

THE FORGE, WESTFERRY ROAD, CANARY WHARF, LONDON, E14

"Offering contemporary style alongside a grade two listed building which is a testimony to London's grand era of engineering. The Forge offers a superb choice of luxurious living space from studio to 1, 2 & 3 bedroom apartments, 2 bedroom duplexes and penthouse styles."



The Developer
Mountain Capital

Location
397-411 Westferry Road, Docklands – E14 3AE

Local Authority
London Borough – Tower of Hamlets

Tenure
999 Year Leasehold

Building Insurance
Zurich – 10 year – From 2009

Anticipated Completion
Est Sept 2014

Project Rental Return
5% net yield guaranteed
(paid for the first 2 years)

Pricing

Studio's from £270,000
1 Beds from £330,000
2 Beds from £425,000
3 Beds from £500,000

Parking

Undercroft parking available
by separate negotiation £20,000 per space

Net internal floor areas
From: 332 sq/ft – 1087 sq/ft

Ground Rent

Studio's: £225 PA
1 Beds: £300 PA
2 Beds: £400 PA
3 Beds: £500 PA
(paid for the first 2 years)

Service Charge

£2.65 PSF (paid for the first 2 years)

DEVELOPMENT SPECIFICATION

General Apartment Interior

- Flush white painted ceilings
- White walls to hall/kitchen/living room/dining room
- White satin painted skirting and architrave
- Flush hardwood veneered internal doors
- Brushed stainless steel door furniture throughout
- Hardwood veneered apartment entrance door
- Wardrobe to master and second bedrooms
- Zoned underfloor heating system to principal rooms
- Spacious utility cupboard with washer/dryer to each apartment
- Double glazed windows

Flooring

- Engineered wood floor to open plan kitchen, hall and living area
- Ceramic tiles to semi-partitioned kitchen areas
- Fully fitted carpets to bedroom(s)

Electrical

- Energy efficient down lighters
- Low energy pendant light fittings within bedrooms
- Cable TV point to living room, (master and second bedroom where applicable) subject to subscription
- Satellite TV master point to living room (and common 'playback' point to master and second bedrooms where applicable) subject to subscription
- Digital Terrestrial TV and DAB radio master point to living room (and common 'playback' point to master and second bedrooms where applicable) subject to necessary set top box
- Broadband/ telephone points to living room (and master bedroom where applicable) subject to subscription
- Many with FM aerial points to lounge, master and second bedrooms (where applicable)

Kitchen

- Dark wood and white veneer kitchen units with soft close drawers and doors
- Natural granite worktop
- Under-mounted sink finished with chrome mono bloc mixer tap
- Energy efficient down lighters
- Kitchen appliances by Bosch
- Appliances to include washer/dryer & dishwasher, fridge/freezer, ceramic hob and combination oven or separate microwave

Bathroom & En-suite

- Chrome mixer taps by Hansgrohe
 - White counter top wash hand basin
 - Wall-hung WC pan with concealed cistern and push button dual flush
 - White bath with ceramic tiled panel and glass shower screen*
 - Chrome thermostatic bath/shower mixer with showerhead, hose and rail*
 - Fully tiled step-in shower with glass shower screen*
 - Fully tiled walls
 - Ceramic tiled floor
 - Recessed mirror above vanity with feature down lighting
 - Shaver socket
 - Energy efficient down lighters to ceiling
 - Heated towel rail
- * Where applicable

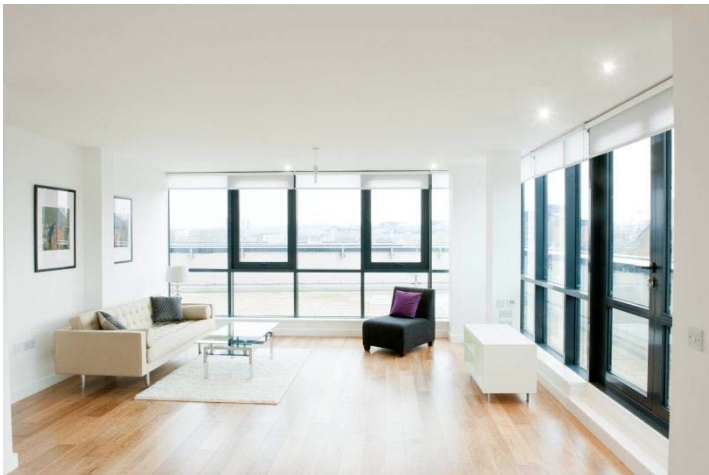
Security

- Mains supply smoke detectors
- Lockable windows (where applicable)
- Audio/video entry system
- CCTV with centralised recording and PAC ID fob technology

