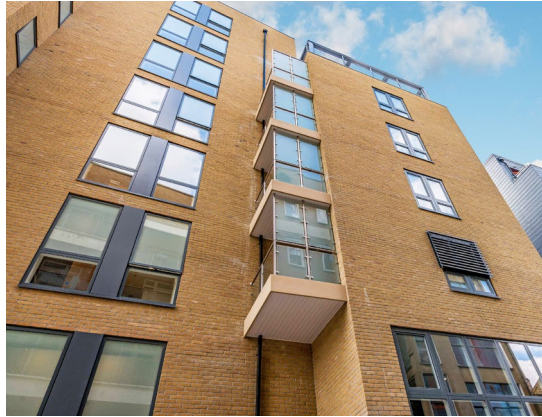


Shipwright House is a stunning collection
of twenty-one 1 and 2 bedroom apartments
located just a short distance from
Limehouse Basin and The River Thames.



BUILDING

Developed by Guildmore Ltd, Shipwright House is a newly constructed building, covered by a ten year building warranty from CRL. The building is of mixed-use with the ground and first floors occupied by The London Dockers Club; a long established community facility for the older generation of local residents. The second floor is occupied by the affordable and shared ownership apartments, and the 21 private residential apartments are located on the third to seventh floors.

As is typical with new developments in the local borough, Shipwright House is car free.



THE APARTMENTS

The 12 two bedroom apartments and 8 one bedroom apartments offer a variety of layouts and aspects. Some have outstanding views towards the River Thames, Canary Wharf and of the City of London.

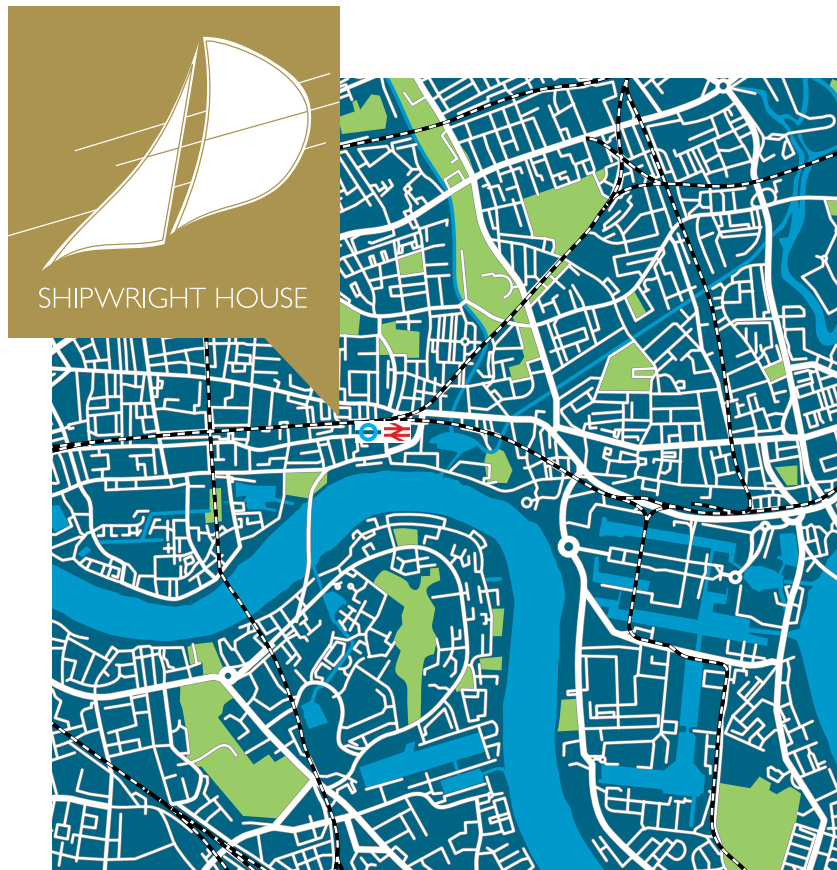
Every apartment benefits from private outside space and a communal roof terrace on the sixth floor. Internally, white gloss fitted kitchens are complemented by quartz worktops, Bosch oven, gas hob and porcelain floor tiles. Hot water and heating is supplied by individual gas boilers and radiators.

The apartments are completed, ready for occupation and are available to purchase with 999 year leases.



HISTORY

Limehouse and the surrounding area has a long and rich history dominated by its location next to the River Thames and the industries that thrived because of it. Maritime links are abundant, including Boulcott Street where the London Dockers Club have been located for a number of years. The club also provides athletic and sporting activities and are a key partner in the development of Shipwright House.



