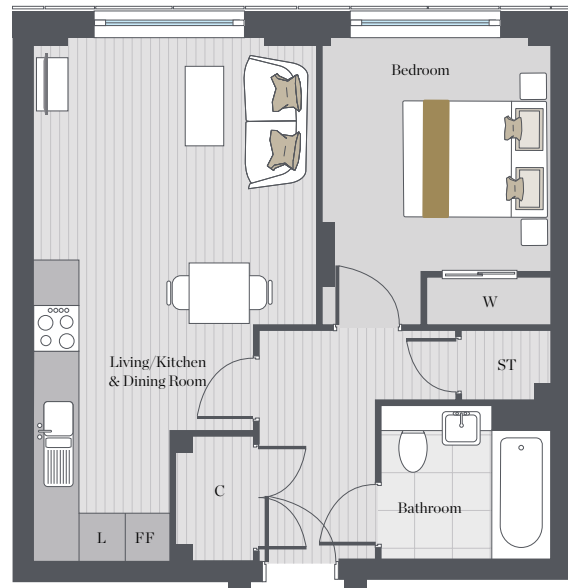
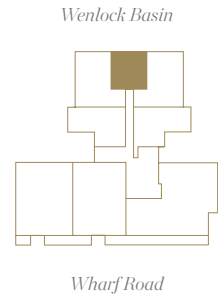
Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

TYPE B1

Apartment area 506 sq.ft/47 sq.m

Living/Kitchen & Dining	22' 6" x 12' 2"	6,870 x 3,720 mm
Bedroom 1	12' 4" x 9' 9"	3,760 x 2,980 mm

Ground S0/02



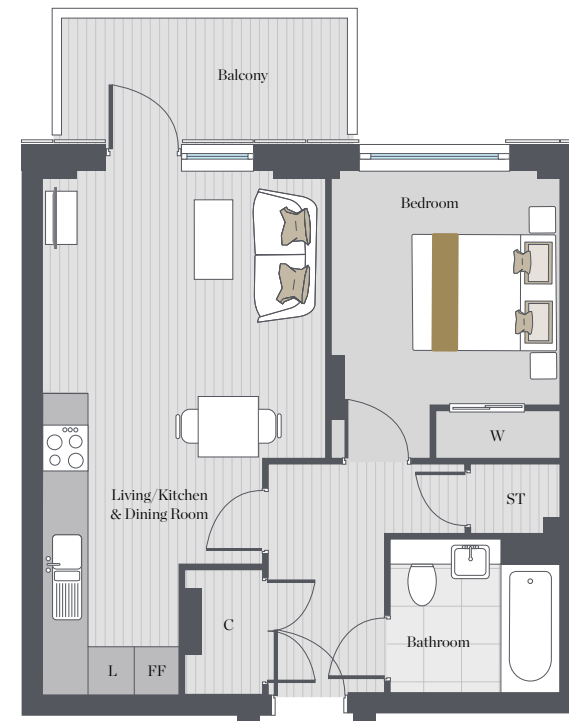
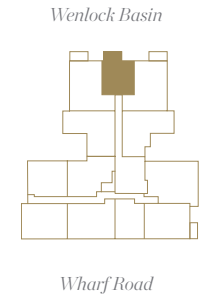
Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

TYPE B1

Apartment area 506 sq.ft/47 sq.m

Living/Kitchen & Dining	22' 6" x 12' 2"	6,870 x 3,720 mm
Bedroom 1	12' 4" x 9' 9"	3,770 x 2,980 mm
Total external area	58 sq.ft	5 sq.m