Features include

- Secure gated residents and vehicular access
- Landscaped gardens and courtyards
- CCTV security monitoring
- Lifts serving all floor levels
- Many apartments with balcony, terrace or external space
- Stunning views from upper level apartments
- Luxurious upgraded internal specification and finishes
- Prime buy to let executive rental catchment
- Superb opportunity for owner/occupier seeking an exclusive private residence

INTERNALS



DISTANCES FROM THE FORGE

The DLR

The Docklands light railway is the Capital's most advanced transport network linking Canary Wharf & The Docklands to The City. Also connecting London City Airport & Greenwich south of the river. Journey times are fast and frequent and within 10 minutes' walk of The Forge apartments.

Mudchute DLR Station – 0.3miles 6mins walk**

Island Gardens Station – 0.4miles 8mins walk**

Crossharbour DLR Station – 0.7 miles 14mins walk**

DLR – Mudchute DLR Station – 6mins walk**

- Canary Wharf (Tube & DLR) – 7mins*
- Limehouse (Rail & DLR) – 12mins*
- Bank (Tube & DLR) – 18mins*
- Tower Gateway – 20mins*
- Stratford (Rail, DLR & Tube) – 22mins*
- London City Airport – 26mins*

The Tube

The Jubilee Line connects at Canary Wharf providing direct links across the South Bank to Westminster and the heart of the West End. Residents of The Forge will be around 25 minutes from The Capital's most exclusive shopping on Bond Street and Oxford Street nearer still, just 23 minutes from Westfield at Stratford – Europe's largest new urban shopping showpiece.

- By Underground – **Canary Wharf Station – 7mins drive****
- Stratford – 12mins*
- Green Park – 13mins*
- Bond Street – 15mins*
- Oxford Circus – 19mins*
- Marylebone – 20mins*
- Euston – 22mins*
- King's Cross St Pancras – 23mins* (Eurostar)
- Paddington – 23mins*
- Heathrow Terminals 1-3 – 46mins*

River Bus

The Forge is situated 200 meters from the Mast house Terrace Pier where Thames Clippers operate a commuter service both up and down the river. This deceptively fast and comfortable river shuttle carries around 8500 passengers daily.

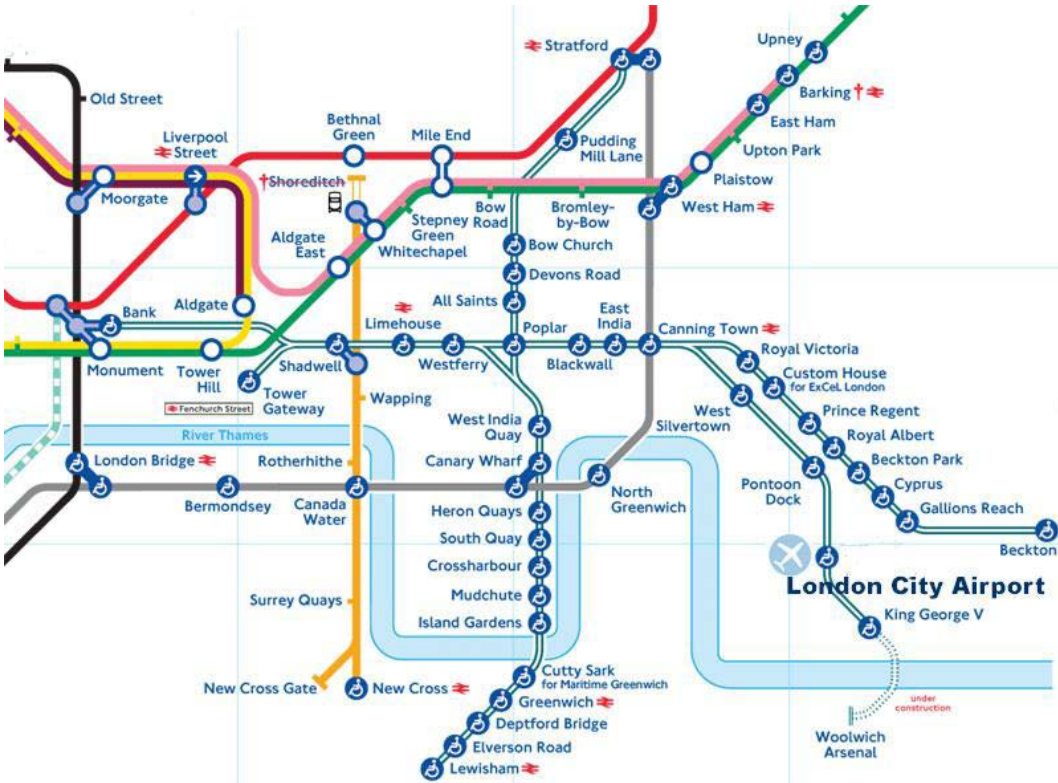
River Bus Journey Times:

