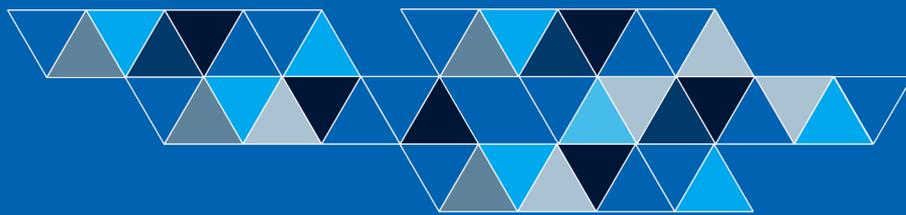


MILLHARBOUR





Waterside Living

45 Millharbour is a stylish collection of contemporary one, two and three bedroom apartments. Network Homes offers a choice of shared ownership apartments, making living in one of London's most exciting new neighbourhoods more achievable.

These attractive new build homes are nestled beside the tranquil, historic waterway of the Millharbour Dock Basin. Every apartment has its own balcony which allows you to enjoy London's spectacular skyline.

The apartments also have excellent access to a wide array of shops, bars and restaurants. Close to Crossharbour DLR, and just minutes from the heart of Canary Wharf, 45 Millharbour brings sophistication to Docklands living.



Top 10 reasons to choose Millharbour

1 Location

Situated next to the River Thames, Millharbour residents can access South Quay and Canary Wharf stations easily by foot.



2 Connections

With the convenience of the Jubilee line, the DLR, and the Thames Clipper offering a river bus service to Putney, London Bridge, and Greenwich, MillHarbour brings London to the Docklands' doorstep. In 2018, with the opening of Crossrail, journeys to Liverpool Street will be reduced from 21 mins to just 6 mins.



3 Interiors

All apartments are finished to a high specification with integrated appliances in the kitchens and sleek, modern bathrooms. All apartments benefit from outside space in the form of a balcony or terrace.



4 Eat & Drink

From Starbucks and Taylor St Baristas to The Breakfast Club, Wetherspoons and Jamie's Italian, refuelling in and around Canary Wharf needn't be expensive — although, if you're looking to push the boat out, there's plenty of scope for that too.



5 Outdoor Space

Mudchute Park and Farm is less than half a mile from the development, offering 32 acres of green space set in the heart of the Isle of Dogs. Just across the river is Greenwich Park, with 180 acres of green space and spectacular views over London.



6 Time Out

With an ice skating rink in winter and open air concerts, food markets and vintage fairs in the summer, there's always plenty of events going on in and around Canary Wharf.



7 Culture

Canary Wharf is home to one of the UK's largest collections of public art. The Museum of London Docklands sits in the corner of the North Dock, with 10 permanent galleries covering the history of the Docklands area, including Docklands at War.



8 Retail Therapy

Canary Wharf Shopping Centre offers a wide range of high end brands and boutiques, whilst Stratford's Westfield Shopping Centre has a large selection of high street and luxury stores, restaurants, and a cinema, and is accessible in less than 20 minutes on the DLR.



9 Cutting Edge

Canary Wharf continues to push the boundaries of design, with one of the latest additions being the Crossrail Place Roof Garden — a free public indoor oasis sitting on what will be the roof of the new Canary Wharf Crossrail Station. The garden also incorporates a performance space that plays host to drama, music and dance.



