



**MANHATTAN**  
**LONDON E14**  
**PLAZA**





# LONDON CHIC MEETS NEW YORK STYLE

**COSMOPOLITAN LIFESTYLE, GLOBAL CITY  
COMMERCE, SUPERB CONNECTIVITY – THERE HAS  
NEVER BEEN A BETTER TIME TO EXPERIENCE THE  
E14 LOCALE. THIS EXCLUSIVE COLLECTION OF  
TWO & THREE BEDROOM APARTMENTS, PENTHOUSES  
AND TOWNHOUSES ARE STYLED DOWN TO THE LAST  
EXQUISITE DESIGN DETAIL.**



**CANARY WHARF LIFESTYLE  
APARTMENTS • PENTHOUSES • TOWNHOUSES  
24 HOUR CONCIERGE SERVICE • ROOF-TOP TERRACES  
PRIVATE RESIDENTS' GYMNASIUM**



# IN LONDON'S NEW METROPOLITAN CITY

ONE CANADA SQUARE,  
CANARY WHARF



CANARY WHARF DLR

FUTURE CANARY WHARF  
CROSSRAIL STATION  
(DUE LATE 2018)



MANHATTAN  
PLAZA



POPLAR DLR



BLACKWALL DLR



# MAKE AN ENTRANCE

AT MANHATTAN PLAZA A SPACIOUS  
RECEPTION INSPIRED BY THE MOST  
STYLISH HOTELS TOGETHER WITH  
CONCIERGE SERVICES FOR SECURITY  
AND CONVENIENCE ALL SAY THAT -  
UNDOUBTEDLY - YOU HAVE ARRIVED.





**IN TODAY'S BUSY LIFE, FITNESS  
IS THE PERFECT REMEDY.  
AT MANHATTAN PLAZA FITNESS  
COMES AS STANDARD.**

At Manhattan Plaza, like any city resident worth their hi-tech designer running shoes, you can take your fitness seriously, and all without going the extra mile. With a private residents' gymnasium, whether you want to prioritise your cross-training or maximise your time on the treadmill it couldn't be easier to find a time to fit it into your schedule. Superbly equipped and air-conditioned, the purpose-built gymnasium is just one of the elements that make Manhattan Plaza an exceptional place to live.





# MORE THAN A HIGHLY DESIRABLE HOME

## MANHATTAN PLAZA IS AN INVESTMENT IN SOME OF LONDON'S MOST DESIRABLE CITY LIVING.

London is the city that the world looks to invest in, and E14 is a beacon of the capital's success. And its star continues to rise, with new arrivals like the office towers at Five and Ten Bank Street to the planned redevelopment at North Quay, close to the new Crossrail station and Manhattan Plaza. Wood Wharf is seeing a massive transformation, and just to the east a new global, 24/7 business quarter operating across time zones is rising at the £1.7billion Royal Docks. It means the numbers working in the area are set to soar - and not just from those working in the finance sector that established Canary Wharf as a world-class address, but also 21st Century innovators, future-technologists and global cloud platform companies, creating a huge rental demand in the area. The area's growing attraction for renters can be seen in rental growth with Tower Hamlets borough outpacing the rest of capital - and projected to continue to do so.

Long renowned as a dynamic, exciting place to work, the unique energy and truly international character of the area has also made E14 a magnet as a place to live. Residents can enjoy premier shopping across five malls with Savile Row tailors and shirt-makers, high-end women's fashion, beauty spas, valet services - and the UK's largest Waitrose. Add in one of London's most enviable restaurant and bar scenes, private health and fitness clubs, and entertainment venues that continue to evolve with the recent addition of exotic rooftop garden and Everyman cinema at Crossrail Place to their number, and it is no wonder E14 is a sought-after living destination. With its superb location to access the Canary Wharf lifestyle - but without Canary Wharf's Prime sector price levels - Manhattan Plaza offers buyers and investors a significant advantage.



## AN INVESTMENT IN HIGHLY DESIRABLE CITY LIVING.

The E14 Poplar neighbourhood is now more connected - and more poised to benefit from its location - than ever before. The landmark Canary Wharf Crossrail station, a gateway between Canary Wharf and Poplar, is just a few minutes' walk from Manhattan Plaza, and the arrival of Crossrail (Elizabeth Line) services will run to Bond Street in 13 minutes and Heathrow in 39 minutes, with peak-time trains every five minutes. Together with the Jubilee Line at Canary Wharf Underground station, and a DLR network with Bank, Stratford, and City Airport on its route - and the new Royal Docks quarter just four stops from Poplar DLR station - at Manhattan Plaza you are remarkably well-placed, whether for an evening in the West End, or for making a strategic investment.

Poplar has seen a raft of renewal projects including a £300m regeneration of the iconic Chrisp Street and market square, part of major and ongoing capital and economic and social investment. Unsurprisingly, in recent years Poplar has seen a growth in popularity from professionals looking for proximity to the employment hub of Canary Wharf, and, through its impressive transport connections, fast and direct links across the capital. That popularity makes Manhattan Plaza an ideal choice as an investment. In addition to the calibre of architecture, interior specialist design, and luxury lifestyle amenities that elevate it to an exceptional city development there is the value-added factor: that Telford Homes always use their unparalleled understanding of the East London market to select sites where investment potential is built-in, whether you are an owner-occupier or rental investor.





Computer generated image of Manhattan Plaza.



## LOCATION THAT IS GOING PLACES.

**Expanding** Tower Hamlets is predicted to see population growth of 26% over the next decade compared to 10% for London.

**Outperforming** Tower Hamlets saw 25,000 new residents 2015-2017. Housing supply has not kept up with demand, resulting in an E14 market outperforming the wider London market.

**Diversifying** Major expansion at Canary Wharf and Wood Wharf will boost the workforce in the district by over 200,000 within a decade, with many employees looking to live close to work.

**High flying** E14 is a magnet for young professionals with 10% of residents in the affluent £75-100k salary bracket while 13% earn over 100k a year, both higher than the London average.

**Stimulating** Over 100 arts and cultural events, exhibitions, festivals, summer open-air concerts from Swing to Shakespeare and winter ice-rink have put E14's cultural calendar on the map.