- Canary Wharf Pier -7 minutes
- North Greenwich O2 Arena -12 minutes
- Tower Millennium Pier – 16 minutes
- London Bridge City Pier – 20 minutes
- Bankside Pier – 24 minutes
- Blackfriars Millennium Pier – 27 minutes
- Embankment Pier – 33 minutes
- London Eye Millennium Pier – 42 minutes

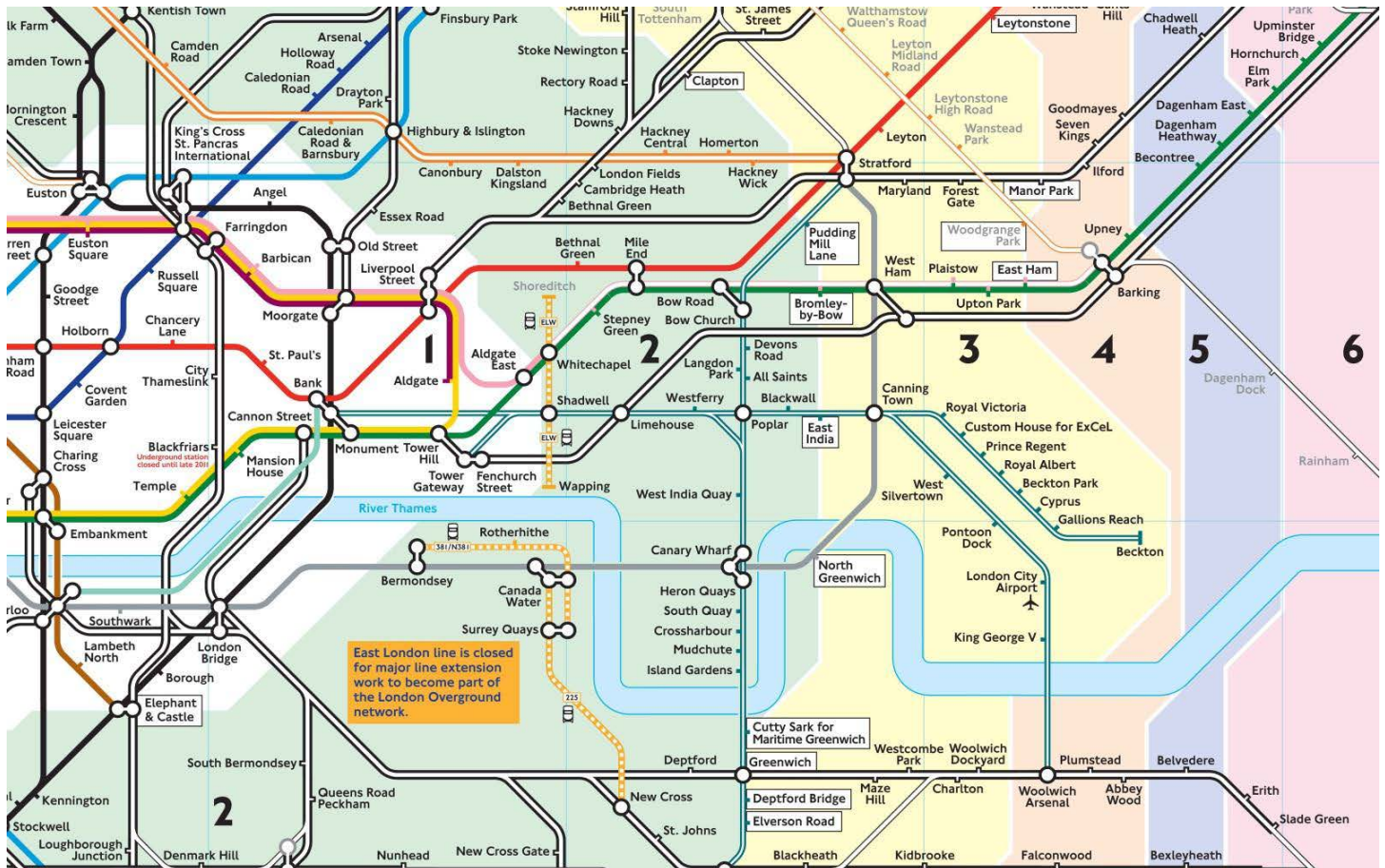
All times are *Sourced by tfl.com **Googlemaps.co.uk

