

# SILVER WHARF, THOMAS ROAD, LONDON E14

*"An exclusive collection of 2 bedroom waterside apartments minutes from two of the world's most dynamic centres of culture, commerce and finance."*

**The Vendor**

Mountain Capital

**Local Authority**

The London borough Tower of Hamlets

**Location**

Silver Wharf, 48 Thomas Road, E14 7FY

**Tenure**

The lease term will be 125 years (less 10 days) from 30th July 2010

**Building Insurance**

NHBC

**Anticipated Completion**

June 2014

**Project rental return**

Between £255 - £390 per week

**Pricing**

1 Beds from £270,000

2 Beds from £345,000

3 Beds from £349,950

**Net internal floor areas**

466 – 752 sq.ft

**Ground Rent**

£300 pa

**Parking**

Parking available

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## DEVELOPMENT SPECIFICATION

### GENERAL FEATURES

- Flush white emulsion finish to walls & ceilings.
- Oak veneer wood strip flooring to living/dining area, kitchen area and hallways.
- Low energy pendant light fittings to principal rooms.
- Energy efficient spotlighting to kitchen area.
- Satellite TV and telephone points to living area and master bedroom.
- Full height glazed doors onto private balcony or terrace.
- Wall up lighting to principal living area.

### KITCHEN

- Soft cream tone kitchen units with dark walnut upper height door fronts.
- Dark walnut worktops and up stand.
- Kitchen appliances by Bosch.
- Integrated appliances to include:
  - Single oven, hob & hood
  - Washer/dryer
  - Fridge/freezer
  - Dishwasher
- Feature spotlighting under units.

### BEDROOM

- Fully fitted carpets.
- Fully fitted mirrored wardrobe to master bedroom.
- Satellite TV and telephone points to master bedroom.

### BATHROOM

- Ceramic floor tiling with contemporary design wall tiling.
- White sanitary ware and suite.
- Chrome heated towel rail.
- Flush vanity mirror above sink with vanity and strip lighting.
- Chrome thermostatic bath/shower mixer with shower head, hose and rail (where applicable).

### SECURITY

- Mains supply smoke detectors.
- Lockable windows (where applicable).
- Audio/video entry phone system.
- Key fob entry to building.

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## INTERNALS





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# SILVER WHARF, THOMAS ROAD, LONDON E14

VIEW / AERIAL





# SILVER WHARF, THOMAS ROAD, LONDON E14

## TRANSPORT LINKS FROM SILVER WHARF

Residents at Silver Wharf apartments will be within 10 minutes' walk of DLR tube services at Langdon Park or Devons Road Station or 15 minutes from Westferry DLR Station. They will also benefit from an underground station Mile End which is only 16mins walk away from Silver Wharf.

Average journey times are as follows:-

**Langdon Park DLR Station - Est. 10 minutes' walk**

**Devons Road DLR Station - Est. 10 minutes' walk**

**Westferry DLR Station - Est. 15 minutes' walk**

**Mile End Underground Station - Est. 16 minutes' walk**

• **By DLR, Langdon Park Station:**

- Canary Wharf – 6mins
- Stratford – 7mins
- London Bridge – 19mins
- Waterloo – 24mins
- Southwark – 24mins
- Westminster – 26mins
- King's Cross St Pancras – 26mins
- Bond Street – 28mins
- Euston – 28mins
- Green Park – 28mins
- Regent's Park – 31mins
- Leicester Square – 32mins
- Paddington – 37mins
- Heathrow 1-3 terminals – 1hr04mins