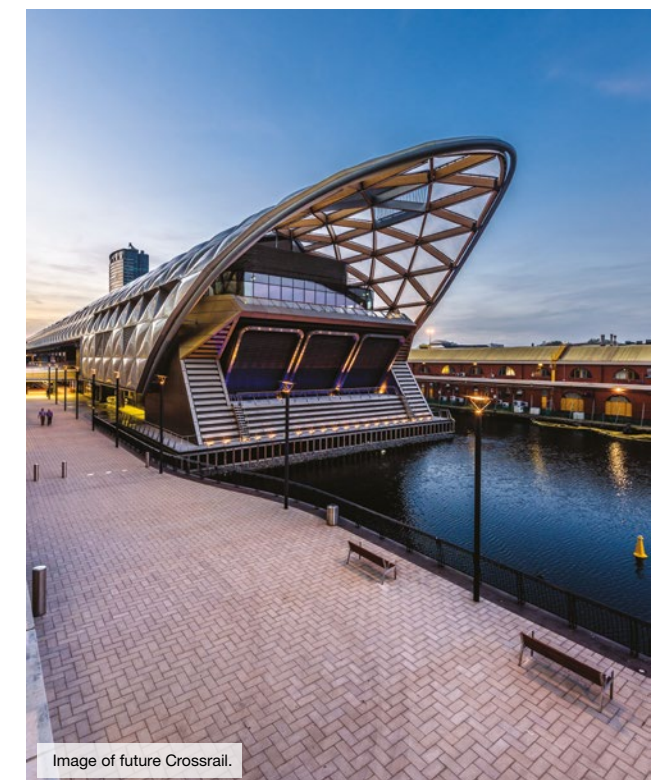
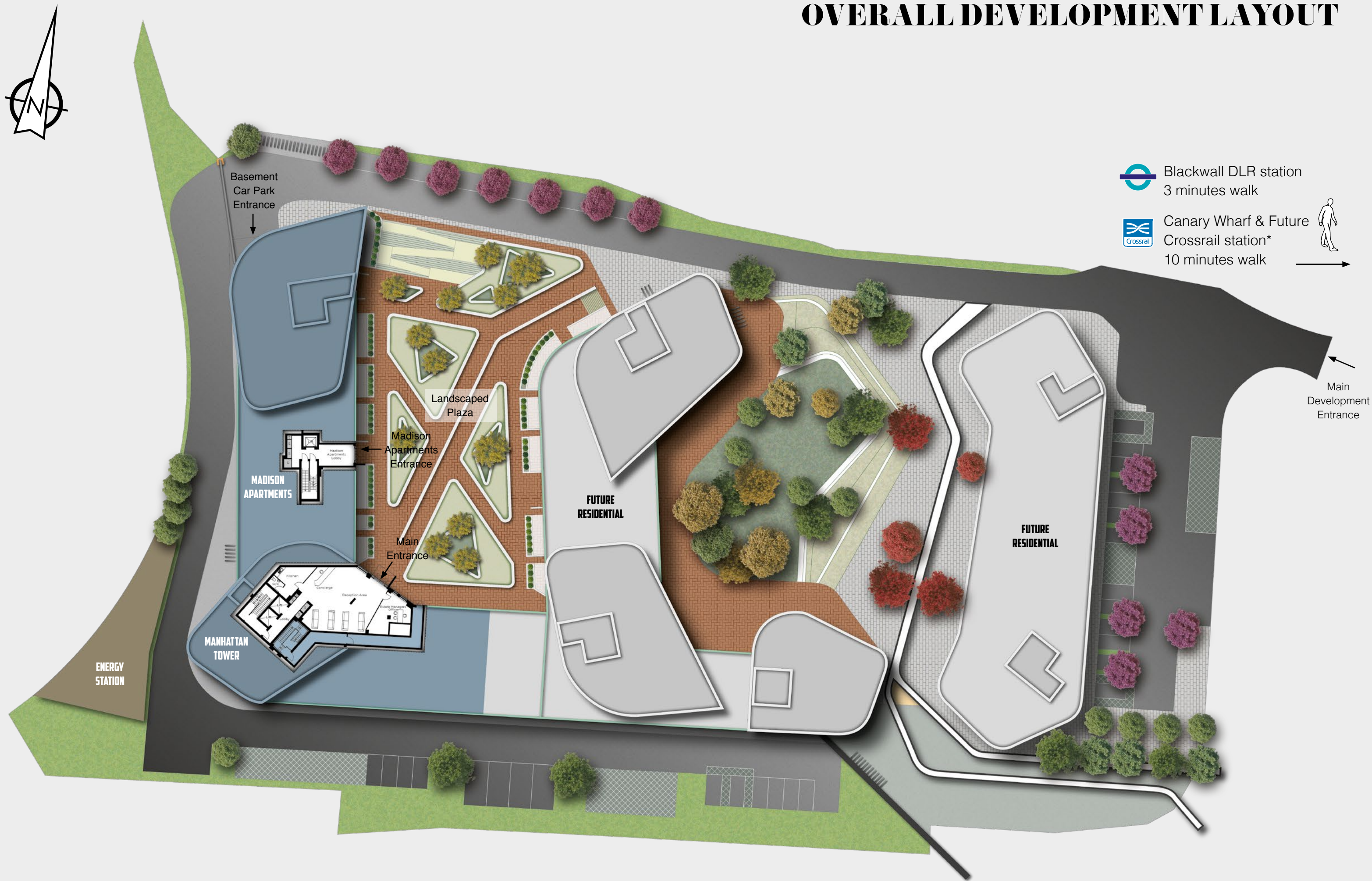


Image of future Crossrail.



# OVERALL DEVELOPMENT LAYOUT

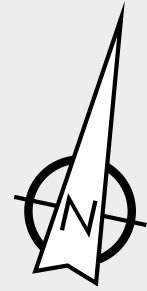






Photograph of Manhattan Plaza.

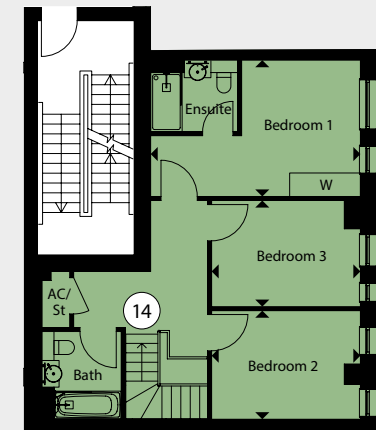
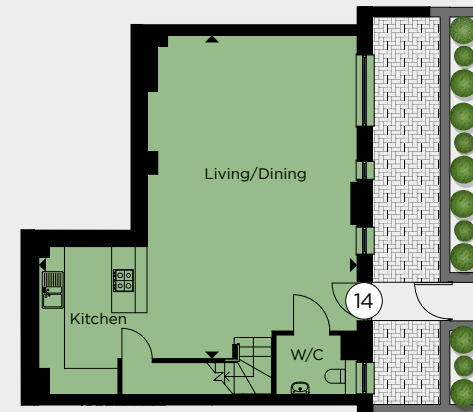
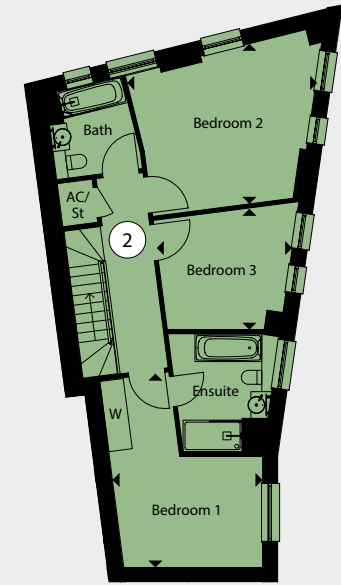
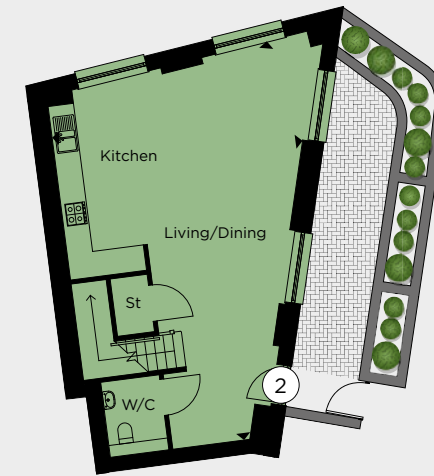




# BASEMENT LEVEL



Basement layout not to scale, for indication only. S = Services.  
Please note: basement car park will be further developed during construction of future residential. Car park for Manhattan Plaza shown.



