



# THE MADISON AT AMORY TOWER

LONDON  
E14

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SUPPORTED BY  
MAYOR OF LONDON



An exclusive collection of one, two and three bedroom apartments in the heart of London, available through London Living Rent.

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The Madison takes centre stage in one of the capital's newest and most exciting living and working environments.

Set in a landmark location with Canary Wharf right on your doorstep, The Madison raises sophisticated city living to new heights of excellence.



Canary Wharf is the new business heart and soul of London, whilst being one of London's most sought after residential destinations. An area of great character and style, an exciting place to live, work and enjoy, this is the new face of London.

In the space of 10 years the number of people employed in Canary Wharf has almost quadrupled making it Europe's fastest growing business district. A leading centre for finance and insurance and home to numerous international corporates, the infrastructure of the area is constantly developing with excellent amenities, numerous bars, hotels and restaurants as well as many exclusive shopping malls.







## YOUR GATEWAY TO LONDON

A high-powered, fast-moving area which looks forward to an exciting future, Canary Wharf has a vibrant energy which attracts those looking to explore new ideas, embrace new fashions, sample the latest culinary trends and enjoy all the finer things in life.

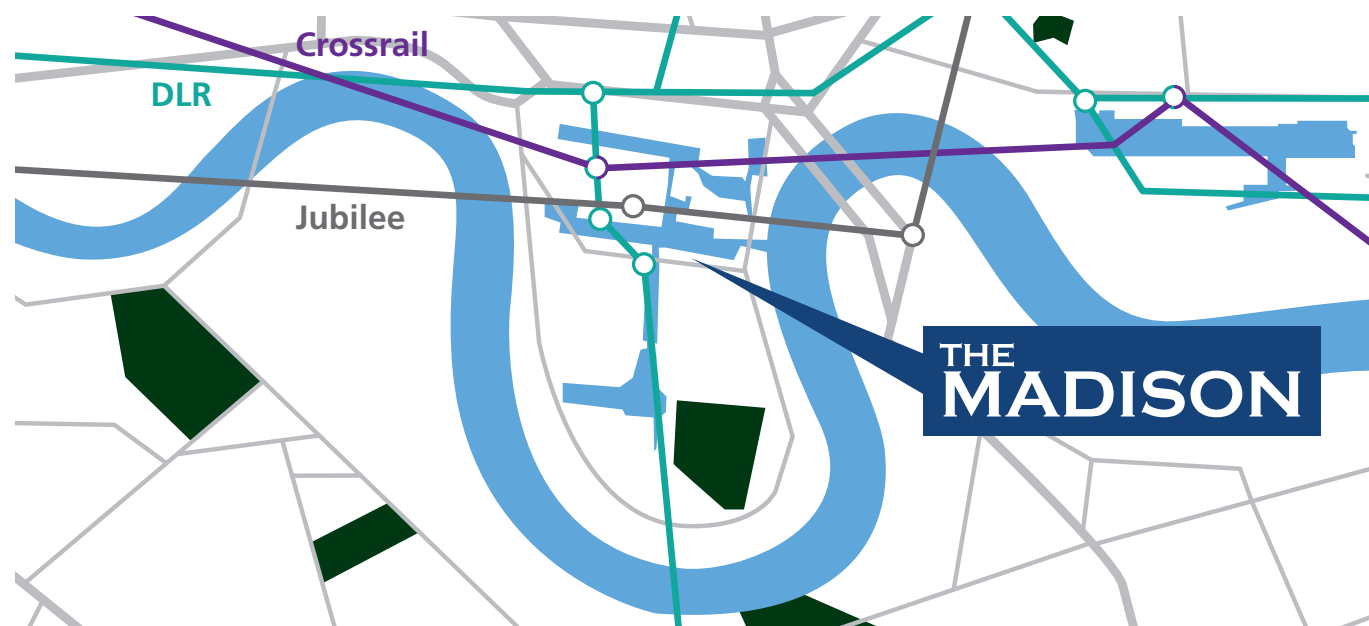
Timeless style, luxury accessories and the latest brands make shopping at Canary Wharf a real pleasure. From famous names such as Aquascutum

and Austin Reed, to Tiffany & Co, Ted Baker, Dunhill and Aspinall, the wide range of high-end fashion stores, quintessentially British retailers and smaller independent boutiques, ensures that there is no shortage of choice for the fashion conscious.