Floor 3 S3/02
 Floor 1 S1/08



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

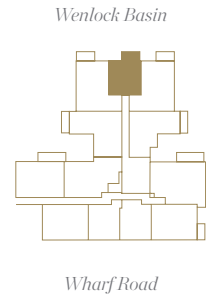
ONE BEDROOM APARTMENTS

TYPE B1

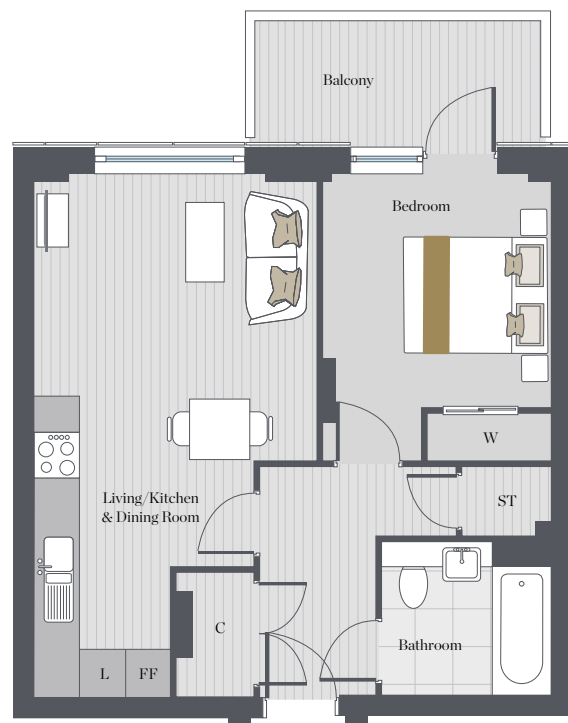
Apartment area 506 sq.ft/47 sq.m

Living/Kitchen & Dining	22' 6" x 12' 2"	6,870 x 3,720 mm
Bedroom 1	12' 4" x 9' 9"	3,770 x 2,980 mm
Total external area	58 sq ft	5 sq m

Floor 3 S2/02



Wharf Road



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

~ CITY WHARF ~

ONE BEDROOM APARTMENTS

TYPE B5 (WC)

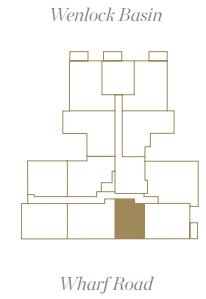
Apartment area 549 sq.ft/51 sq.m

Living/Kitchen & Dining	24' 1" x 10' 1"	7,350 x 3,100 mm
Bedroom 1	13' 9" x 11' 1"	4,210 x 3,400 mm

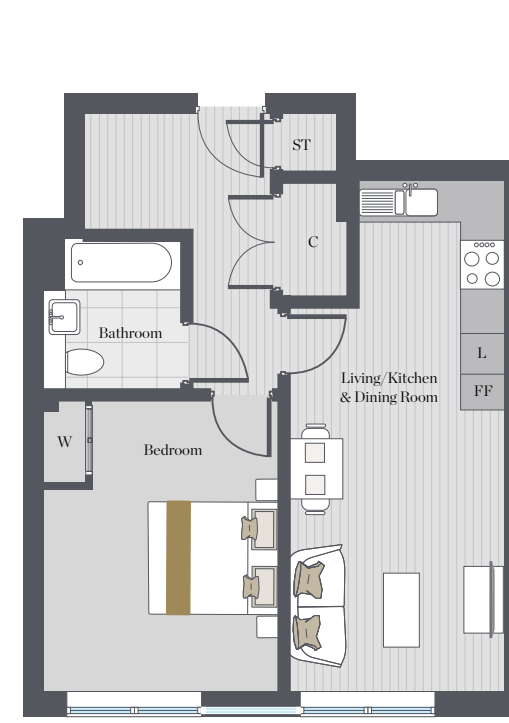
Floor 3 S3/11

Floor 2 S2/11

Floor 1 S1/04



Wharf Road



Glazed Spandrel Panel to Apartment S1/04 only

Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

THE SADDLER BUILDING One bedroom apartments

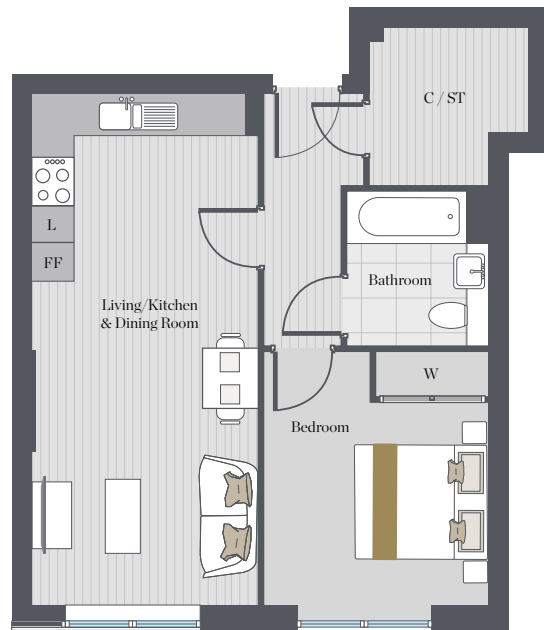
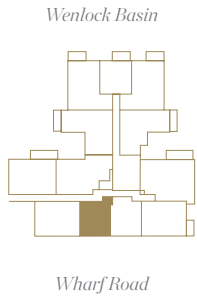
ONE BEDROOM APARTMENTS