## LEVEL 00 TOWNHOUSES LOWER

### TOWNHOUSES

#### TH 002

Kitchen/Living/Dining	10.19m x 6.34m	33'5" x 20'10"
Bedroom 1	4.93m x 3.82m	16'2" x 12'6"
Bedroom 2	4.84m x 4.08m	15'11" x 13'5"
Bedroom 3	3.45m x 3.10m	11'4" x 10'2"
<b>Total Area</b>	<b>116.0 sq m</b>	<b>1,249 sq ft</b>

## LEVEL 01 MADISON APARTMENTS & TOWNHOUSES – UPPER FLOOR

#### TH 014

Kitchen/Living/Dining	8.22m x 8.10m	26'12" x 26'7"
Bedroom 1	5.34m x 3.47m	17'6" x 11'5"
Bedroom 2	3.79m x 2.76m	12'5" x 9'1"
Bedroom 3	3.79m x 2.70m	12'5" x 8'10"
<b>Total Area</b>	<b>113.1 sq m</b>	<b>1,217 sq ft</b>

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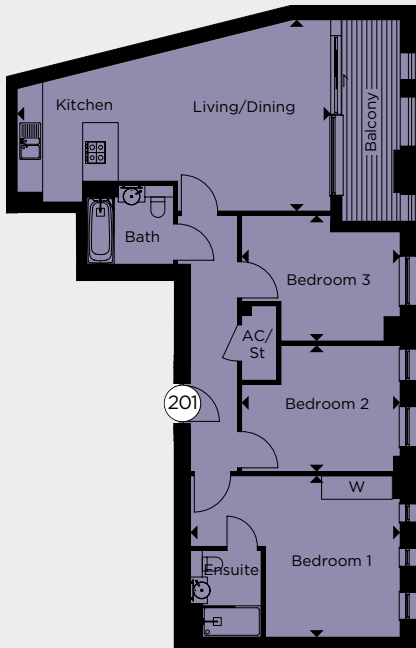


LEVEL 02 MADISON APARTMENTS & MANHATTAN TOWER

MADISON APARTMENTS

MA 201

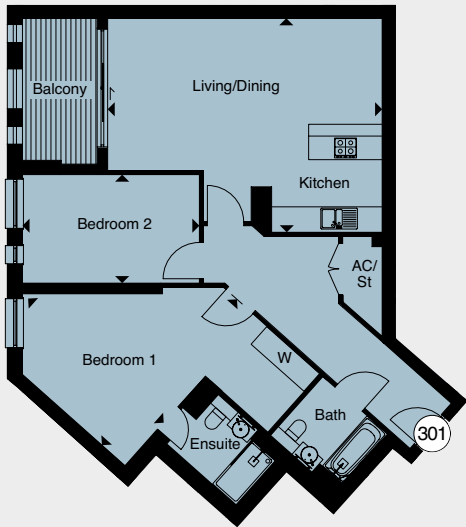
Kitchen/Living/Dining	7.98m	x	4.87m	26'2"	x	15'12"
Bedroom 1	5.44m	x	4.11m	17'10"	x	13'6"
Bedroom 2	4.13m	x	3.22m	13'7"	x	10'7"
Bedroom 3	4.13m	x	3.20m	13'7"	x	10'6"
Total Area	93.9 sq m			1,010 sq ft		



MANHATTAN TOWER

MT 202

Kitchen/Living/Dining	7.13m	x	5.40m	23'5"	x	17'9"
Bedroom 1	3.42m	x	3.03m	11'3"	x	9'11"
Bedroom 2	3.75m	x	2.90m	12'4"	x	9'6"
Total Area	71.6 sq m			771 sq ft		



LEVEL 03 MANHATTAN TOWER

MANHATTAN TOWER

MT 301

Kitchen/Living/Dining	6.98m	x	5.45m	22'11"	x	17'11"
Bedroom 1	5.06m	x	4.86m	16'7"	x	15'11"
Bedroom 2	4.50m	x	2.76m	14'9"	x	9'1"
Total Area	91.7 sq m			987 sq ft		

MANHATTAN TOWER

MT 302

Kitchen/Living/Dining	8.99m	x	4.08m	29'6"	x	13'5"
Bedroom 1	5.97m	x	3.05m	19'7"	x	10'0"
Bedroom 2	5.33m	x	2.85m	17'6"	x	9'4"
Bedroom 3	3.19m	x	2.34m	10'6"	x	7'8"
Total Area	98.3 sq m			1058 sq ft		
Terrace Area	76.4 sq m			822 sq ft		

LEVEL 03 MANHATTAN TOWER

MANHATTAN TOWER

MT 305

Kitchen/Living/Dining	7.13m	x	5.40m	23'5"	x	17'9"
Bedroom 1	3.42m	x	3.03m	11'3"	x	9'11"
Bedroom 2	3.75m	x	2.90m	12'4"	x	9'6"
Total Area	71.4 sq m			769 sq ft		

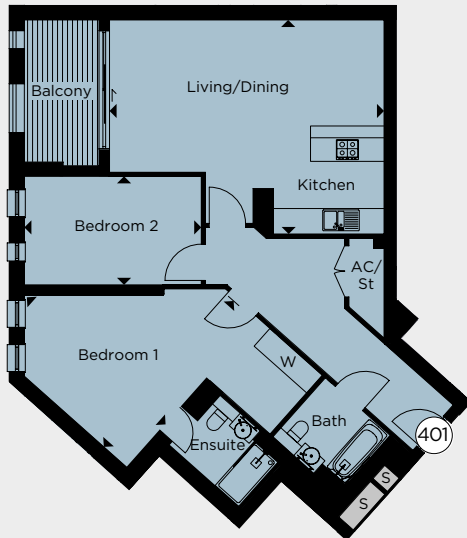


LEVEL 04 MANHATTAN TOWER

MANHATTAN TOWER

MT 401

Kitchen/Living/Dining	6.98m	x	5.45m	22'11"	x	17'11"
Bedroom 1	5.06m	x	4.86m	16'7"	x	15'11"
Bedroom 2	4.50m	x	2.76m	14'9"	x	9'1"
Total Area	91.7 sq m			987 sq ft		