Canary Wharf is easily accessible by rail, road, river and underground. The Jubilee Line at Canary Wharf takes you straight to the West End, while the Docklands

Light Railway provides direct access to the City. The new Crossrail link, due to open in 2019\* will further improve transport connections across the city.

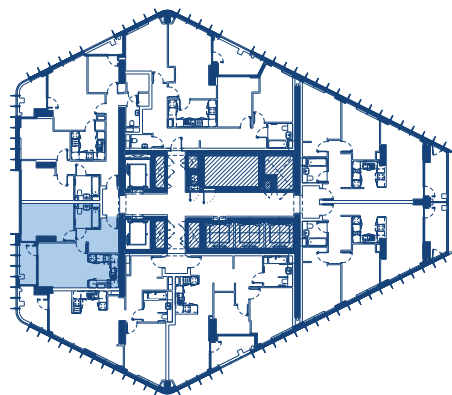
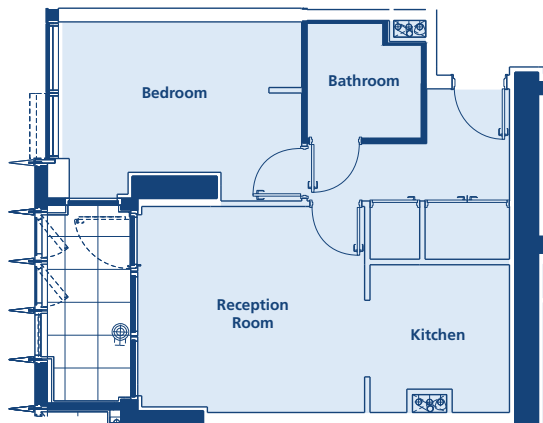
All of London's five airports are within easy reach, making international travel easy and straightforward. City Airport is 12 minutes away, Heathrow, Gatwick, Stansted and Luton Airports are all within 1.5 hours travelling time.





# ONE BEDROOM FLOORPLAN

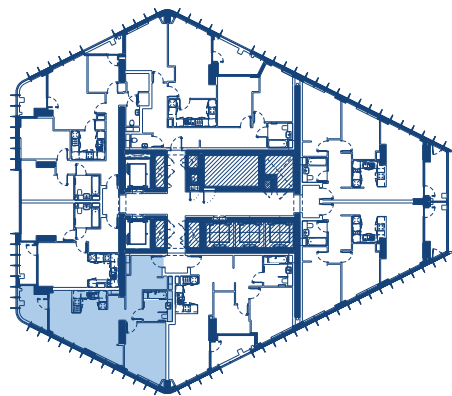
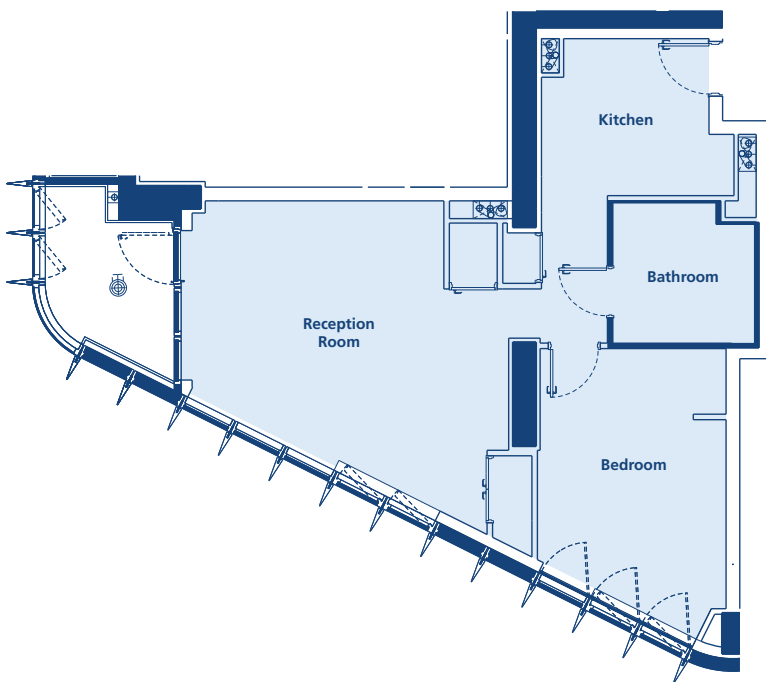
1001 - 1101, 1201 - 1501, 1201 - 1501, 1202 - 1502