LOCATION

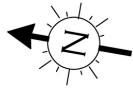
Boulcott Street is a quiet cul-de-sac running off Commercial Road located within a few minutes of Limehouse DLR Station and National Railway Station. Limehouse Station offers quick and easy access via the DLR to Bank, Tower Gateway, Canary Wharf and London City Airport, whilst via the National Rail line c2c, direct access to Fenchurch Street.

The area has emerged as one of London's most popular up and coming spots located between London's two financial districts; The City and Canary Wharf.

The O2 arena is easily reached and offers year round international tours and events, multiplex cinema and packed with restaurants, clubs and bars.

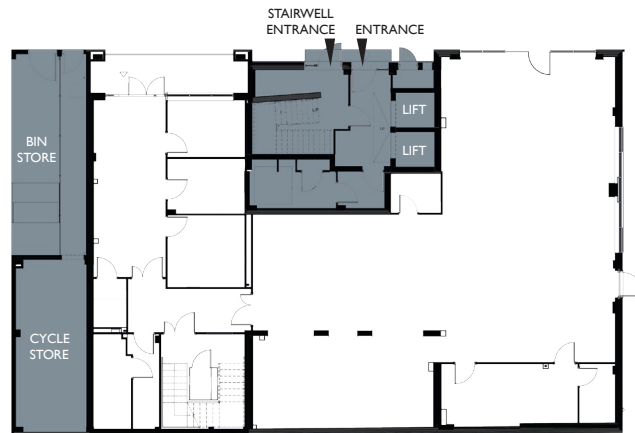
Locally the area has, surprisingly, a lot to offer with The Troxy now a Grade II listed building located on Commercial Road. This stunning Art Deco Building was designed by George Coles who was also involved in the design of Queens College, University of London as well as numerous Art Deco Cinemas throughout the capital. Originally one of London's largest cinemas, it is now currently used as a superb exhibition space, encompassing conferences and concerts.

Tobacco Dock is also close, offering clubbing, nightlife and exhibitions along with very good Gin festivals!



DEVELOPMENT LAYOUT

GROUND FLOOR



3RD - 5TH FLOOR	TYPE 1	2 BED	660 SQ FT / 61 M2
	TYPE 2	2 BED	815 SQ FT / 76 M2
	TYPE 3	1 BED	577 SQ FT / 54 M2
	TYPE 4	2 BED	864 SQ FT / 80 M2
	TYPE 5	1 BED	577 SQ FT / 54 M2

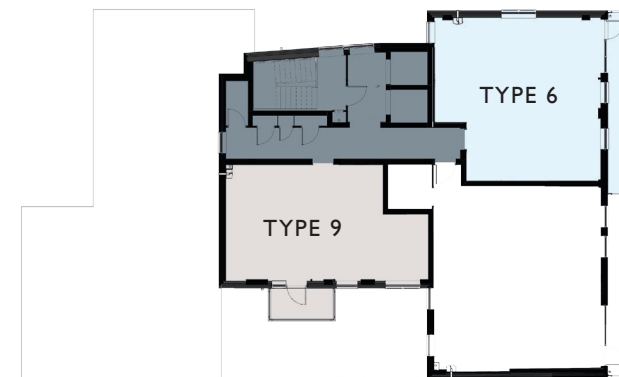
6TH FLOOR

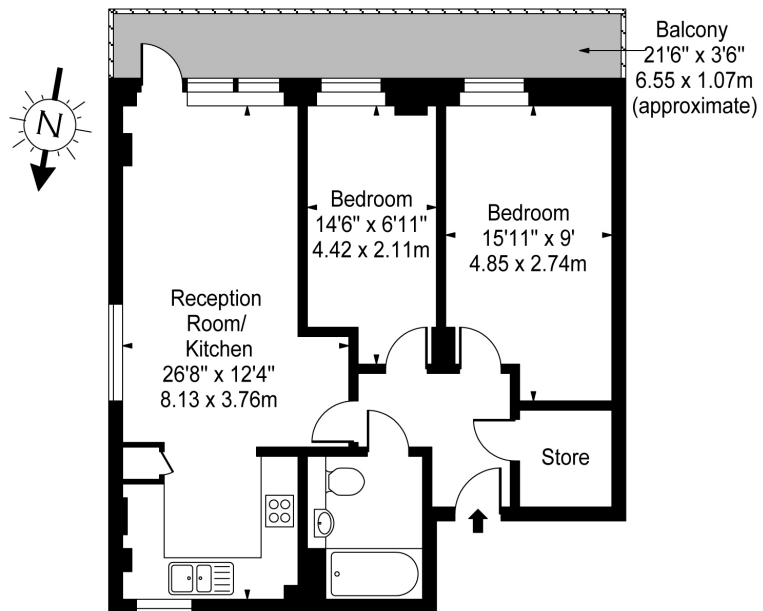
TYPE 6	2 BED	670 SQ FT / 62 M2
TYPE 7	2 BED	803 SQ FT / 75 M2
TYPE 8	1 BED	600 SQ FT / 56 M2