TYPE B9

Apartment area 549 sq.ft/51 sq m*

Living/Kitchen & Dining	24' 1" x 10' 7"	7,350 x 3,230 mm
Bedroom 1	12' 0" x 10' 6"	3,640 x 3,210 mm

Floor 9	S3/10
Floor 8	S2/10



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

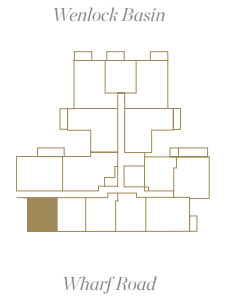
ONE BEDROOM APARTMENTS

TYPE BC6

Apartment area 506 sq.ft/47 sq m

Living/Kitchen & Dining	24' 1" x 10' 4"	7,350 x 3,150 mm
Bedroom 1	12' 5" x 10' 4"	3,800 x 3,160 mm

Floor 3	S3/08
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Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

ONE BEDROOM APARTMENTS

TYPE BC6 (H)

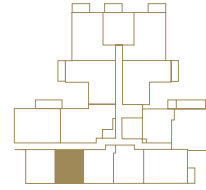
Apartment area 506 sq.ft/47 sq.m

Living/Kitchen & Dining	23' 1" x 9' 8"	7,050 x 2,960 mm
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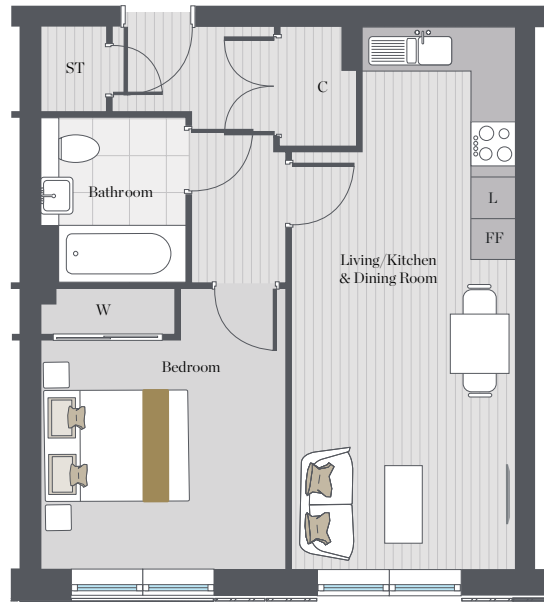
Bedroom 1	12' 8" x 11' 0"	3,870 x 3,360 mm
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Floor 3 S3/09

Wenlock Basin



Wharf Road



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

ONE BEDROOM APARTMENTS

TYPE BC6 (S)

Apartment area 506 sq.ft/47 sq.m

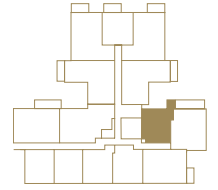
Living/Kitchen & Dining	24' 4" x 12' 0"	7,430 x 3,650 mm
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Bedroom 1	13' 2" x 10' 1"	4,040 x 3,090 mm
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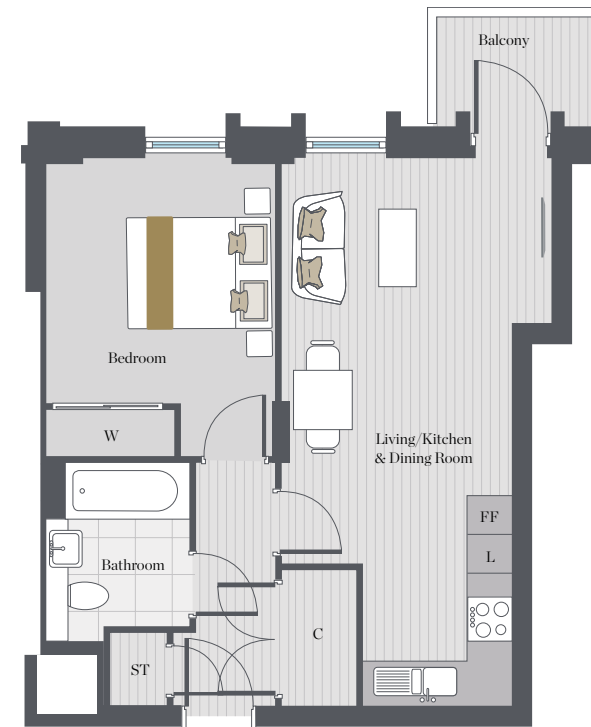
Total external area	30 sq.ft	3 sq.m
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Floor 3 S3/13