<b>Apartment Area</b>	
535 sq ft	49.7 sq m
<b>Balcony</b>	
0 sq ft	0 sq m
<b>Total Area</b>	
535 sq ft	49.7 sq m

# ONE BEDROOM FLOORPLAN

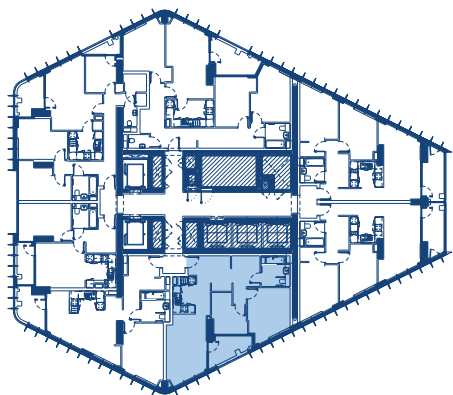
1007 - 1107, 1208 - 1508



<b>Apartment Area</b>	
729 sq ft	67.7 sq m
<b>Balcony</b>	
0 sq ft	0 sq m
<b>Total Area</b>	
729 sq ft	67.7 sq m

# TWO BEDROOM FLOORPLAN

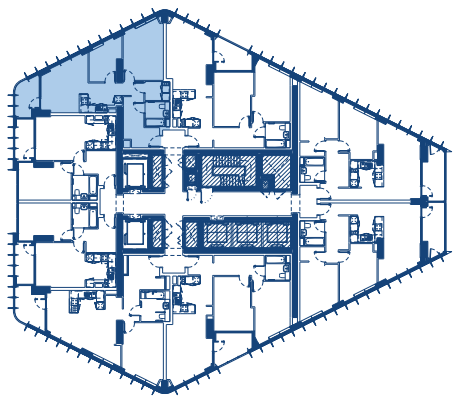
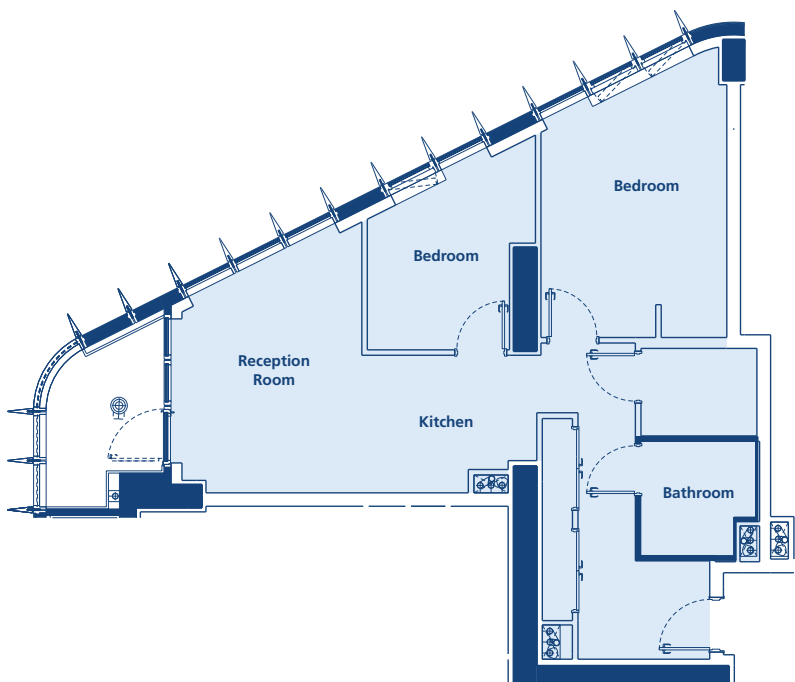
1006 - 1106



<b>Apartment Area</b>	
830 sq ft	77.1 sq m
<b>Balcony</b>	
80 sq ft	7.5 sq m
<b>Total Area</b>	
910 sq ft	84.6 sq m