LEVEL 04 MANHATTAN TOWER

MANHATTAN TOWER

MT 402

Kitchen/Living/Dining	8.99m	x	3.93m	29'6"	x	12'11"
Bedroom 1	4.23m	x	3.20m	13'11"	x	10'6"
Bedroom 2	3.51m	x	2.85m	11'6"	x	9'4"
Bedroom 3	3.19m	x	2.34m	10'6"	x	7'8"
Total Area	87.7 sq m			944 sq ft		

MANHATTAN TOWER

MT 405

Kitchen/Living/Dining	7.13m	x	5.40m	23'5"	x	17'9"
Bedroom 1	3.42m	x	3.03m	11'3"	x	9'11"
Bedroom 2	3.75m	x	2.90m	12'4"	x	9'6"
Total Area	71.6 sq m			771 sq ft		

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LEVEL 05 MANHATTAN TOWER

MANHATTAN TOWER

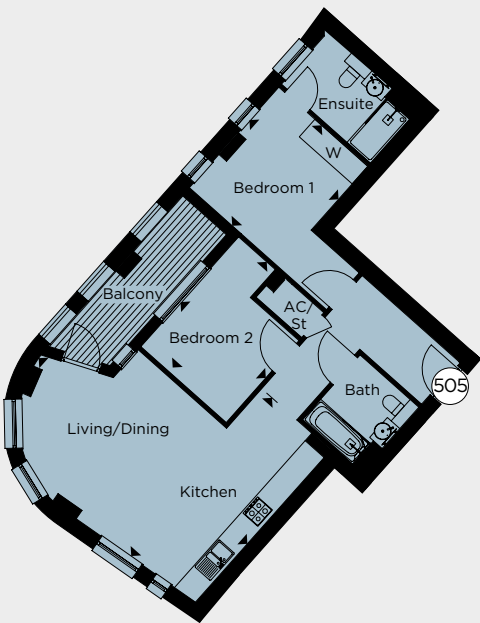
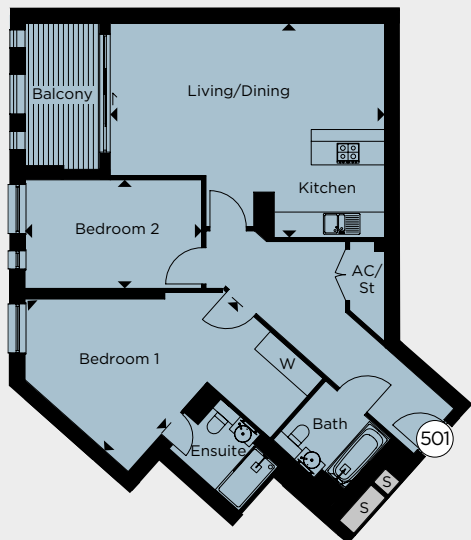
MT 501

Kitchen/Living/Dining	6.98m	x	5.45m	22'11"	x	17'11"
Bedroom 1	5.06m	x	4.86m	16'7"	x	15'11"
Bedroom 2	4.50m	x	2.76m	14'9"	x	9'1"
Total Area	91.7 sq m			987 sq ft		

MANHATTAN TOWER

MT 502

Kitchen/Living/Dining	8.99m	x	3.93m	29'6"	x	12'11"
Bedroom 1	4.23m	x	3.20m	13'11"	x	10'6"
Bedroom 2	3.51m	x	2.85m	11'6"	x	9'4"
Bedroom 3	3.19m	x	2.34m	10'6"	x	7'8"
Total Area	87.7 sq m			944 sq ft		



LEVEL 05 MANHATTAN TOWER

MANHATTAN TOWER

MT 505

Kitchen/Living/Dining	7.13m	x	5.40m	23'5"	x	17'9"
Bedroom 1	3.42m	x	3.03m	11'3"	x	9'11"
Bedroom 2	3.75m	x	2.90m	12'4"	x	9'6"
Total Area	71.4 sq m			769 sq ft		

LEVEL 06 MANHATTAN TOWER

MANHATTAN TOWER

MT 605

Kitchen/Living/Dining	7.13m	x	5.40m	23'5"	x	17'9"
Bedroom 1	3.42m	x	3.03m	11'3"	x	9'11"
Bedroom 2	3.75m	x	2.90m	12'4"	x	9'6"
Total Area	71.6 sq m			771 sq ft		

LEVEL 07 MANHATTAN TOWER

MANHATTAN TOWER

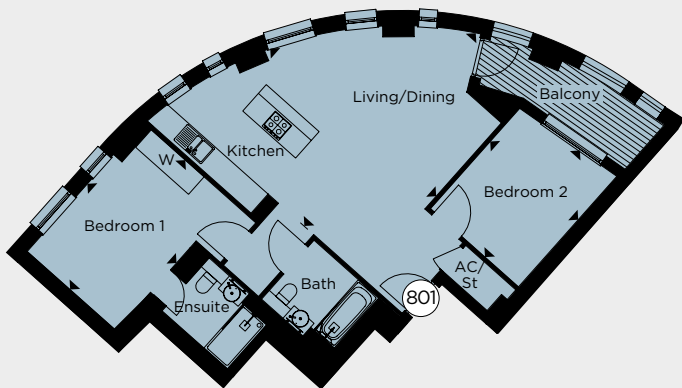
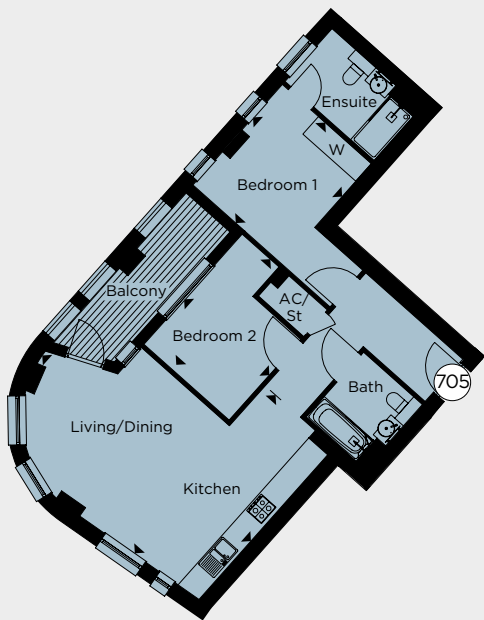
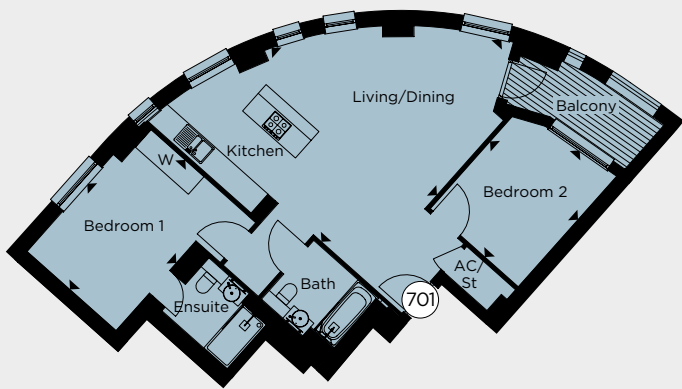
MT 701