Wenlock Basin



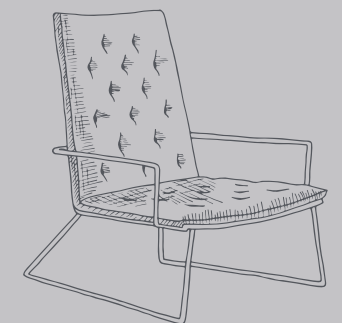
Wharf Road



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

TWO BEDROOM

Apartments

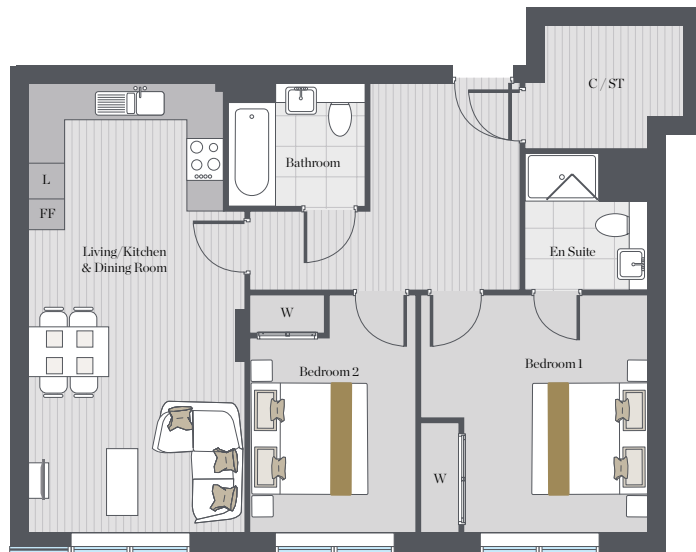
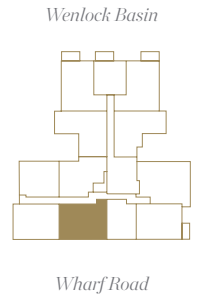


TYPE B4 (WC)

Apartment area 829 sq ft / 77 sq m

Living/Kitchen & Dining	24' 1" x 11' 7"	7,350 x 3,530 mm
Bedroom 1	12' 8" x 12' 1"	3,880 x 3,700 mm
Bedroom 2	12' 8" x 8' 10"	3,880 x 2,690 mm

Floor 1 SI/03



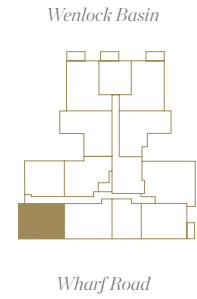
Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

TYPE BC15

Apartment area 753 sq ft / 70 sq m

Living/Kitchen & Dining	24' 1" x 11' 10"	7,350 x 3,630 mm
Bedroom 1	12' 8" x 9' 4"	3,870 x 2,860 mm
Bedroom 2	13' 4" x 9' 1"	4,080 x 2,780 mm

Floor 1 SI/01



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

TWO BEDROOM APARTMENTS

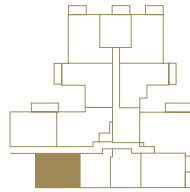
TYPE BC8

Apartment area 775 sq ft / 72 sq m

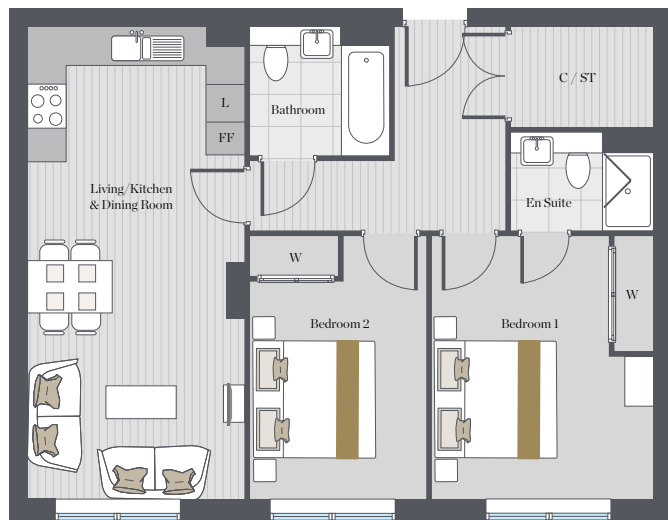
Living/Kitchen & Dining	24' 1" x 11' 1"	7,350 x 3,380 mm
Bedroom 1	13' 4" x 11' 3"	4,080 x 3,440 mm
Bedroom 2	13' 4" x 8' 10"	4,080 x 2,710 mm

