

Orchard Wharf

LONDON RIVERSIDE

Development	Orchard Wharf
Location	Silvocea Way, Poplar, London E14 0JJ
Sales Contact	Orchard Wharf Marketing Suite 020 7620 1500



Development overview

Orchard Wharf comprises 4 tiered level blocks rising 23 floors providing many upper level apartments with fabulous panoramic skyline views. There will be three private landscaped roof gardens, extensive ground level courtyard gardens, a contemporary outdoor pavilion and opulent double height reception foyer within the principal tower.

The development is well placed to maximise on Canary Wharf's continued expansion to the east, the prolific regeneration within the immediate vicinity and the multi-billion transformation of the Royal Docks - set to become London's third financial business district.

*Completion

From Q4. 2021

*Rental Returns

1 Bed £320 - £430pw	2 Bed: £390 - £465pw	3 Bed: £495 - £580pw
2 Bed Duplex: £450 - £520pw	3 Bed Duplex: £630 - £660pw	

*Service Charge

Block A: £3.53psf	Block B: £2.31psf	Block C: £3.87psf	Block D: £3.38psf
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Tenure

175 Year Lease

Ground Rent

1 Bed: £400pa	2 Bed: £500pa	3 Bed: £600pa
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Building Insurer

Premier

Payment Structure

1. £1,000 Reservation fee.
2. 10% First deposit due on exchange 21 days from reservation.
3. 5% Second deposit due 6 months post exchange.
4. 85% Balance on completion.

A DEVELOPMENT BY

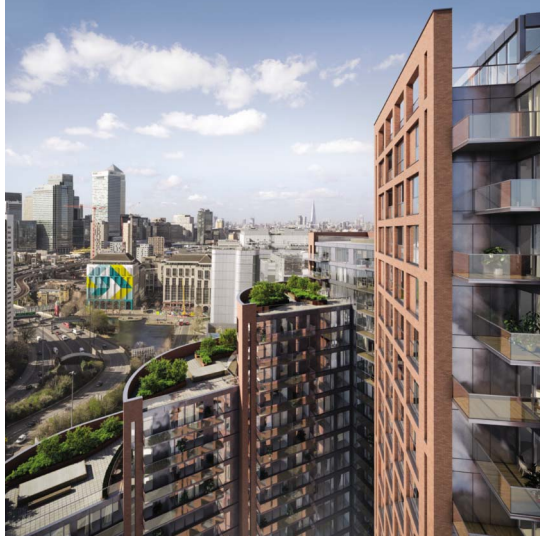
**Galliard
Homes**

* Estimated and subject to change.

Orchard Wharf

LONDON RIVERSIDE

Many upper level apartments with superb panoramic views.



Furniture Solutions
New Concept Furnishings
Contact: Andrew Block
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Lettings & Management
Life Residential
Contact: Jack Spellman
020 7476 0125
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**Galliard
Homes**

 **Nearest DLR**

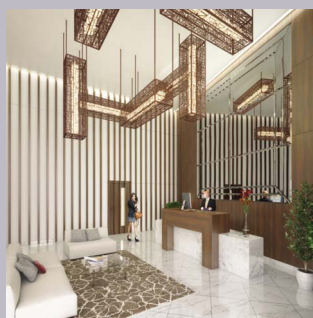
East India 5 mins walk approx

 **Nearest Tube**

Canning Town, 2 mins from East India

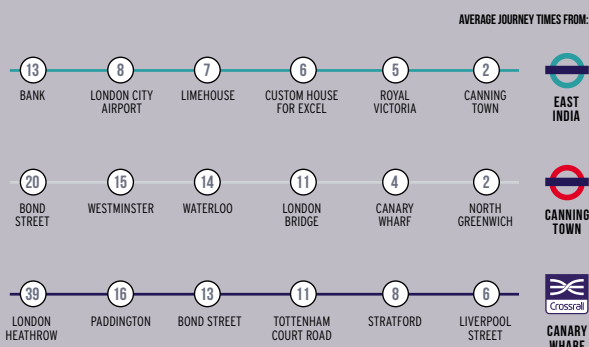
 **Nearest Crossrail**

Canary Wharf 4 mins from Canning Town
Custom House for ExCeL 6 minutes from East India



Location

- 5 minutes walk from East India DLR.
- 2 minutes via DLR to Canning Town & Jubilee line.
- 7 minutes from Canary Wharf and access to Crossrail Place.
- Close proximity to new English National Ballet state of the art studios on City Island and Trinity Buoy Wharf emerging arts cluster.
- Exceptional rental catchment from Canary Wharf and up to 60,000 new jobs being created at ABP and the Royal Docks.



Development features

- Choice of 1, 2 & 3 bedroom apartment styles.
- Select mix of 2 & 3 bedroom duplex apartments.
- Three penthouse apartments with vast dual aspect terraces.
- All apartments with balcony, terrace or private ground level exterior space.
- High quality specifications throughout, including walnut finish flooring, Smeg integrated kitchen appliances and large format floor and wall tiling to bath and shower rooms.
- Three private communal landscaped roof gardens.
- Interior designed principal reception foyer with double height ceiling and feature lighting.
- Concierge desk and services.
- Private residents' lounge.
- Two outdoor sheltered recreational areas.
- Residents' private garden pavilion.
- Extensive landscaped courtyard garden.

Development Independent Solicitors

Alan Samuels & Co	020 8349 6630	Alan@asamuels.co.uk
Cavendish Legal Group	020 8340 0091	A.Winter@clglaw.co.uk
Taylor's Legal	020 8501 4959	Mona.Bhamra@taylor'slegal.com
Kidd Rapinet LLP	020 7925 0303	YPatel@kiddrapinet.co.uk

Development Associated Financial Advisors

Visionary Finance
contact Hiten Ganatra 07960 660 360 hiten@visionaryfinance.co.uk

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