Kitchen/Living/Dining	6.89m	x	5.63m	22'7"	x	18'6"
Bedroom 1	4.41m	x	3.03m	14'6"	x	9'11"
Bedroom 2	3.63m	x	3.00m	11'11"	x	9'10"
Total Area	78.7 sq m			847 sq ft		

MANHATTAN TOWER

MT 705

Kitchen/Living/Dining	7.13m	x	5.40m	23'5"	x	17'9"
Bedroom 1	3.42m	x	3.03m	11'3"	x	9'11"
Bedroom 2	3.75m	x	2.90m	12'4"	x	9'6"
Total Area	71.4 sq m			769 sq ft		



LEVEL 08 MANHATTAN TOWER

MANHATTAN TOWER

MT 801

Kitchen/Living/Dining	5.67m	x	5.65m	18'7"	x	18'6"
Bedroom 1	4.41m	x	3.03m	14'6"	x	9'11"
Bedroom 2	3.63m	x	3.00m	11'11"	x	9'10"
Total Area	77.2 sq m			831 sq ft		

MANHATTAN TOWER

MT 802

Kitchen/Living/Dining	8.99m	x	3.93m	29'6"	x	12'11"
Bedroom 1	4.00m	x	3.20m	13'1"	x	10'6"
Bedroom 2	3.32m	x	2.85m	10'11"	x	9'4"
Bedroom 3	3.19m	x	2.34m	10'6"	x	7'8"
Total Area	87.9 sq m			947 sq ft		

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LEVEL 08 MANHATTAN TOWER

MANHATTAN TOWER

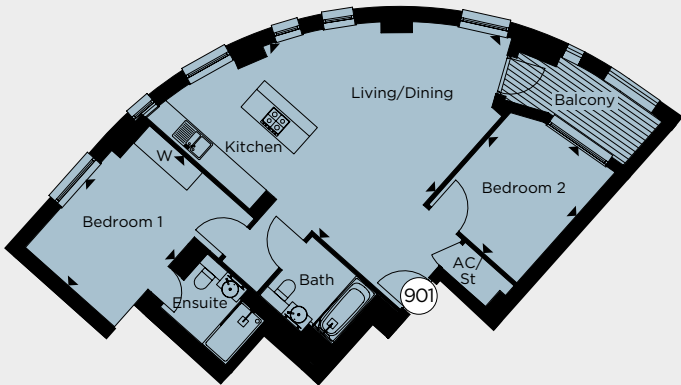
MT 805				
Kitchen/Living/Dining	7.13m	x	5.40m	23'5" x 17'9"
Bedroom 1	3.42 m	x	3.03m	11'3" x 9'11"
Bedroom 2	3.75m	x	2.90m	12'4" x 9'6"
Total Area	71.6 sq m			771 sq ft



LEVEL 09 MANHATTAN TOWER

MANHATTAN TOWER

MT 901				
Kitchen/Living/Dining	6.89m	x	5.63m	22'7" x 18'6"
Bedroom 1	4.41m	x	3.03m	14'6" x 9'11"
Bedroom 2	3.63m	x	3.00m	11'11" x 9'10"
Total Area	78.7 sq m			847 sq ft



LEVEL 10 MANHATTAN TOWER

MANHATTAN TOWER

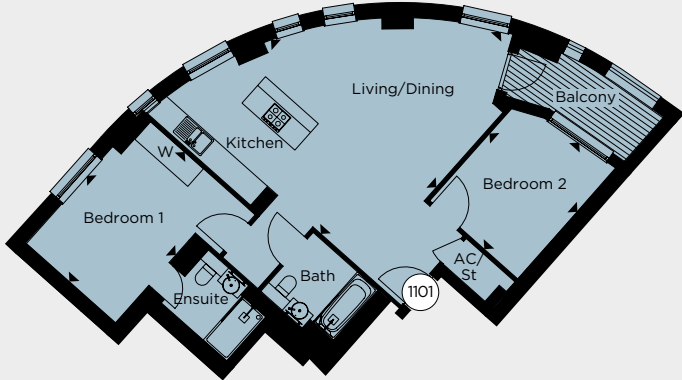
MT 1002				
Kitchen/Living/Dining	8.99m	x	3.93m	29'6" x 12'11"
Bedroom 1	4.00m	x	3.20m	13'1" x 10'6"
Bedroom 2	3.32m	x	2.85m	10'11" x 9'4"
Bedroom 3	3.19m	x	2.34m	10'6" x 7'8"
Total Area	87.9 sq m			947 sq ft



LEVEL 11 MANHATTAN TOWER

MANHATTAN TOWER

MT 1101				
Kitchen/Living/Dining	6.89m	x	5.63m	22'7" x 18'6"
Bedroom 1	4.41m	x	3.03m	14'6" x 9'11"
Bedroom 2	3.63m	x	3.00m	11'11" x 9'10"
Total Area	78.7 sq m			847 sq ft



LEVEL 09 MANHATTAN TOWER

MANHATTAN TOWER

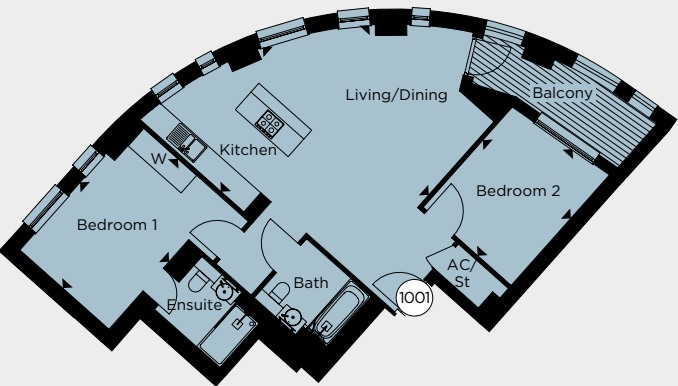
MT 902				
Kitchen/Living/Dining	8.99m	x	3.93m	29'6" x 12'11"
Bedroom 1	4.00m	x	3.20m	13'1" x 10'6"
Bedroom 2	3.32m	x	2.85m	10'11" x 9'4"
Bedroom 3	3.19m	x	2.34m	10'6" x 7'8"
Total Area	87.9 sq m			947 sq ft