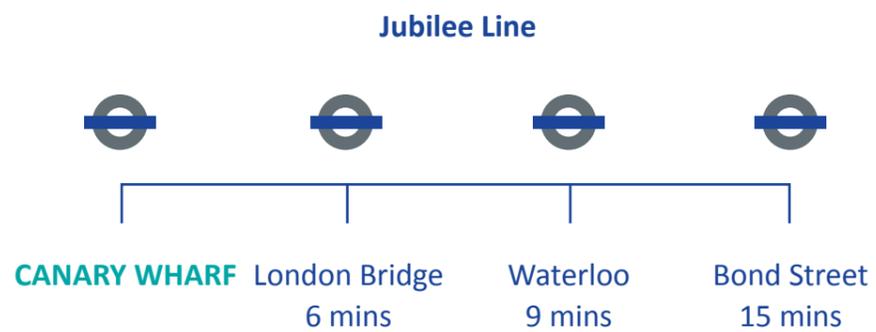
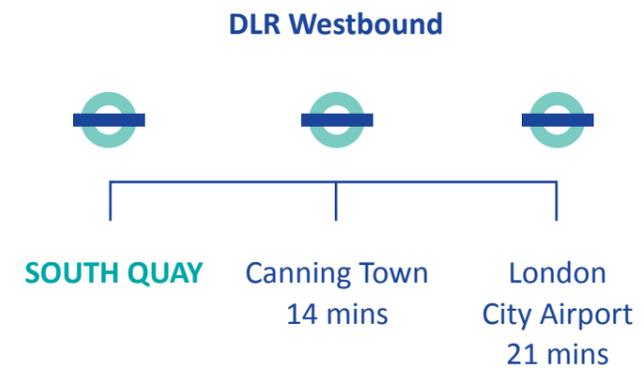
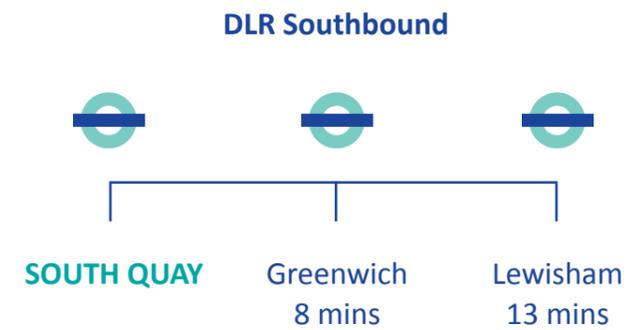
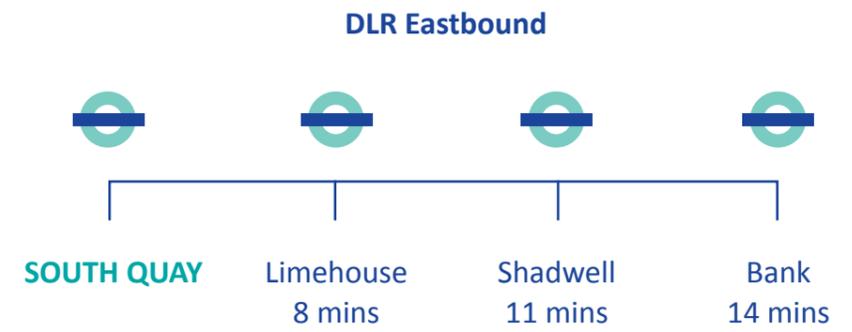
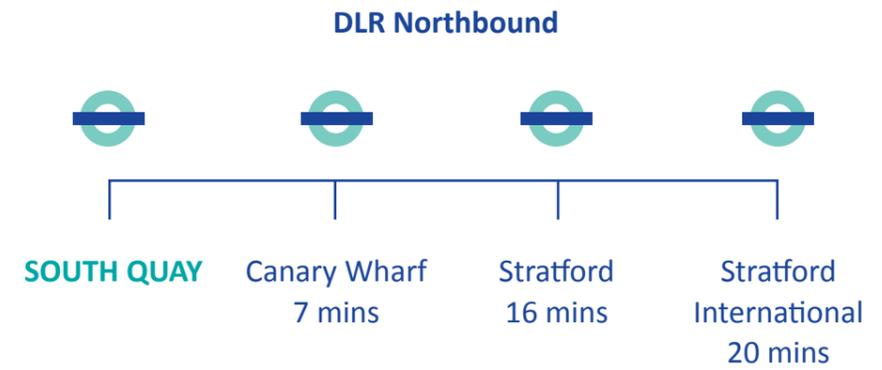
10 Regeneration

Millharbour brings an investment of 40 million pounds to the E14 postcode. This, together with the billions that have been spent on the Docklands, ensures that the area continues to grow and prosper whilst encouraging further regeneration.