# TWO BEDROOM FLOORPLAN

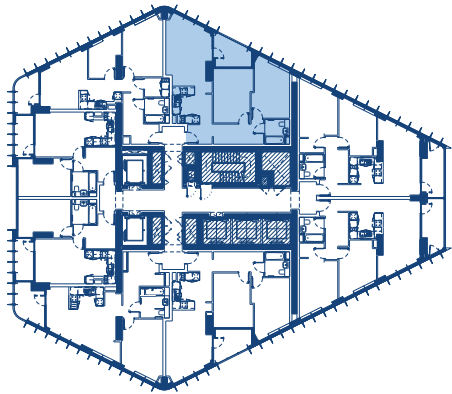
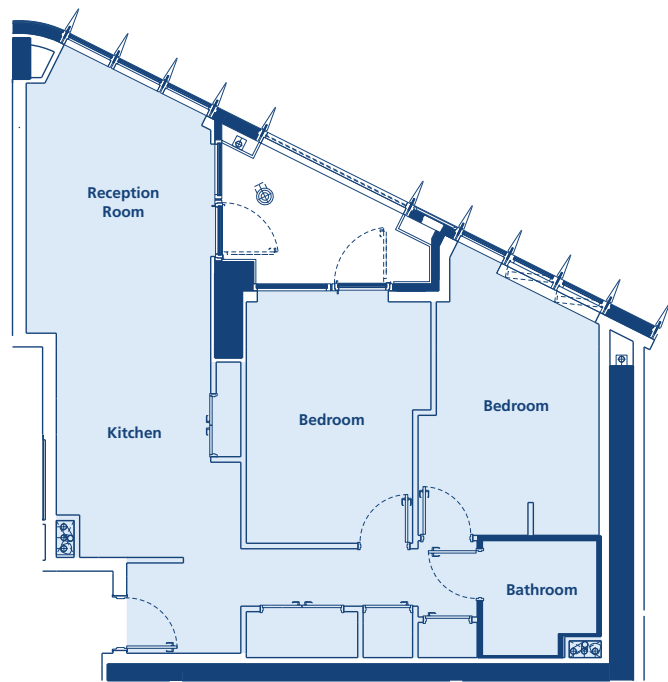
1203 - 1503



<b>Apartment Area</b>	
749 sq ft	69.6 sq m
<b>Balcony</b>	
66 sq ft	6 sq m
<b>Total Area</b>	
815 sq ft	75.6 sq m

## TWO BEDROOM FLOORPLAN

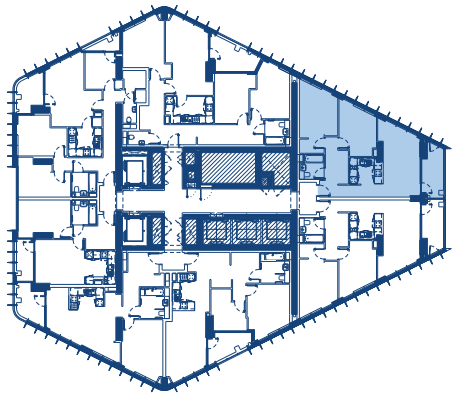
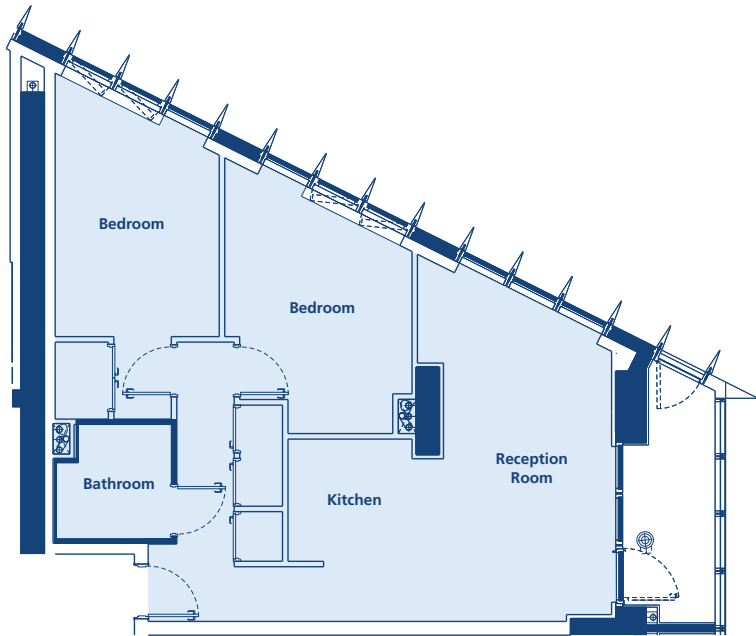
1204 - 1504, 1207 - 1507



<b>Apartment Area</b>	
834 sq ft	77.5 sq m
<b>Balcony</b>	
75 sq ft	6.9 sq m
<b>Total Area</b>	
909 sq ft	84.4 sq m