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DOCKLANDS LIGHT RAILWAY



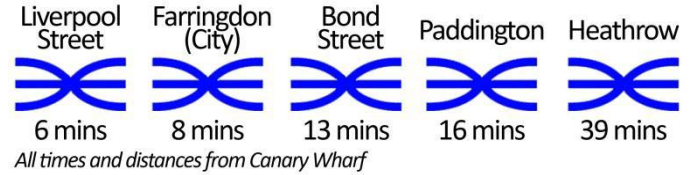
LONDON UNDERGROUND



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CROSSRAIL (2018)

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.



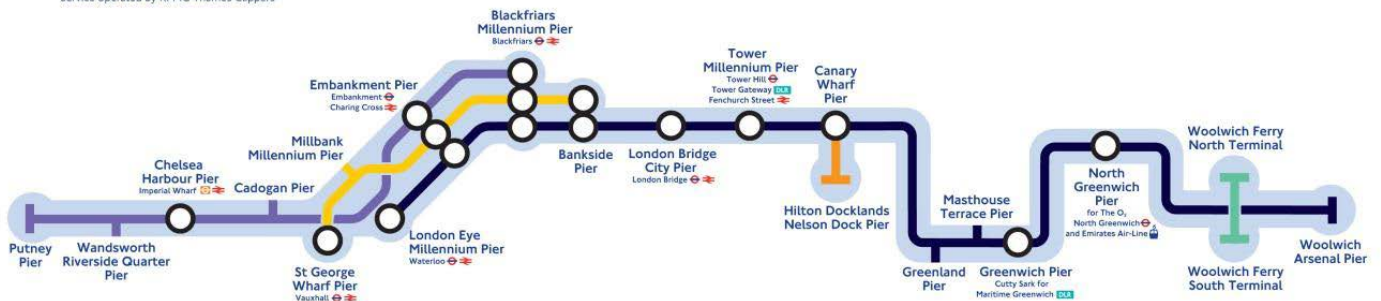
Crossrail



RIVER BUS

Map of scheduled River Bus services

- Putney Pier to Blackfriars Pier**
Operates Monday to Friday peak hours only
Service operated by Complete Pleasure Boats
- Embankment Pier to Woolwich Arsenal Pier**
Daily
Service operated by KPMG Thames Clippers
- Canary Wharf Pier to Hilton Docklands Pier**
Daily
Service operated by KPMG Thames Clippers
- St George Wharf Pier to Bankside Pier**
Daily
Service operated by KPMG Thames Clippers
- Woolwich Free Ferry**
Daily (except evenings)
Service operated by Serco for Transport for London



This map is a guide to services provided by the River Bus operators along the Thames on weekdays, but does not guarantee direct services between the piers shown. Some services/piers are not served outside of peak commuter hours.