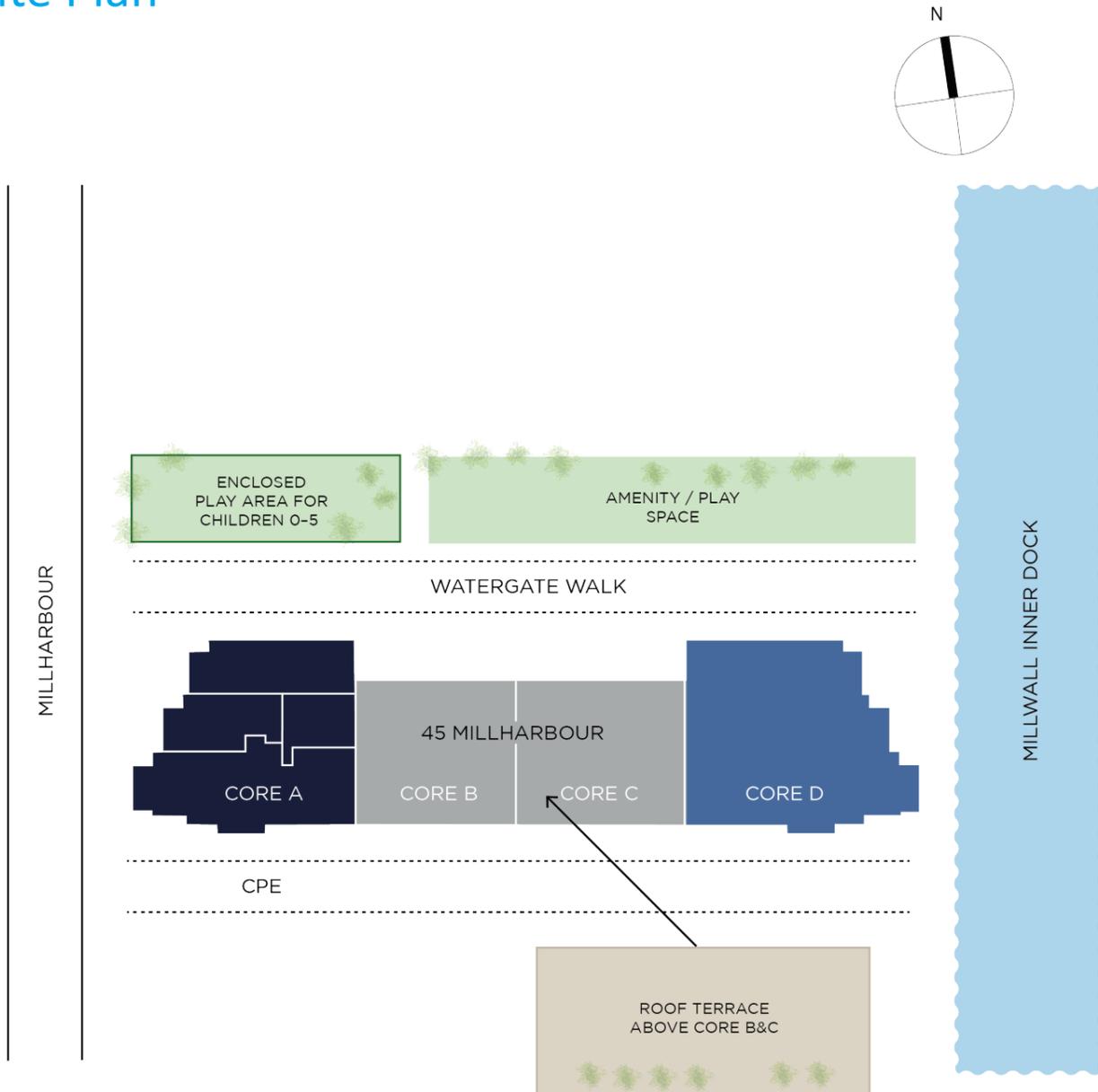
Location & Transport Connections

MILLHARBOUR 45 Millharbour
Isle of Dogs
E14 9TR



Crossrail station operational from December 2018. (source: Crossrail)
London Underground travel times are approximate. (source: TfL)