7TH FLOOR

TYPE 6	2 BED	670 SQ FT / 62 M2
TYPE 9	1 BED	560 SQ FT / 52 M2



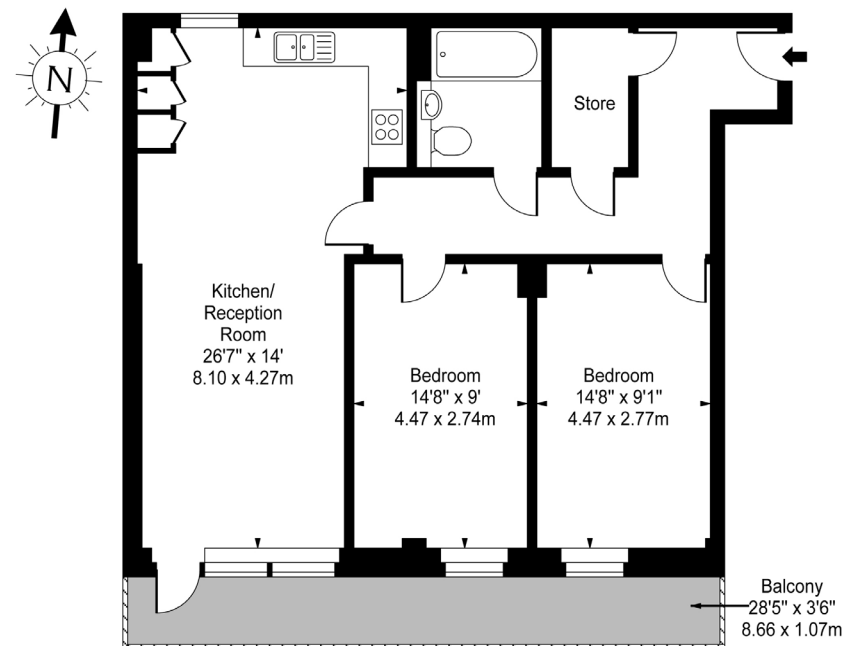


FLOORS 3 - 4 - 5

TYPE 1

2 BED

APARTMENTS 301 - 401 - 501

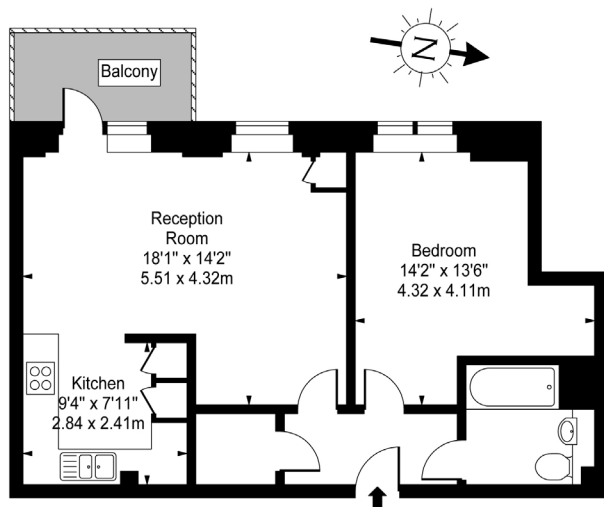


FLOORS 3 - 4 - 5

TYPE 2

2 BED

APARTMENTS 302 - 402 - 502

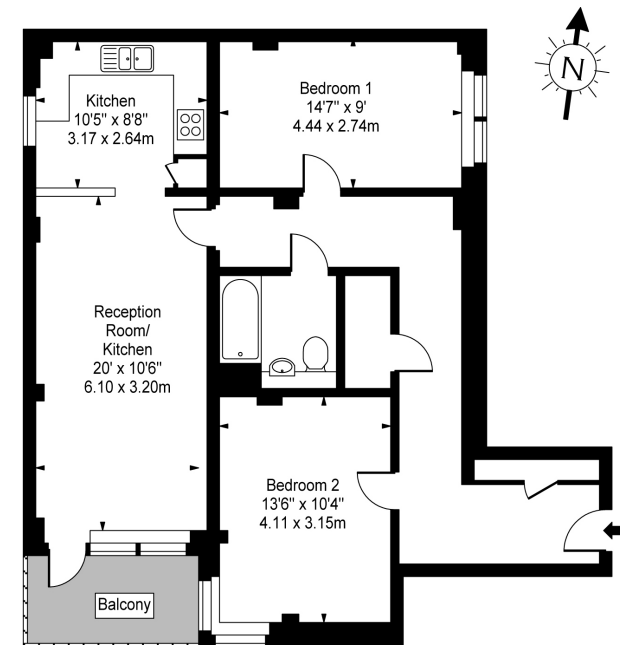


FLOORS 3 - 4 - 5

TYPE 3

1 BED