LEVEL 10 MANHATTAN TOWER

MANHATTAN TOWER

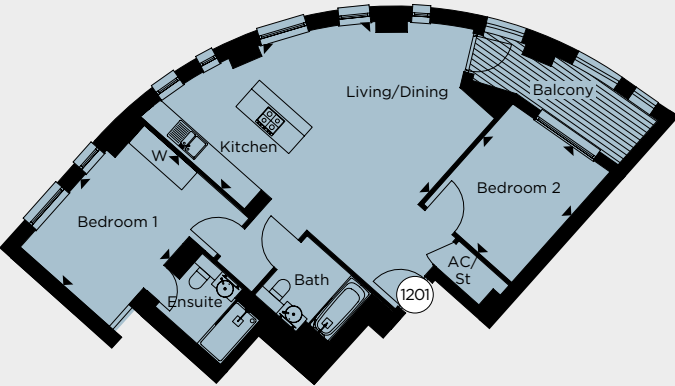
MT 1001				
Kitchen/Living/Dining	5.67m	x	5.65m	18'7" x 18'6"
Bedroom 1	4.41m	x	3.03m	14'6" x 9'11"
Bedroom 2	3.63m	x	3.00m	11'11" x 9'10"
Total Area	77.2 sq m			831 sq ft



LEVEL 12 MANHATTAN TOWER

MANHATTAN TOWER

MT 1201				
Kitchen/Living/Dining	5.67m	x	5.65m	18'7" x 18'6"
Bedroom 1	4.41m	x	3.03m	14'6" x 9'11"
Bedroom 2	3.63m	x	3.00m	11'11" x 9'10"
Total Area	77.2 sq m			831 sq ft



LEVEL 12 MANHATTAN TOWER

MANHATTAN TOWER

MT 1202				
Kitchen/Living/Dining	8.99m	x	3.93m	29'6" x 12'11"
Bedroom 1	4.00m	x	3.20m	13'1" x 10'6"
Bedroom 2	3.32m	x	2.85m	10'11" x 9'4"
Bedroom 3	3.19m	x	2.34m	10'6" x 7'8"
Total Area	87.9 sq m			947 sq ft



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LEVEL 13 MANHATTAN TOWER

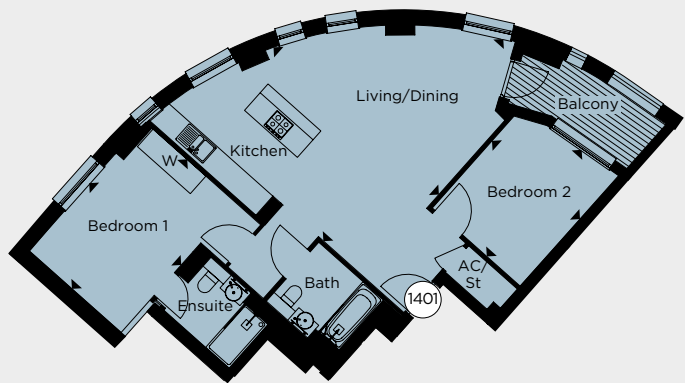
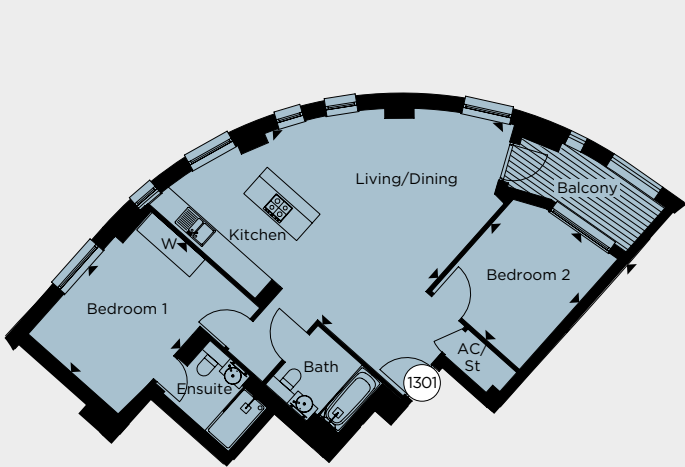
MANHATTAN TOWER

MT 1301

Kitchen/Living/Dining	6.89m	x	5.63m	22'7"	x	18'6"
Bedroom 1	4.41m	x	3.13m	14'6"	x	10'3"
Bedroom 2	3.63m	x	3.00m	11'11"	x	9'10"
Total Area	79.0 sq m			851 sq ft		

MT 1302

Kitchen/Living/Dining	8.99m	x	3.93m	29'6"	x	12'11"
Bedroom 1	4.11m	x	3.20m	13'6"	x	10'6"
Bedroom 2	3.32m	x	2.85m	10'11"	x	9'4"
Bedroom 3	3.19m	x	2.35m	10'6"	x	7'9"
Total Area	88.3 sq m			951 sq ft		



LEVEL 14 MANHATTAN TOWER

MANHATTAN TOWER

MT 1401

Kitchen/Living/Dining	6.52m	x	5.63m	21'5"	x	18'6"
Bedroom 1	4.41m	x	3.13m	14'6"	x	10'3"
Bedroom 2	3.63m	x	3.00m	11'11"	x	9'10"
Total Area	78.2 sq m			842 sq ft		

MT 1402

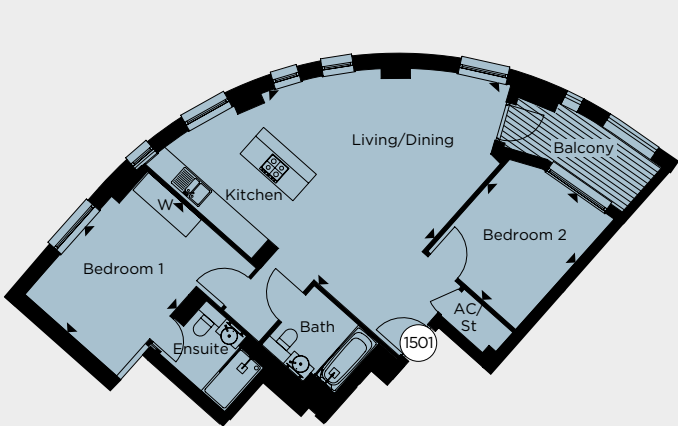
Kitchen/Living/Dining	8.99m	x	3.93m	29'6"	x	12'11"
Bedroom 1	4.11m	x	3.20m	13'6"	x	10'6"
Bedroom 2	3.32m	x	2.85m	10'11"	x	9'4"
Bedroom 3	3.19m	x	2.35m	10'6"	x	7'9"
Total Area	88.3 sq m			951 sq ft		

LEVEL 15 MANHATTAN TOWER

MANHATTAN TOWER

MT 1501 SHOW APARTMENT

Kitchen/Living/Dining	6.89m	x	5.63m	22'7"	x	18'6"
Bedroom 1	4.41m	x	3.13m	14'6"	x	10'3"
Bedroom 2	3.63m	x	3.00m	11'11"	x	9'10"
Total Area	79.0 sq m			851 sq ft		