- London Underground
- Docklands Light Railway
- London Overground
- Emirates Air-Line
- National Rail
- Interchange

LONDON UNIVERSITIES AND COLLEGES

Canary Wharf College

Canary Wharf College, 197 E Ferry Rd, London, Greater London E14 3BA, United Kingdom
0.3miles – 6mins walk**



City University

City University London, Northampton Square, London EC1V 0HB, United Kingdom
Mudchute Station (DLR) to Bank (Northern Line) – Angel Station - 27 minutes*
5.8 miles – 17 minute drive**



CITY UNIVERSITY
LONDON

University of Greenwich

Old Royal Naval College, 30 Park Row, London, Greenwich SE10 9LS
Thames Clipper Ferry towards North (1 Stop) – 4 minutes
Mudchute Station (DLR) to Maze Hill Station (Rail) - 34 minutes*
5.3 Miles 16 minute drive**



the
UNIVERSITY
of
GREENWICH

London College of Fashion

London College of Fashion, 20 John Prince's St, London W1G 0BJ, United Kingdom
Mudchute Station (DLR) to Shoreditch High Street - 24 minutes*
4.6 miles – 13 minute drive**



South Bank University

London South Bank University, 103 Borough Rd, London SE1 0AA, United Kingdom
Mudchute Station (DLR) to Elephant & Castle - 16 minutes*
5.9 miles – 16 minute drive**



LONDON SOUTH BANK
UNIVERSITY

London Metropolitan University

London Metropolitan University, 166-220 Holloway Rd, London N7 8DB, United Kingdom
Mudchute Station (DLR) to Holloway Road Station - 37 minutes*
4.4 miles – 14 minute drive**



Royal College of Surgeons

Royal College of Surgeons, 35-43 Lincoln's Inn Fields, London WC2A 3PE, United Kingdom
Mudchute Station (DLR) to Holborn Station - 28 minutes*
6.6 miles – 18 minute drive**



Queen Mary University

Queen Mary University of London, Mile End Rd, London E1 4NS, United Kingdom
Mudchute Station (DLR) to Mile End Station - 27 minutes*
2.9miles – 9mins drive**



Queen Mary
University of London

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LIVING IN CANARY WHARF

Canary Wharf "The Ultimate Lifestyle" *Actual Views from The Forge below.

Canary Wharf needs little introduction as an international showcase with 86 acres soaring elevations providing 14,000,000sqft of office and retail space which houses one of the most prestigious lists of banks and financial institutions amassed anywhere in the world. Within this dynamic district comes an unprecedented array of shopping malls, health clubs, designer boutiques, bars, restaurants and diverse cultural entertainment. In summary, Canary Wharf remains a global landmark for international commerce and culture within 10 minutes of the apartments at The Forge
Breath-taking Views "Of the most iconic skyline that defines luxurious living in the UK's fastest growing business district."



LIVING IN CANARY WHARF

The O2, Peninsula Square, London SE10 0DX, United Kingdom
North Greenwich O2 Arena -12 minutes by River Bus

The O2 Arena (visually typeset in some branding as The O₂ arena, referred to as North Greenwich Arena in the context of the 2012 Summer Olympics and 2012 Summer Paralympics) is a multi-purpose indoor arena located in the centre of The O2, a large entertainment complex on the Greenwich in London. It is named after its main sponsor, the telecommunications company O2.

With a capacity of up to 20,000 depending on the event, it is second-largest arena in the UK (after the Manchester Arena) and one of the largest in Europe. In 2008, The O2 Arena took the crown of the world's busiest music arena from the Manchester Arena, a title which it had held since 2001. The closest underground station to the venue is the North Greenwich station on the Jubilee line.



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.

Each home or dwelling has been allocated to one of eight bands according to its open market capital value at 1 April 1991.

A department of HM Revenue and Customs the Valuation Office Agency determined the band of your home. They also provide a facility for you to find out the council tax band for your property.

Your council tax bill shows you which band applies to your home. The table shows the valuation band ranges and the amounts payable before any discount, exemption or council tax benefit is deducted:

To find out more on discounts available on the council tax please visit:

www.towerhamlets.gov.uk

BAND A - Up to & including £40,000	BAND B - £40,001- £52,000	BAND C - £52,001 - £68,000	BAND D - £68,001 - £88,000	BAND E - £88,001 - £120,000	BAND F - £120,001 - £160,000	BAND G - £160,001 - £320,00	BAND H - £320,001 & above
£789.68	£921.30	£1052.91	£1184.52	£1447.74	£1710.97	£1974.20	£2369.04

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

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

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 14 days
3. Balance of 90% payable on completion

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

£1,650.00
(All plus VAT and disbursements)

Disclaimer

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