Site Plan



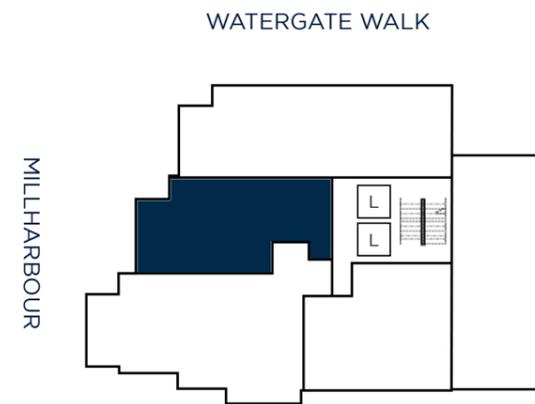
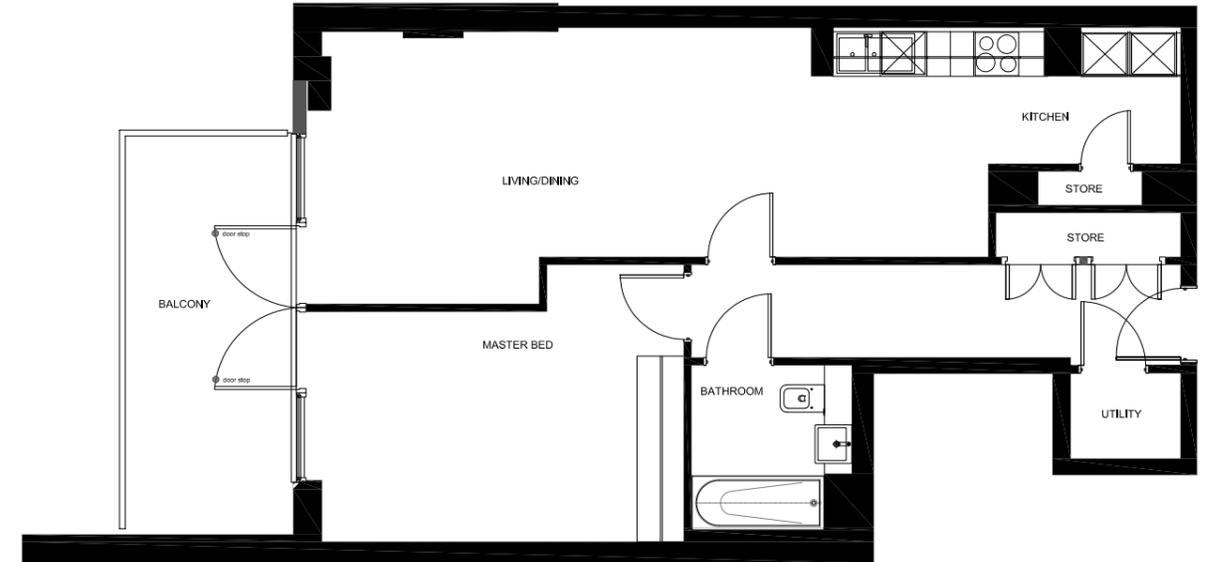
- SHARED OWNERSHIP - CORE A*
- PRIVATE SALE - CORE D
- AFFORDABLE RENT - CORES B & C

*Floors 1 - 3 Shared Ownership : Floors 4 - 13 Private Sale
 CPE (car park entrance) - For private sale residents and commercial use only

Plan not to scale

1 Bedroom Apartments

Apartment No. 103 - First Floor
 Apartment No. 203 - Second Floor
 Apartment No. 303 - Third Floor