LEVEL 17 MANHATTAN TOWER

MANHATTAN TOWER

MT 1702

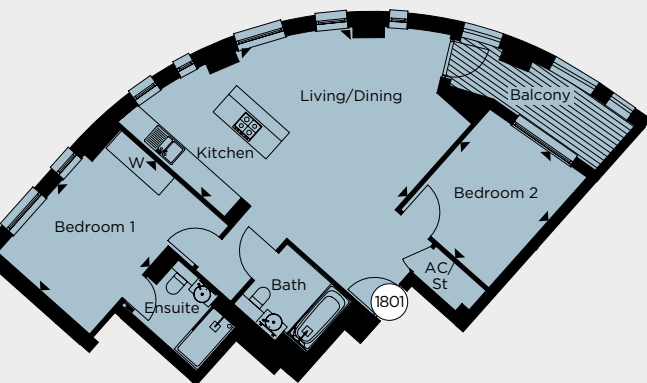
Kitchen/Living/Dining	8.99m	x	3.93m	29'6"	x	12'11"
Bedroom 1	4.11m	x	3.20m	13'6"	x	10'6"
Bedroom 2	3.32m	x	2.85m	10'11"	x	9'4"
Bedroom 3	3.19m	x	2.35m	10'6"	x	7'9"
Total Area	88.3 sq m			951 sq ft		

LEVEL 15 MANHATTAN TOWER

MANHATTAN TOWER

MT 1502 SHOW APARTMENT

Kitchen/Living/Dining	8.99m	x	3.93m	29'6"	x	12'11"
Bedroom 1	4.11m	x	3.20m	13'6"	x	10'6"
Bedroom 2	3.32m	x	2.85m	10'11"	x	9'4"
Bedroom 3	3.19m	x	2.35m	10'6"	x	7'9"
Total Area	88.3 sq m			951 sq ft		



LEVEL 18 MANHATTAN TOWER

MANHATTAN TOWER

MT 1801

Kitchen/Living/Dining	6.52m	x	5.63m	21'5"	x	18'6"
Bedroom 1	4.41m	x	3.13m	14'6"	x	10'3"
Bedroom 2	3.63m	x	3.00m	11'11"	x	9'10"
Total Area	78.2 sq m			842 sq ft		



LEVEL 18 MANHATTAN TOWER

MANHATTAN TOWER

MT 1802

Kitchen/Living/Dining	8.99m	x	3.93m	29'6"	x	12'11"
Bedroom 1	4.11m	x	3.20m	13'6"	x	10'6"
Bedroom 2	3.32m	x	2.85m	10'11"	x	9'4"
Bedroom 3	3.19m	x	2.35m	10'6"	x	7'9"
Total Area	88.3 sq m			951 sq ft		



LEVEL 19 MANHATTAN TOWER

MANHATTAN TOWER

MT 1902

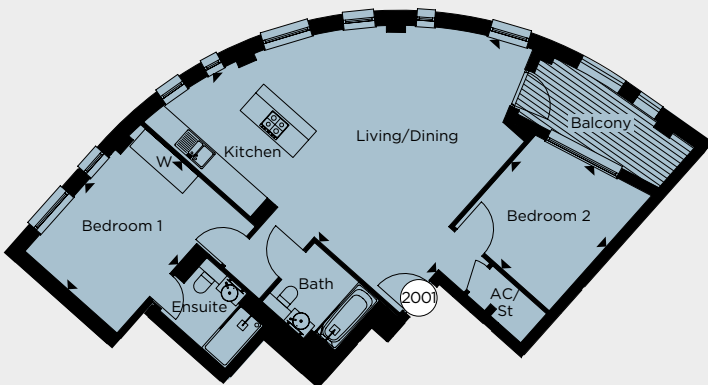
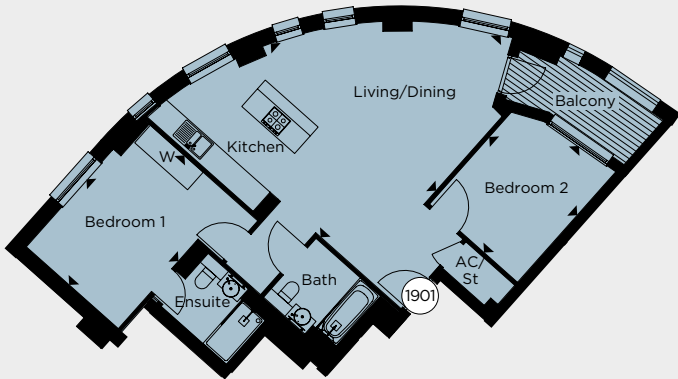
Kitchen/Living/Dining	8.99m	x	3.93m	29'6"	x	12'11"
Bedroom 1	4.11m	x	3.20m	13'6"	x	10'6"
Bedroom 2	3.32m	x	2.85m	10'11"	x	9'4"
Bedroom 3	3.19m	x	2.35m	10'6"	x	7'9"
Total Area	88.3 sq m			951 sq ft		

LEVEL 19 MANHATTAN TOWER

MANHATTAN TOWER

MT 1901

Kitchen/Living/Dining	6.89m	x	5.63m	22'7"	x	18'6"
Bedroom 1	4.41m	x	3.13m	14'6"	x	10'3"
Bedroom 2	3.63m	x	3.00m	11'11"	x	9'10"
Total Area	79.0 sq m			851 sq ft		



LEVEL 20

MANHATTAN TOWER

MT 2001

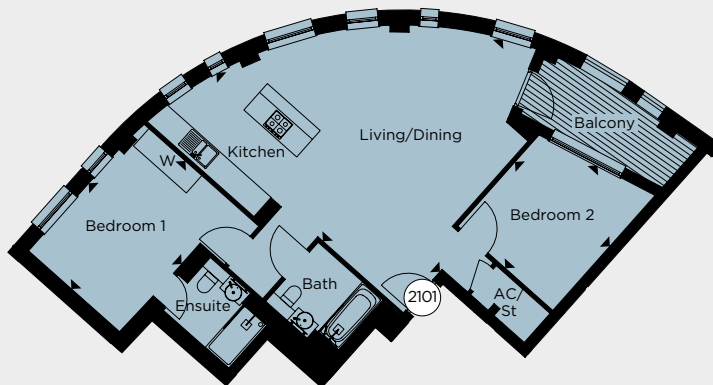
Kitchen/Living/Dining	7.61m	x	6.88m	24'12"	x	22'7"
Bedroom 1	4.36m	x	3.13m	14'4"	x	10'3"
Bedroom 2	3.51m	x	3.23m	11'6"	x	10'7"
Total Area	84.8 sq m			913 sq ft		

LEVEL 20 SUB PENTHOUSES MANHATTAN TOWER

MANHATTAN TOWER

MT 2002

Kitchen/Living/Dining	10.38m	x	5.86m	34'1"	x	19'3"
Bedroom 1	5.63m	x	3.91m	18'6"	x	12'10"
Bedroom 2	4.16m	x	3.03m	13'8"	x	9'11"
Total Area	105.3 sq m			1,133 sq ft		



LEVEL 21 SUB PENTHOUSES MANHATTAN TOWER

MANHATTAN TOWER

MT 2101

Kitchen/Living/Dining	7.61m	x	6.88m	24'12"	x	22'7"
Bedroom 1	4.36m	x	3.13m	14'4"	x	10'3"
Bedroom 2	3.51m	x	3.23m	11'6"	x	10'7"
Total Area	84.8 sq m			913 sq ft		