Floor 2 S2/09

Wenlock Basin



Wharf Road



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

TWO BEDROOM APARTMENTS

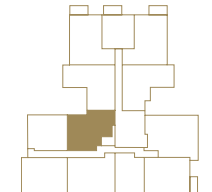
TYPE B3 (WC)

Apartment area 925 sq ft / 86 sq m

Living/Kitchen & Dining	24' 4" x 15' 0"	7,430 x 4,570 mm
Bedroom 1	18' 9" x 10' 7"	5,730 x 3,250 mm
Bedroom 2	12' 9" x 10' 9"	3,910 x 3,300 mm

Floor 1 S1/02

Wenlock Basin



Wharf Road



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

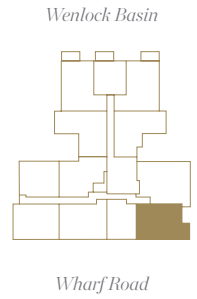
TWO BEDROOM APARTMENTS

TYPE B6

Apartment area 742 sq ft/69 sq m

Living/Kitchen & Dining	24' 1" x 11' 6"	7,350 x 3,520 mm
Bedroom 1	12' 7" x 9' 4"	3,840 x 2,870 mm
Bedroom 2	12' 7" x 9' 0"	3,840 x 2,740 mm
Total external area	53 sq ft	5 sq m

Floor 3	S3/12
Floor 2	S2/12
Floor 1	S1/05



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

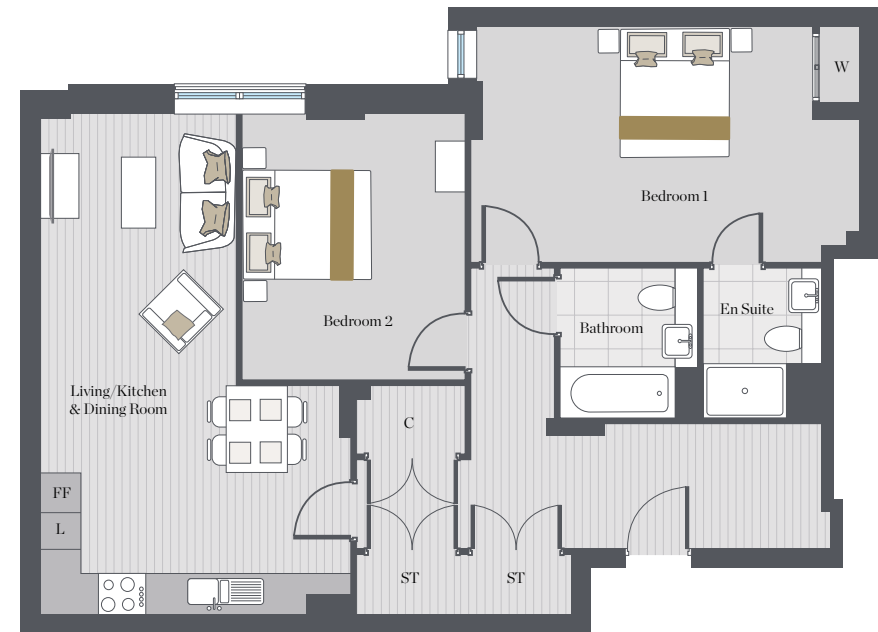
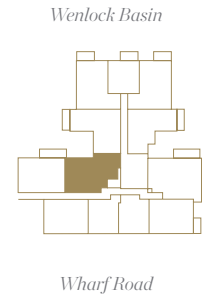
TWO BEDROOM APARTMENTS

TYPE B8 (WC)

Apartment area 979 sq ft/91 sq m

Living/Kitchen & Dining	24' 4" x 15' 0"	7,430 x 4,580 mm
Bedroom 1	18' 9" x 11' 5"	5,740 x 3,490 mm
Bedroom 2	12' 10" x 10' 9"	3,920 x 3,300 mm