APARTMENTS 303 - 403 - 503

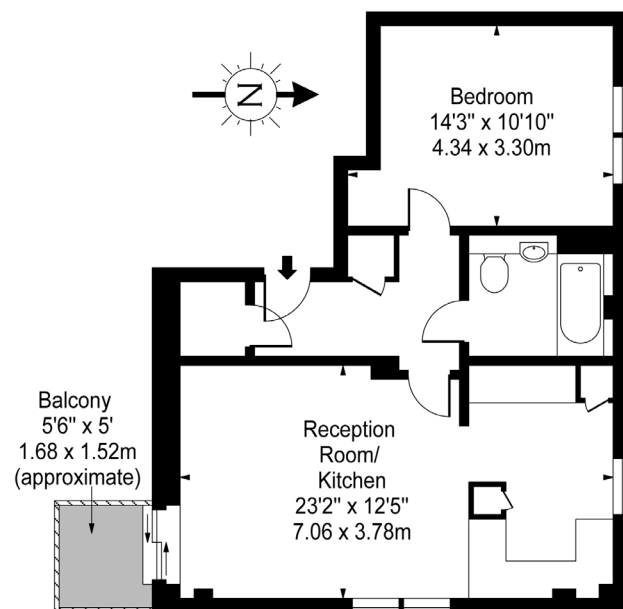


FLOORS 3 - 4 - 5

TYPE 4

2 BED

APARTMENTS 304 - 404 - 504

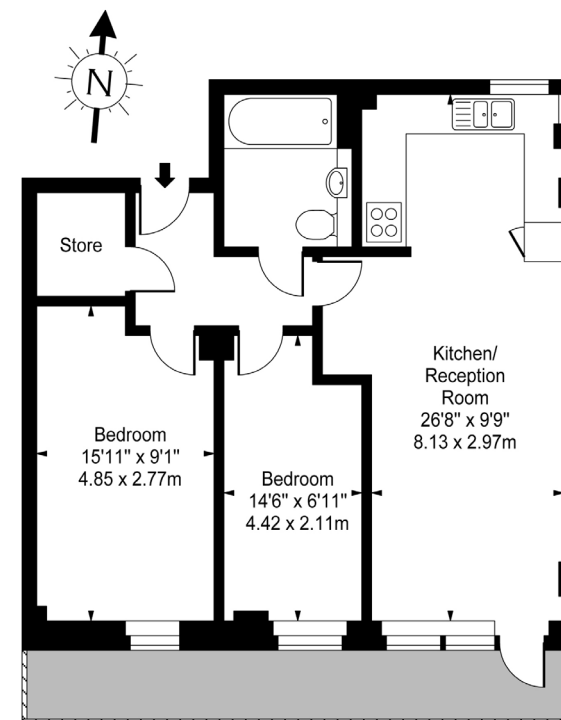


FLOORS 3 - 4 - 5

TYPE 5

1 BED

APARTMENTS 305 - 405 - 505

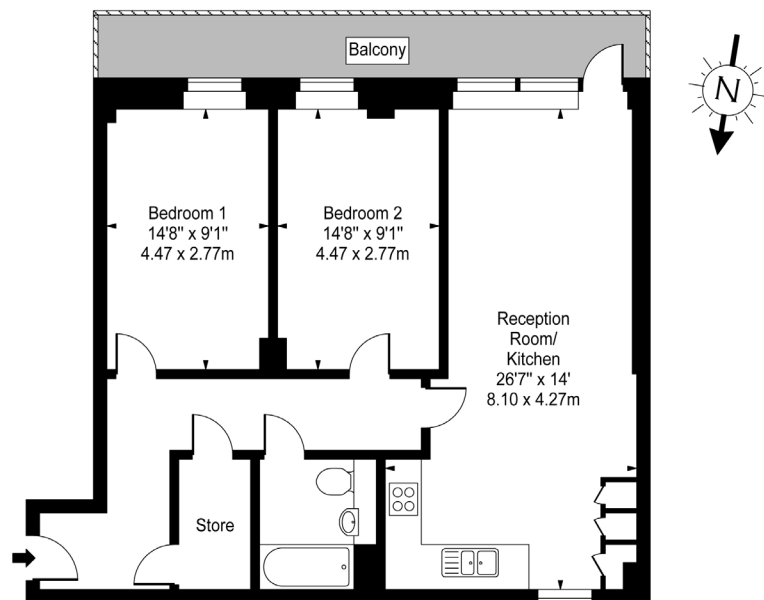


FLOOR 6

TYPE 6

2 BED

APARTMENTS 601 - 701

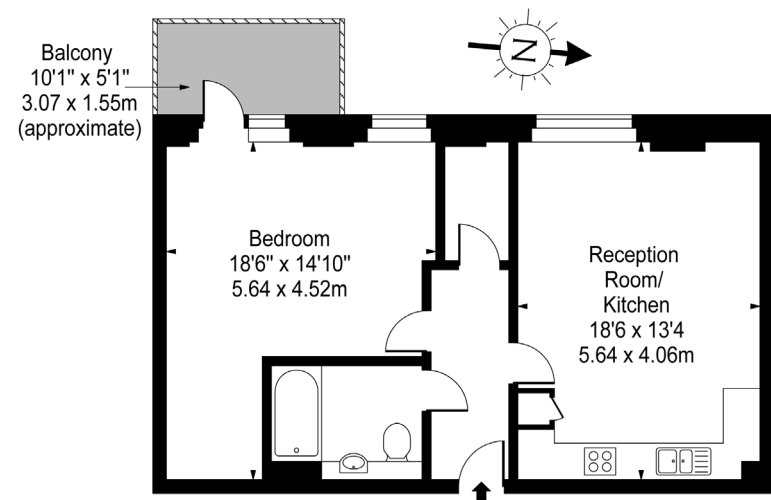


FLOOR 6

TYPE 7