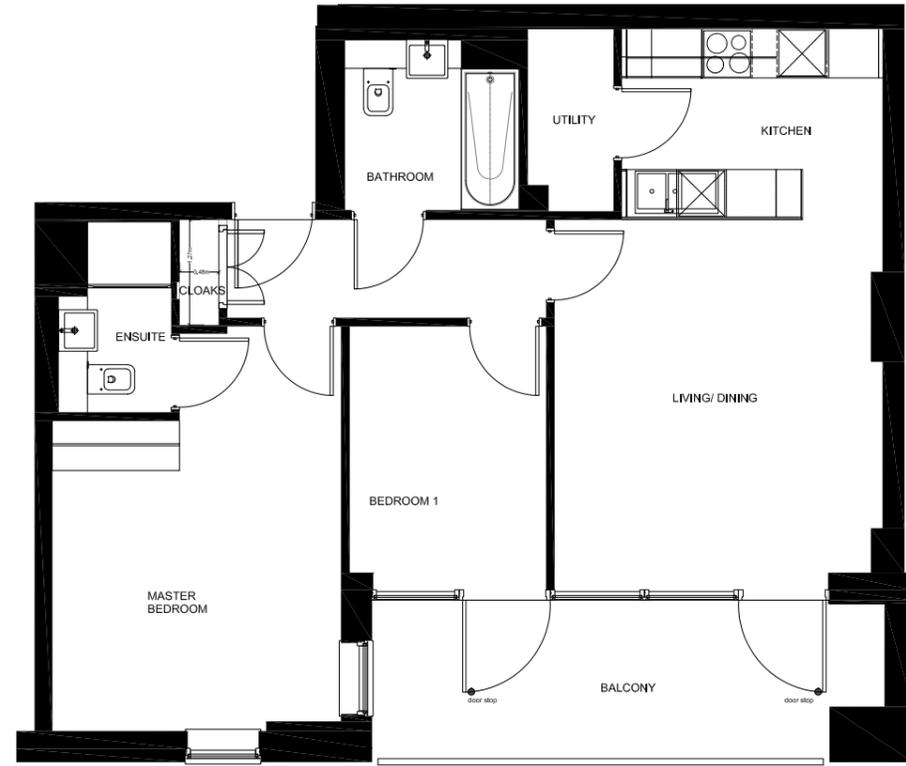


Kitchen	15' 5" x 5' 7"	4.7m x 1.7m
Living/Dining	9' 10" x 21' 3"	3m x 6.5m
Master Bedroom	16' 1" x 9' 10"	4.9m x 3.0m
GIA	749 sqft	69.6 sqm
Balcony	6' 10" x 16' 8"	2.1m x 5.1m

Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may not form part of any contract, the developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press July 2018.

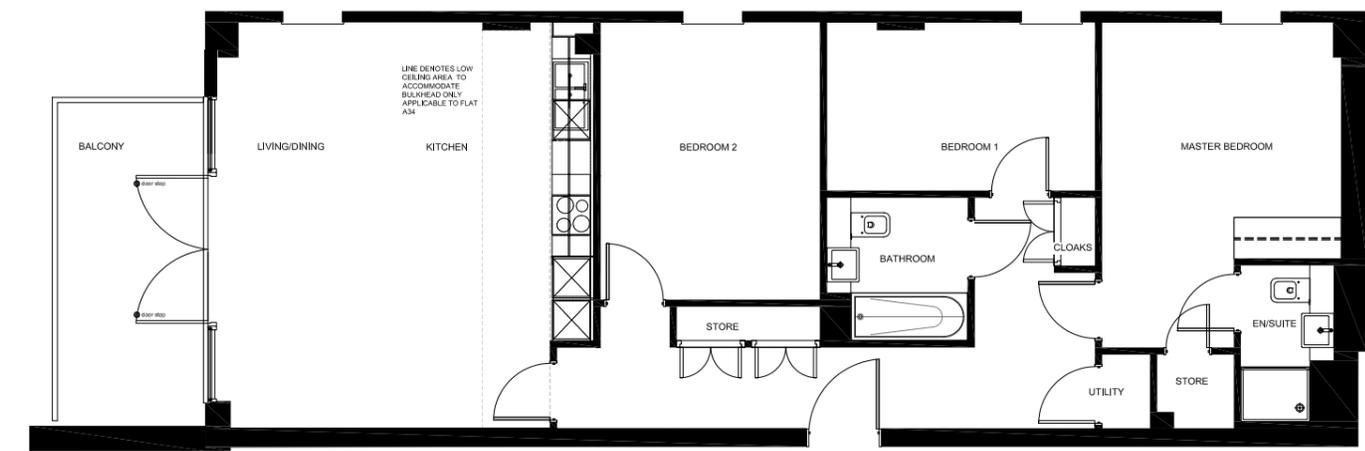
2 Bedroom Apartments

- Apartment No. 101 - First Floor
- Apartment No. 201 - Second Floor
- Apartment No. 301 - Third Floor



3 Bedroom Apartments

- Apartment No. 104 - First Floor
- Apartment No. 204 - Second Floor
- Apartment No. 304 - Third Floor