Floor 3	S3/07
Floor 2	S2/08



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

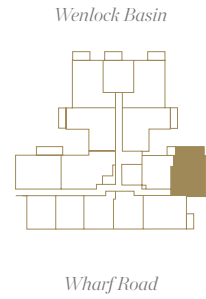
TWO BEDROOM APARTMENTS

TYPE B10

Apartment area 721 sq ft/67 sq m

Living/Kitchen & Dining	20' 1" x 13' 9"	6,120 x 4,210 mm
Bedroom 1	13' 4" x 10' 9"	4,080 x 3,280 mm
Bedroom 2	14' 1" x 9' 4"	4,300 x 2,860 mm
Total external area	93 sq ft	9 sq m

Floor 3 S3/14



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

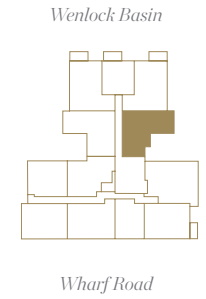
TWO BEDROOM APARTMENTS

TYPE BC4

Apartment area 764 sq ft/71 sq m

Living/Kitchen & Dining	28' 3" x 13' 5"	8,620 x 4,100 mm
Bedroom 1	16' 0" x 11' 1"	4,860 x 3,390 mm
Bedroom 2	11' 0" x 7' 8"	3,380 x 2,360 mm
Total external area	68 sq ft	6 sq m

Floor 3 S3/05
 Floor 2 S2/05
 Floor 1 S1/11



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

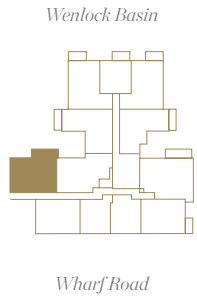
TWO BEDROOM APARTMENTS

TYPE C9

Apartment area 818 sq ft / 76 sq m

Living/Kitchen & Dining	24' 4" x 12' 6"	7,430 x 3,820 mm
Bedroom 1	12' 2" x 11' 1"	3,730 x 3,400 mm
Bedroom 2	16' 6" x 9' 0"	5,040 x 2,740 mm
Total external area	87 sq ft	8 sq m

Floor 3	S3/06
Floor 2	S2/07



Key

ST	- Storage
C	- Cupboard
W	- Wardrobe
FF	- Fridge freezer
L	- Larder cupboard

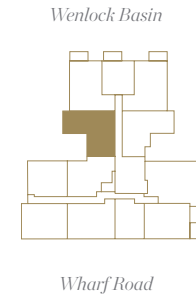
TWO BEDROOM APARTMENTS

TYPE BC2

Apartment area 796 sq ft / 74 sq m

Living/Kitchen & Dining	28' 3" x 13' 5"	8,630 x 4,100 mm
Bedroom 1	16' 3" x 9' 1"	4,970 x 2,790 mm
Bedroom 2	11' 0" x 10' 2"	3,380 x 3,120 mm
Total external area	68 sq ft	6 sq m

Floor 3	S3/04
Floor 2	S2/04
Floor 1	S1/10

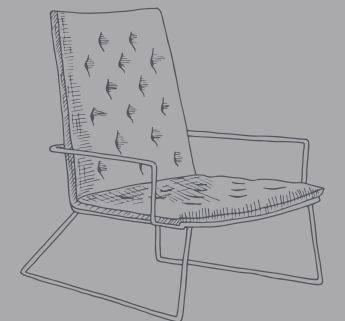


Key

ST	- Storage
C	- Cupboard
W	- Wardrobe
FF	- Fridge freezer
L	- Larder cupboard

THREE BEDROOM

Apartments



THREE BEDROOM APARTMENTS

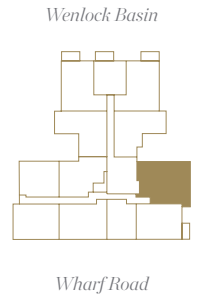
TYPE B7

Apartment area 1,054 sq ft/98 sq m*

Living/Kitchen & Dining	20' 0" x 16' 8"	6,120 x 5,090 mm
Bedroom 1	19' 10" x 9' 4"	6,060 x 2,860 mm
Bedroom 2	11' 7" x 12' 6"	3,550 x 3,820 mm
Bedroom 3	12' 6" x 8' 7"	3,820 x 2,640 mm
Total external area	81 sq ft	7 sq m

* Plot S2/06 apartment area 1044 sq ft/ 97 sq m.