2 BED

APARTMENT 602

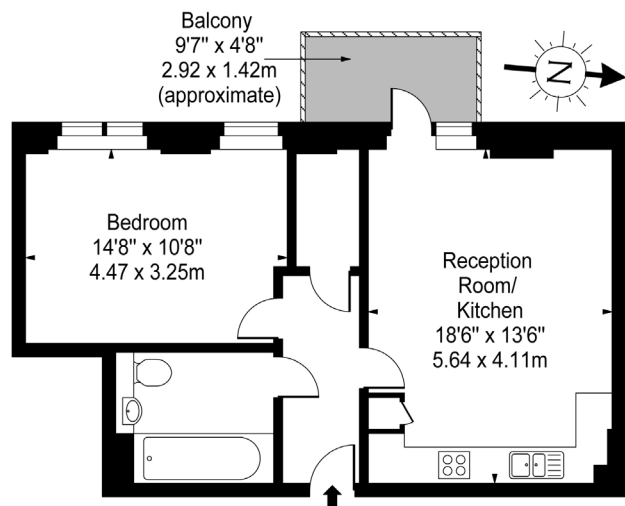


FLOOR 6

TYPE 8

1 BED

APARTMENT 603



FLOOR 7

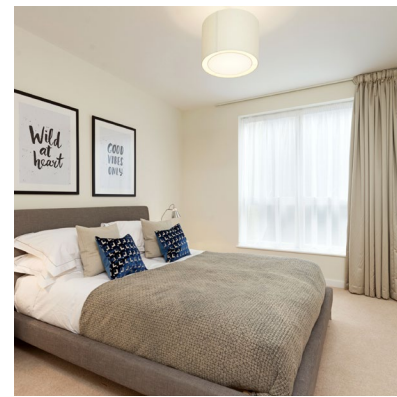
TYPE 9

1 BED

APARTMENT 703

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4. Photographs, plans, brochure and contents were published August 2016.





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