WATERGATE WALK

MILLHARBOUR

Kitchen	7' 6" x 10' 2"	2.3m x 3.1m
Living/Dining	14' 9" x 12' 9"	4.5m x 3.9m
Master Bedroom	15' 5" x 11' 5"	4.7m x 3.5m
Bedroom 1	7' 6" x 10' 5"	2.3m x 3.2m
GIA	745 sqft	69.3 sqm
Balcony	6' 2" x 18'	1.9m x 5.5m

WATERGATE WALK

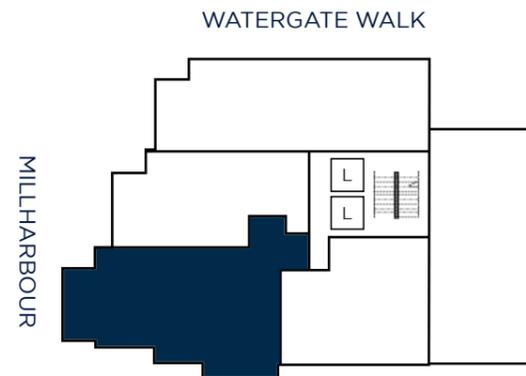
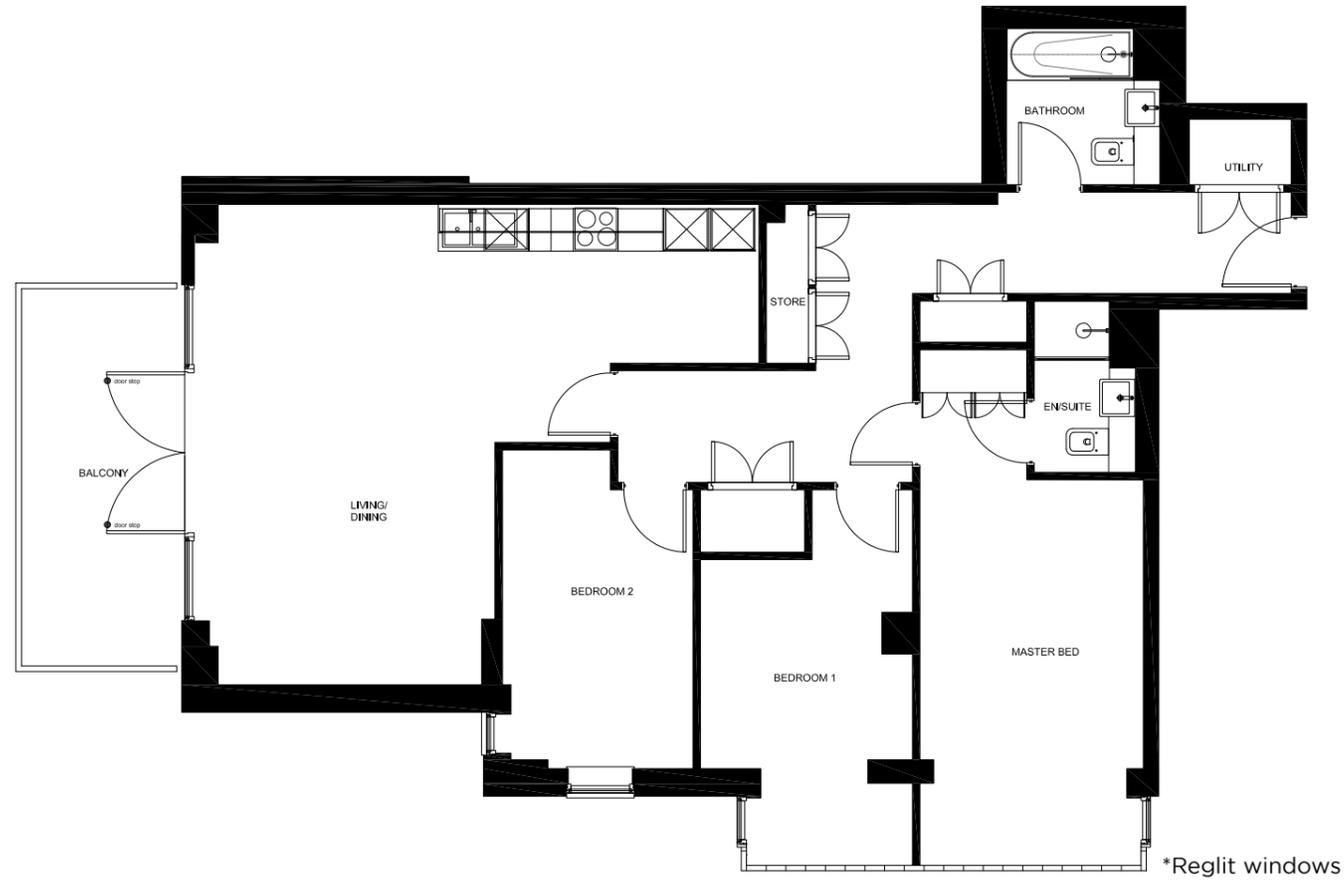
MILLHARBOUR