## TWO BEDROOM FLOORPLAN

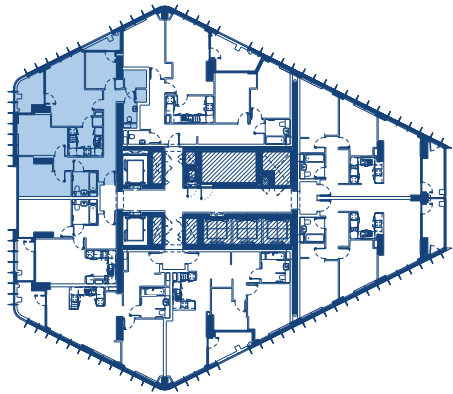
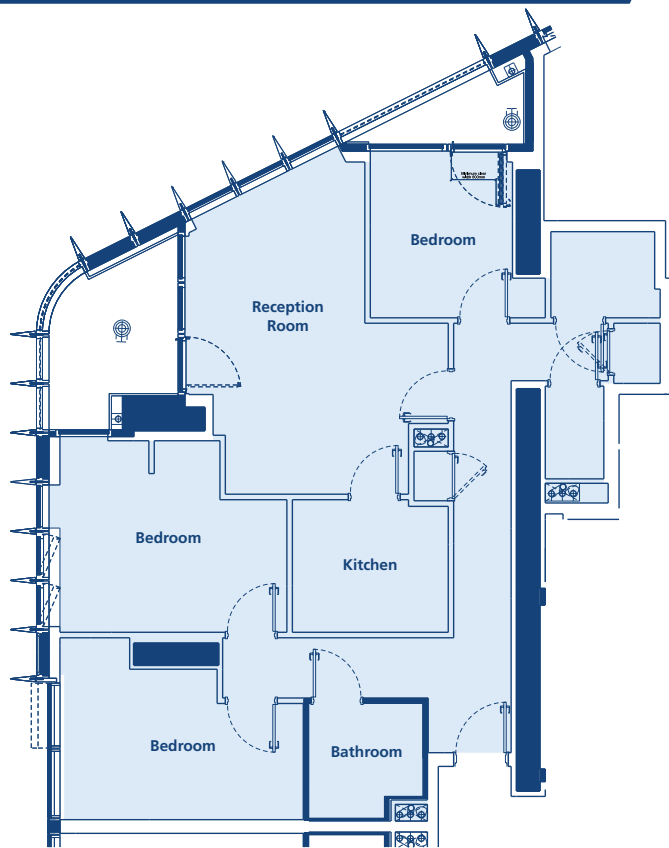
1004 - 1104, 1005 - 1105, 1205 - 1505, 1206 - 1506



<b>Apartment Area</b>	
800 sq ft	74.3 sq m
<b>Balcony</b>	
0 sq ft	0 sq m
<b>Total Area</b>	
800 sq ft	74.3 sq m

## THREE BEDROOM FLOORPLAN

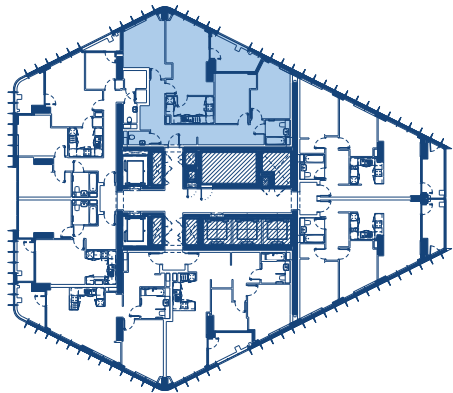
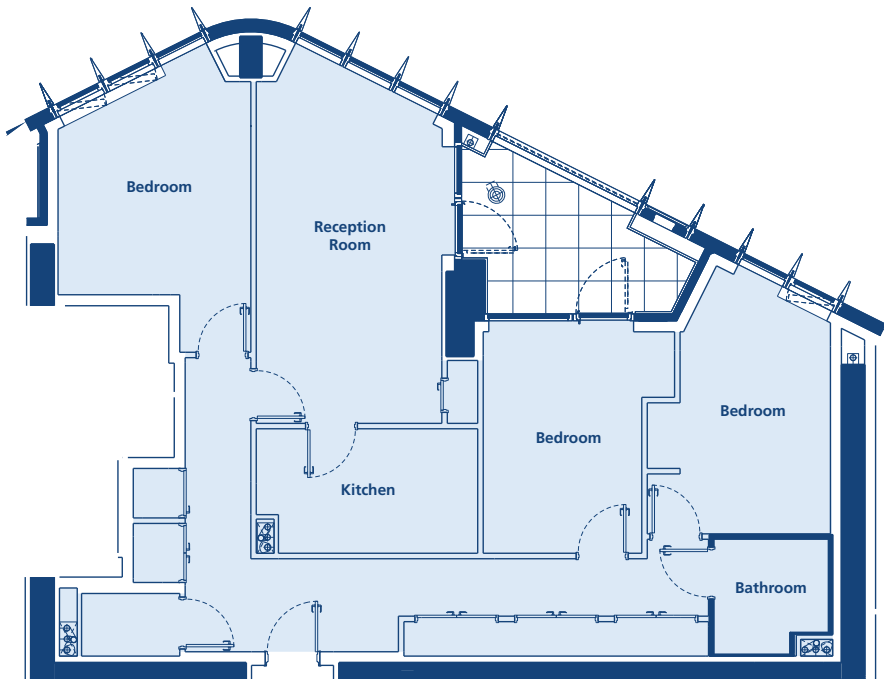
1002 - 1102