Floor 2	S2/06
Floor 1	S1/06



□ Arrangement of boxing to unit S2/06 only

Key

ST	- Storage
C	- Cupboard
W	- Wardrobe
FF	- Fridge freezer
L	- Larder cupboard

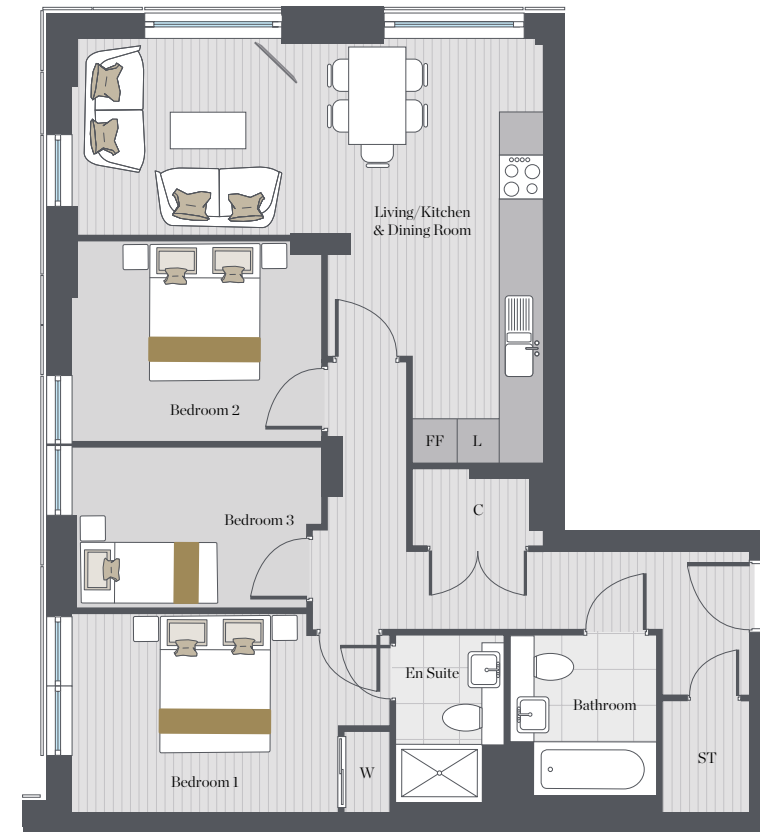
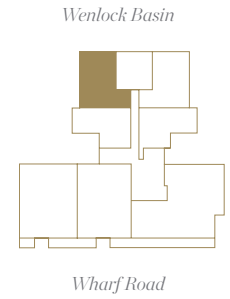
THREE BEDROOM APARTMENTS

TYPE B2

Apartment area 872 sq ft/81 sq m

Living/Kitchen & Dining	21' 6" x 19' 6"	6,580 x 5,950 mm
Bedroom 1	14' 5" x 9' 0"	4,410 x 2,740 mm
Bedroom 2	11' 4" x 9' 0"	3,470 x 2,750 mm
Bedroom 3	11' 4" x 7' 3"	3,460 x 2,230 mm

Ground	S0/01
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Key

ST	- Storage
C	- Cupboard
W	- Wardrobe
FF	- Fridge freezer
L	- Larder cupboard

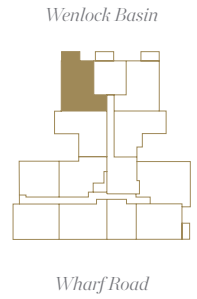
THREE BEDROOM APARTMENTS

TYPE B2

Apartment area 872 sq ft / 81 sq m

Living/Kitchen & Dining	21' 6" x 19' 3"	6,580 x 5,880 mm
Bedroom 1	14' 5" x 9' 0"	4,410 x 2,740 mm
Bedroom 2	11' 4" x 9' 1"	3,470 x 2,780 mm
Bedroom 3	11' 4" x 7' 2"	3,460 x 2,200 mm
Total external area	58 sq ft	5 sq m

Floor 3	S3/01
Floor 2	S2/01
Floor 1	S1/07



Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

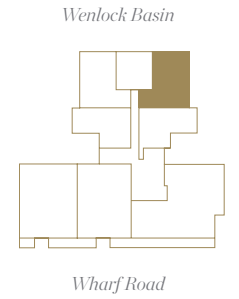
THREE BEDROOM APARTMENTS

TYPE B2 (H)

Apartment area 882 sq ft / 82 sq m

Living/Kitchen & Dining	22' 0" x 19' 5"	6,730 x 5,950 mm
Bedroom 1	14' 5" x 9' 0"	4,410 x 2,740 mm
Bedroom 2	11' 8" x 9' 1"	3,560 x 2,780 mm
Bedroom 3	11' 6" x 7' 2"	3,520 x 2,200 mm