Kitchen	5' 3" x 14' 9"	1.6m x 4.5m
Living/Dining	12' 9" x 19' 8"	3.9m x 6.0m
Master Bedroom	15' 9" x 11' 1"	4.8m x 3.4m
Bedroom 1	8' 2" x 12' 9"	2.5m x 3.9m
Bedroom 2	10' 6" x 13' 5"	3.2m x 4.1m
GIA	1088 sqft	101.1 sqm
Balcony	6' 10" x 15' 5"	2.1m x 4.7m

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3 Bedroom Apartments

Apartment No. 202 - Second Floor

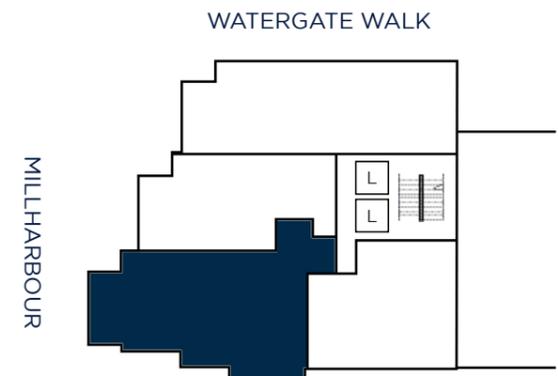
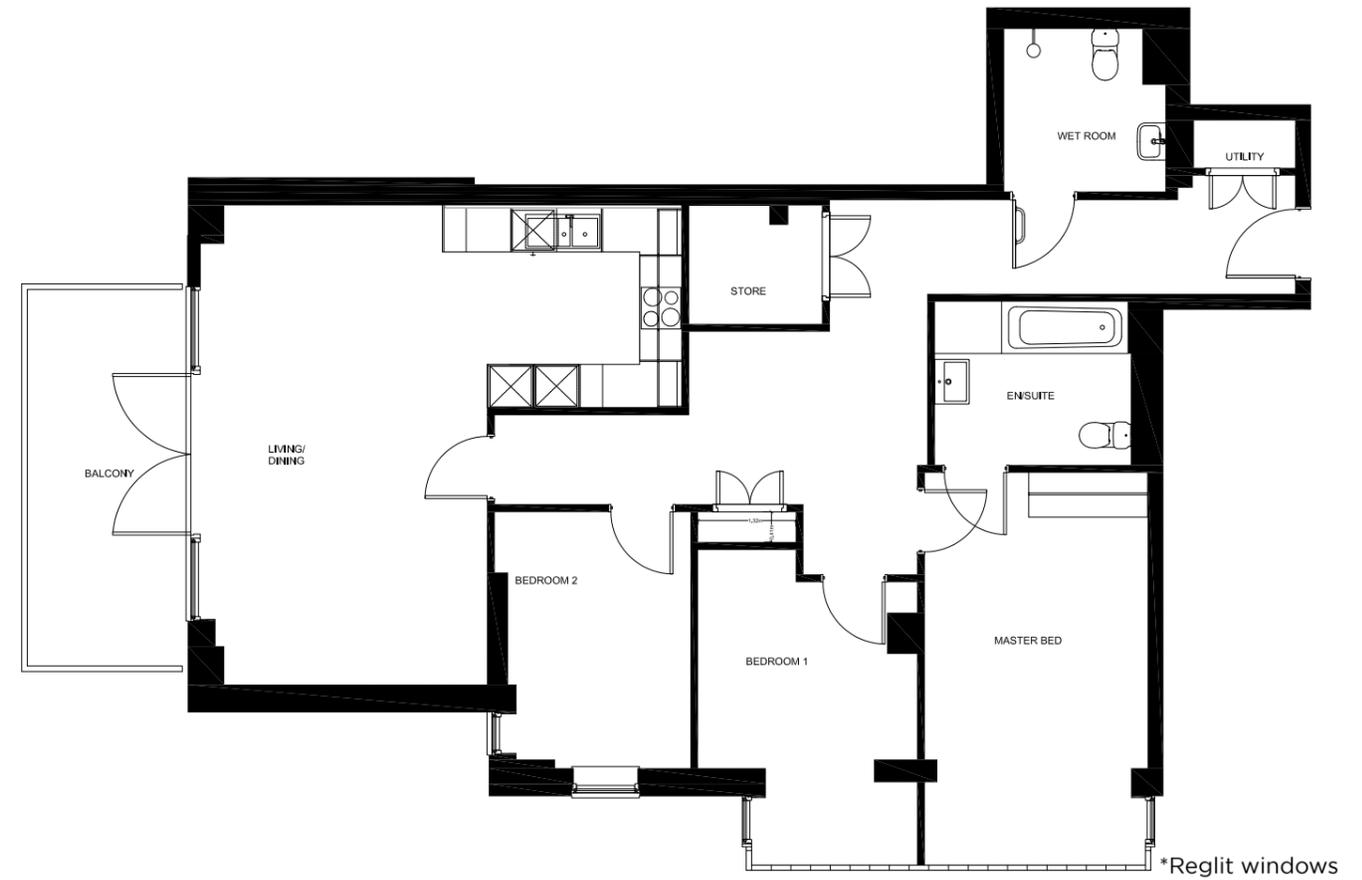