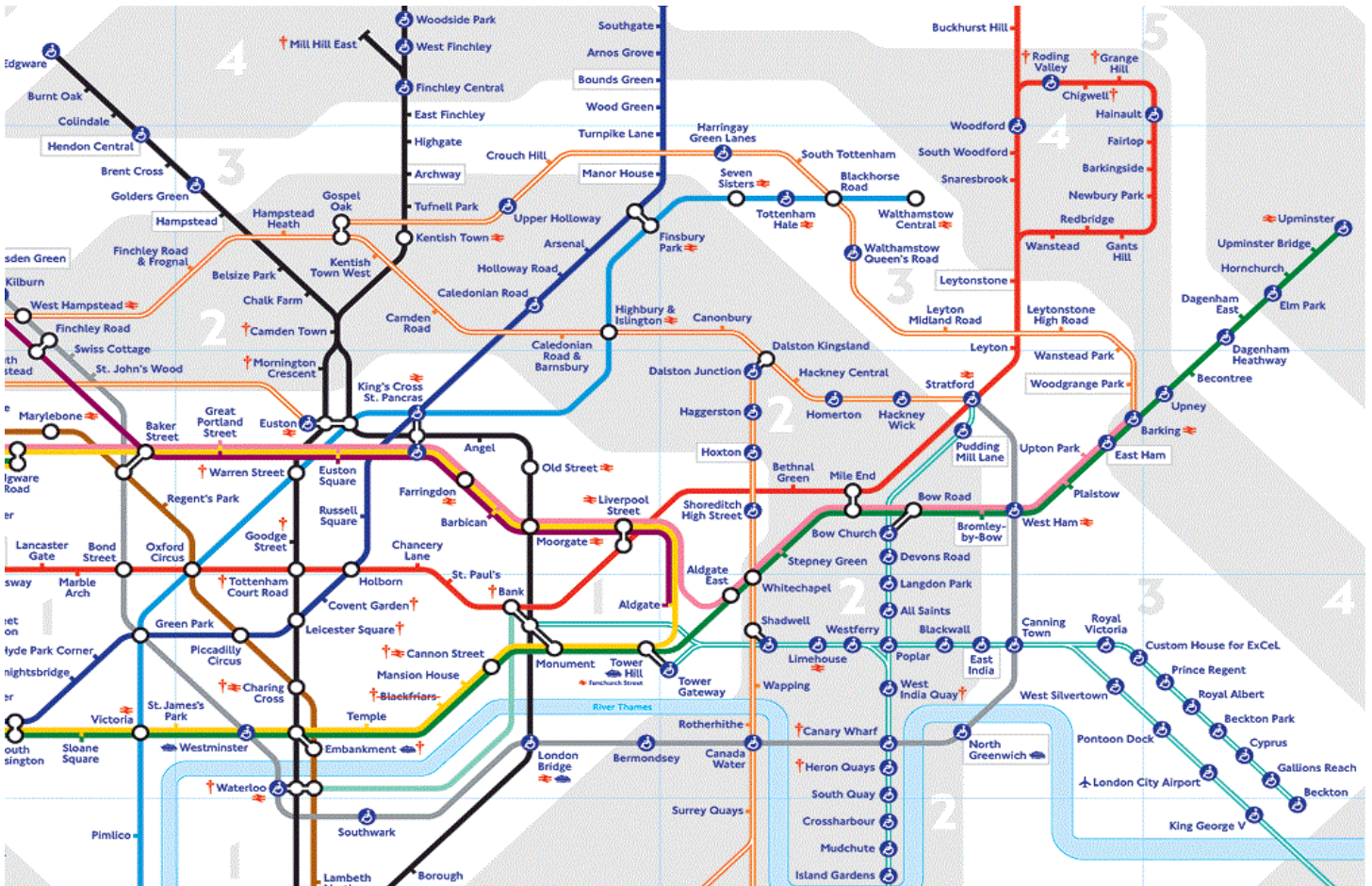
• **By Underground, Mile End Station:**

- Stratford – 3mins
- London Bridge – 14mins
- Canary Wharf – 16mins
- Waterloo – 17mins
- Bond Street – 17mins
- Leicester Square – 19mins
- Westminster – 20mins
- Green Park – 20mins
- Regent's Park – 20mins
- King's Cross St Pancras – 19mins
- Euston – 23mins
- Southwark – 24mins
- Paddington – 27mins
- Heathrow 1-3 terminals – 50mins



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## MAP



Crossrail is a joint venture between Transport for London and the Department for Transport to build a new railway linking Maidenhead and Heathrow in the west, to Shenfield and Abbey Wood in the east. Crossrail will provide high frequency, safe and comfortable journeys, carrying 78,000 passengers per hour in peak times. Construction has already started, with the central section expected to be complete by the end of 2018.



Crossrail

- Surface line
- Tunnel
- ⤵ Portal (tunnel entrance and exit)





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## LONDON UNIVERSITIES AND COLLEGES

### University of East London

University of East London, Stratford Campus, Water Lane, London E15 4LZ

2.7 miles – 9mins Drive

Closest station – Maryland Rail Station – 14mins from Langdon Park DLR Station



### University of Westminster

University of Westminster, 309 Regent St, City of Westminster, W1B 2UW

6.3 miles – 24mins drive

Closest station – Oxford Circus – 30mins Langdon Park DLR Station



### UCL – London's Global University

Senate House, Malet Street, London, WC1E 7HU

6.0 miles – 21mins drive

Closest station – Euston Square – 31mins from Langdon Park DLR Station



### King's College London

Stamford Street, London, SE1 8WA

5.0 miles – 16mins drive

Closest station – Temple – 27mins from Langdon Park DLR Station



### London Metropolitan University

133 Whitechapel High Street, London E1 7QA

2.5 Miles – 9mins drive

Closest station – Aldgate East – 19mins from Langdon Park DLR Station



### Univeristy of East Anglia London

102 Middlesex Street London, E1 7EZ

2.8 Miles – 10mins drive

Closest station – Aldgate East – 19mins from Langdon Park DLR Station



### Queen Mary University of London

327 Mile End Road, London E1 4NS

1.0 Miles – 4mins drive OR 18mins walk





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## LIVING IN SILVER WHARF

### Canary Wharf – Tower Hamlets, London E14 – 1.4miles / 6mins drive

- Canary Wharf is located in the West India Docks on the Isle of Dogs.
- The West India Docks once formed part of the busiest port in the world.
- Canary Wharf boasts an estimated 14,000,000 sq.ft. of office and retail space offering a world class array of shopping mall, health clubs, designer boutiques, bars and floating restaurants.
- Canary Wharf has its own banqueting, conference and concert facilities with an arts and events department, it is now one of the most highly specified urban areas in the world.
- Currently the development comprises over 35 completed buildings and over 280 shops, cafes bars and restaurants within four retail malls.
- It also has a conference and banqueting centre, two Dockland Light Railway Stations, a Jubilee Line Station, Crossrail (2018) car parks and approx. 20 acres of landscaped open spaces.