Ground	S0/03
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Key
 ST - Storage
 C - Cupboard
 W - Wardrobe
 FF - Fridge freezer
 L - Larder cupboard

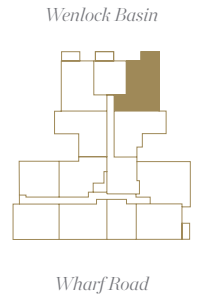
THREE BEDROOM APARTMENTS

TYPE B2 (H)

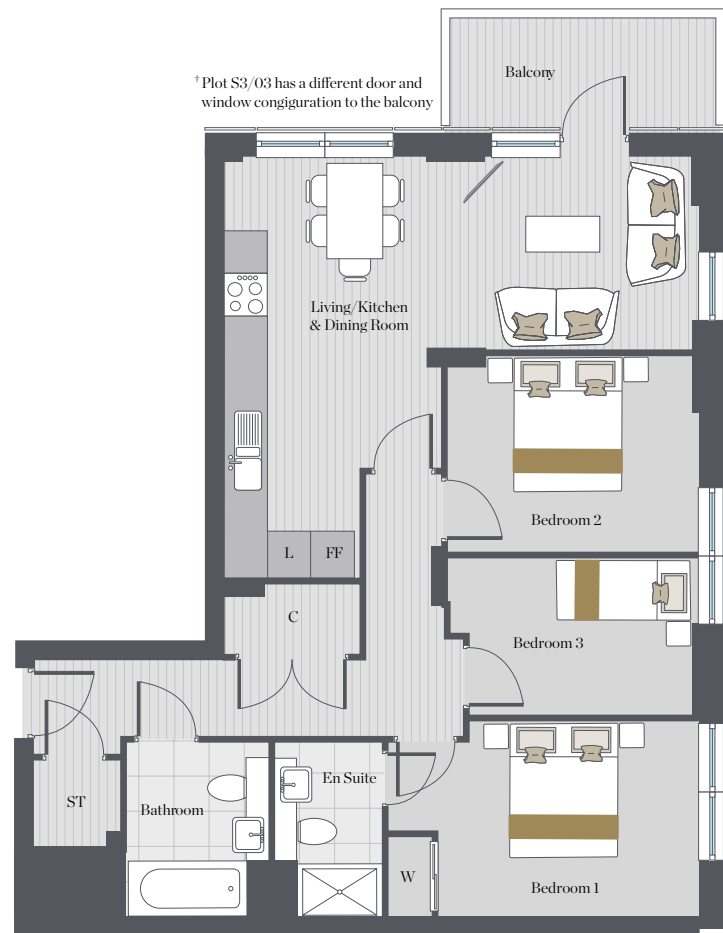
Apartment area 882 sq ft / 82 sq m*

Living/Kitchen & Dining	22' 1" x 19' 6"	6,730 x 5,950 mm
Bedroom 1	14' 5" x 9' 0"	4,410 x 2,740 mm
Bedroom 2	11' 8" x 9' 1"	3,560 x 2,780 mm
Bedroom 3	11' 6" x 7' 2"	3,520 x 2,200 mm
Total external area	58 sq ft	5 sq m

Floor 3	S3/03
Floor 2	S2/03
Floor 1	S1/09



* Plot S3/03 apartment area 872 sq ft / 81 sq m.



- Key
- ST - Storage
 - C - Cupboard
 - W - Wardrobe
 - FF - Fridge freezer
 - L - Larder cupboard

CHAPTER NINE

FABRICA

by A2Dominion

FABRICA is part of an award-winning property business, building thoughtfully designed homes in carefully considered locations. From luxury developments to perfectly formed starter homes, every FABRICA development reflects our dedication to high-quality, sustainable living and exceptional customer service.

Because we manage and maintain the developments we build, our commitment to customers continues long after the final brick is laid. Our developments are built to last and our property management team constantly strives to provide excellent service to our residents.

Backed by one of the UK's largest developers, the A2Dominion Group, we manage and maintain the properties we develop and our commitment to customers continues long after the final brick is laid. Our developments are built to last and we constantly strive to provide excellent service to all our customers.



From top: The Wharf, E5
Queen's Wharf, W6
The Chroma Buildings, SE1

city-wharf.com
0800 783 2159

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FABRICA

by A2Dominion