Kitchen	6' 10" x 11' 5"	2.1m x 3.5m
Living/Dining	13' 1" x 20' 11"	4.0m x 6.4m
Master Bedroom	16' 8" x 9' 10"	5.1m x 3.0m
Bedroom 1	9' 2" x 13' 1"	2.8m x 4.0m
Bedroom 2	8' 2" x 14' 1"	2.5m x 4.3m
GIA	1193 sqft	110.9 sqm
Balcony	7' 2" x 16' 4"	2.2m x 5.0m

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3 Bedroom Apartments

Apartment No. 102 - First Floor
Apartment No. 302 - Third Floor



Kitchen	8' 6" x 8' 10"	2.6m x 2.7m
Living/Dining	12' 9" x 20' 11"	3.9m x 6.4m
Master Bedroom	17' x 9' 10"	5.2m x 3.0m
Bedroom 1	9' 6" x 12' 5"	2.9m x 3.8m
Bedroom 2	7' 10" x 11' 1"	2.4m x 3.4m
GIA	1193 sqft	110.9 sqm
Balcony	6' 10" x 16' 4"	2.1m x 5.0m

Specification

Kitchen

- Fitted Premiere kitchen Hardwicke range. Featuring grey silestone worktop and contemporary handleless style
- Stainless steel single bowl sink with mono mixer tap
- Siemens built-in oven electric with black induction hob
- Siemens built-in microwave
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer
- Brushed stainless steel splashback behind hob

Bathroom

- Modern white sanitary ware by Duravit
- Thermostatically controlled Hansgrohe shower over bath
- Shower screen
- Washer basin with Hansgrohe chrome mixer taps
- Wall mounted mirror cabinet
- Heated flat towel rail
- Shaver socket
- Glazed ceramic tiles

En-suite bathroom – to two bedroom apartments

- Hansgrohe Shower
- Glazed ceramic tiles

Finishes

- Engineered oak flooring to hallway, kitchen and living room
- Fitted carpets to bedroom
- Balcony to all apartments with decking

Home entertainment

- Television and telephone points to living area and master bedroom

General

- Smoke detectors
- Lockable mailboxes
- Concierge services
- Fob entry system to communal door
- Lift
- Wall lights on balconies
- Pendant lighting to living room, hallway, bedrooms and some utility rooms / stores
- Recesses downlights in kitchens, bathrooms and en-suites

*Please note that apartments 102, 202 & 302 (on floorplans above) have reglit windows which have an oblique view

Images from a previous Network Homes development. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments. Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases similar alternatives will be provided. Network Homes reserve the right to make these changes as required. July 2018.



Register your interest today
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