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## LIVING IN SILVER WHARF

### O2 Centre - The O2, Peninsula Square, SE10 0DX – 3.5 miles / 11min drive

- **The O2**, visually typeset in branding as **The O<sub>2</sub>**
- Is a large entertainment district on the Greenwich peninsula, including an indoor arena, a music club, a Cineworld cinema, an exhibition space, piazzas, bars and restaurants.
- It was built largely within the former Millennium Dome, a large dome-shaped building built to house an exhibition celebrating the turn of the third millennium; as such, *The Dome* remains a name in common usage for the venue.
- The area is served by North Greenwich tube station, which was opened just before the millennium exhibition, on the Jubilee Line, and by bus routes. Thames Clippers operate a river boat service for London River Services.
- The O2, has over 2 million visitors every year hosting a variety of events from concerts, international sports, opera and product launches.





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## LIVING IN SILVER WHARF

### Victoria Park - Grove Road, Tower Hamlets, London E3 5SN – 1.5miles / 6mins drive

- One of London's best kept secrets, Victoria Park is a fantastic place to spend an afternoon.
- The city's first public park, it was opened in the East End in 1845 after a local MP presented Queen Victoria with a petition of 30,000 signatures.
- The aim was to make it a kind of Regent's Park for the east and it originally had its own Speakers
- The landscape has changed little over the years, with countless varieties of trees adorning the skyline: oaks, horse chestnuts, cherries, hawthorns and even Kentucky coffee trees.
- The park is split in two by Grove Road. The smaller, western section contains the most picturesque of the park's lakes with a fully functioning fountain and the imposing Dogs of Alcibiades, two snarling (if weather-beaten) sculptures. Retreat to the quiet of the Old English Garden, a floral haven brimming with flowers and shrubs, peek into the deer enclosure and let the kids run off some energy in the children's playground.



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## COUNCIL TAX BANDS

Rates stated are for properties in which two or more people are living.

Discount maybe available depending on your situation. Please note the costs below are per annum.

BAND A	BAND B	BAND C	BAND D	BAND E	BAND F	BAND G	BAND H
£792.35	£924.41	£1056.46	£1188.52	£1452.63	£1716.75	£1982.87	£2377.04

Some local authorities charge different rates for properties in specific areas.

Always check with your council to ensure you are paying the correct amount.

## ESTIMATED SERVICE CHARGE

Est. £2.40 per sq.ft

## STAMP DUTY

£125,001 to £250,000	1%
£250,001 to £500,000	3%
£500,001 to £1,000,000	4%

## OTHER ASSOCIATED BUYING FEES

1. Non-refundable booking deposit of £2,000 payable upon reservation / exchange of contracts
2. A further 10% of purchase price, less booking deposit paid, payable within 21 days of exchange of contracts
3. Balance of 90% payable on completion.

*All Instalment monies will be held in the vendor solicitor's trust account.*

## DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

1. Passport / ID card
2. A current utility bill (not mobile phone) or bank statement showing name and home address  
If neither document can be provided then:-
  1. An Inland Revenue demand or
  2. A letter from employer stating home address

Please be advised that the solicitors must see the original copies of the above.

## CONVEYANCING FEES

Legal fees will be £1,750 + VAT and disbursements.

The Developer will contribute £1,250 + VAT towards the legal fees.



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### VENDOR'S SOLICITORS

**Ingram Winter Green**

Bedford House,  
21A John Street,  
London,  
WC1N 2BF

**Contact:** Nick Green  
**Tel:** +44 (0)20 7845 7402  
**Email:** [nickgreen@iwg.co.uk](mailto:nickgreen@iwg.co.uk)

### RECOMMENDED PURCHASER'S SOLICITORS

**Forsters LLP**  
31 Hill Street,  
London,  
W1J 5LS

**Contact:** Chris Myers  
**Direct:** +44 (0)20 7863 8417  
**Mobile:** +44 7827 819163  
**Email:** [chris.myers@forsters.co.uk](mailto:chris.myers@forsters.co.uk)  
**Website:** [www.forsters.co.uk](http://www.forsters.co.uk)

### RECOMMENDED LETTING AGENTS

**Fraser & Co**

189, Baker Street  
London NW1 6UY,  
United Kingdom

**Contact:** Kelly Holroyd  
**Tel:** +44 20 7299 9050  
**Email:** [kelly.holroyd@fraser.uk.com](mailto:kelly.holroyd@fraser.uk.com)

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12/9/13