<b>Apartment Area</b>	
1010 sq ft	93.8 sq m
<b>Balcony</b>	
110 sq ft	10 sq m
<b>Total Area</b>	
1120 sq ft	103.8 sq m

## THREE BEDROOM FLOORPLAN

1003 - 1103



<b>Apartment Area</b>	
1154 sq ft	107.2 sq m
<b>Balcony</b>	
103 sq ft	9.5 sq m
<b>Total Area</b>	
1257 sq ft	116.7 sq m



#### KITCHEN

- Bosch single electric multifunction oven
- Bosch ceramic hob and extractor with glass splashback
- Bosch dishwasher
- Bosch Fridge Freezer
- Bosch integrated washer dryer
- Stainless steel one and a half bowl sink with mixer tap
- Ceramic floor tiling to separate kitchens
- Timber effect flooring to living areas and combined kitchens

#### BATHROOM

- Contemporary sanitary ware in white finished with ceramic floor and wall tiles
- Chrome heated towel rail
- Thermostatically controlled shower with glass screen over bath
- Shaver socket
- Full width mirror above sink

#### LIVING ROOM, BEDROOM AND HALLWAYS

- Carpet to bedrooms
- Timber effect flooring to hallway and living areas and combined kitchens

#### HOME ENTERTAINMENT & COMMUNICATION

- Sockets for TV/telephone in living room
- Sockets for telephone in bedroom

#### GENERAL

- Fitted wardrobe to master bedroom
- Roller blinds fitted throughout
- Lockable mail box
- Lift
- Storage

#### OUTSIDE AREA

- Communal gardens
- Garden, balcony or terrace to all apartments
- Cycle storage
- Secure by Design
- Video entry system
- Smoke alarms and Carbon Monoxide detectors







## WHY LONDON LIVING RENT?

**Rent ▶ Save ▶ Buy**

Apartments at The Madison are available through a new type of scheme called London Living Rent, a type of affordable housing supported by the Mayor of London.

Unlike other London Living Rent developments you can't buy your apartment at Madison but you will be able to save for a deposit and be considered a priority applicant should you choose to purchase a shared ownership home on any new development in London.

Rents are calculated from a third of average local household incomes and adjusted for the number of bedrooms in each home, usually giving a significant discount compared to local market rents.

London Living Rent will help you to Rent>Save>Buy.

- Rent - your home at a discount
- Save - the discount for your deposit
- Buy - be given priority to buy shares in another home.

If you purchase a share of a shared ownership home, the rest is owned by a housing association and you pay a subsidised rent on this portion in addition to your mortgage and service charges.

Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called "staircasing" which means you could eventually own all of a property. Obviously, the more you own, the less rent you pay.







## About us

Network Homes is a multi award-winning housing association and is a leading developer of quality homes. We've been around since 1974 and take great pride in the homes we deliver and the communities we help shape.

If you're trying to get a foot on the housing ladder or are looking for your next step, we have a home that could be right for you. We offer homes for outright sale and our Shared Ownership homes are an affordable route to ownership (part rent, part buy).

We're a social business and we believe everyone needs a good home. Our profits go back into building more new homes, because good homes make everything possible.







**0844 880 0730**

**[www.networkhomes.org.uk](http://www.networkhomes.org.uk)**

All information correct at the time of print 1st April 2020. It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. 01/17 165364.