MANHATTAN TOWER

MT 2003

Kitchen/Living/Dining	6.70m	x	6.31m	21'12"	x	20'8"
Bedroom 1	5.27m	x	2.95m	17'3"	x	9'8"
Bedroom 2	3.30m	x	3.21m	10'10"	x	10'6"
Total Area	82.0 sq m			882 sq ft		



LEVEL 21 SUB PENTHOUSES MANHATTAN TOWER

MANHATTAN TOWER

MT 2102

Kitchen/Living/Dining	10.38m	x	5.86m	34'1"	x	19'3"
Bedroom 1	5.63m	x	3.91m	18'6"	x	12'10"
Bedroom 2	4.16m	x	3.03m	13'8"	x	9'11"
Total Area	105.3 sq m			1,133 sq ft		



LEVEL 21 PENTHOUSES MANHATTAN TOWER

MANHATTAN TOWER

MT 2103

Kitchen/Living/Dining	6.70m	x	6.31m	21'12"	x	20'8"
Bedroom 1	5.27m	x	2.95m	17'3"	x	9'8"
Bedroom 2	3.30m	x	3.21m	10'10"	x	10'6"
Total Area	82.0 sq m			882 sq ft		



LEVEL 21

MANHATTAN TOWER

MT 2104 PENTHOUSE SHOW APARTMENT

Kitchen/Living/Dining	8.94m	x	4.67m	29'4"	x	15'4"
Bedroom 1	5.69m	x	3.77m	18'8"	x	12'4"
Bedroom 2	3.92m	x	2.75m	12'10"	x	9'0"
Total Area	88.4 sq m			951 sq ft		

RELAX, UNWIND  
AND ENJOY  
THE HIGHLIFE



The dimensions given are accurate to within plus or minus two inches (50mm) from floor level and include wardrobe spaces where applicable. ► Indicates where measurements have been taken from. They are not intended to be used for carpet sizes, appliance space or items of furniture. Views shown are indicative and are for orientation purposes. The information is for general guidance only.









Photograph of Show Home bedroom at Manhattan Plaza.



Photograph of Show Home kitchen at Manhattan Plaza.



Photograph of Show Home bathroom at Manhattan Plaza.

# THE FINER DETAIL

## KITCHEN

- High specification handleless fitted units from London designer Urban Myth
- Stone worktops
- Fully integrated Smeg appliances: stainless steel oven, ceramic hob, dishwasher, fridge/freezer & washer/dryer with stainless steel extractor hood
- Glass splashback
- Feature lighting under wall units

## BATH & ENSUITE SHOWER ROOMS

- Bath with overhead rain shower, thermostatic mixer & glazed screen
- Large shower enclosure to ensuites
- Contemporary ceramic tiling
- Large vanity mirror
- Bespoke cabinetry with built in storage & low voltage socket
- Two towel rails

## FIXTURES & FITTINGS

- Wardrobe to main bedroom with sliding & mirrored doors
- Satin chrome door handles
- Recessed downlights to kitchen & bathrooms
- Sky+, TV & telephone outlets to living room, with TV outlets to all bedrooms

## FLOORING

- Kitchen, living room & hallway in premium quality timber laminate
- Bedrooms carpeted in a warm, neutral colour tone

## DÉCOR

- Smooth finish to all walls & ceilings, painted in white emulsion
- White satinwood finish to doors & woodwork

## GENERAL FEATURES

- Concierge service
- Private residents' gymnasium
- Two landscaped private residents' roof-top gardens
- Underfloor heating
- Outside space to all apartments
- Basement car parking\*
- Communal bicycle storage

## SECURITY & WARRANTIES

- Video entryphone system to all apartments
- Looped CCTV system to communal areas
- 10 year NHBC warranty
- Two year, Telford Homes 24/7 emergency cover
- Comprehensive induction with designated Telford Homes Customer Service Manager

## TOWNHOUSE SPECIFICATION UPGRADES

- Designated enclosed front gardens
- High-gloss finish to kitchen
- Feature coffered edge detail to kitchen ceiling

## PENTHOUSE PREMIUM SPECIFICATION UPGRADES (To 20th & 21st levels)

### KITCHENS

- High-gloss finish to kitchen
- Full height glass splashback
- Siemens induction touch control hob, oven & microwave

### BATH & ENSUITE SHOWER ROOMS

- Villeroy & Boch sanitaryware

### FLOORING

- Kitchen, living room & hallway in engineered timber
- Bedrooms carpeted in a warm, neutral colour tone with velvet pile

### GENERAL

- Comfort cooling to apartments

### FIXTURES & FITTINGS

- Upgraded wardrobes
- Downlights to living room
- Full height entrance & apartment doors





# building a LIVING LEGACY

At Telford Homes we are passionate about developing the homes and creating the places that London needs. Homes that are bespoke to their vibrant locality and which enable you to lead a healthy, sustainable lifestyle in one of the world's greatest cities.

Building a Living Legacy is our strategy to help to achieve this, the four pillars are:



## LIVING LEGACY

We make sure that the homes and places we create:

**Are designed for modern living:** We create memorable places that you will be proud to call home, and that are exciting, relaxing and secure.

**Enable strong communities:** We will help you to get to know your neighbours and the things you'll enjoy locally.

**Facilitate healthy lifestyles:** We provide facilities wherever possible to help you keep fit and give you access to green open spaces.



## BALANCED RESOURCES

In using resources efficiently our aim is to:

**Contribute to a healthy environment:** We are helping to improve local air quality by using low-carbon technologies and generating renewable energy.

**Send no waste to landfill:** We are recycling the waste we create when we build your home and encourage you to use the recycling bins provided in your home.

**Keep your local reservoir full:** We use water smartly when building your home and have installed water efficient devices in your kitchen and bathroom that also save you money.



## CREATIVE BUILDING SOLUTIONS

Your home has been designed to:

**Minimise your energy bill:** We use a range of highly efficient technologies to keep you warm in winter and comfortable in the summer.

**Provide you with on-site energy:** Many of our developments have efficient on-site energy plants that help to reduce your costs and provide cleaner energy.

**Last for generations:** Your home has been built to the highest quality and has been designed to be durable and long-lasting.



## SMART BUSINESS

To ensure that we deliver on our promises to you we:

**Empower our employees:** By providing a working environment that enables them to achieve their undoubted potential.

**Encourage good governance:** We live by our values and Building a Living Legacy is embedded into our culture.

**Work in partnership:** We maintain strong relationships with our customers and partners to enable us to create the best homes and places.





# AN UNRIVALLED QUALITY SERVICE

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Telford Homes Plc  
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**99%**  
of customers  
surveyed would  
recommend us\*

**THE TELFORD HOMES BRAND DELIVERS HIGH QUALITY, HIGHLY DESIRABLE NEW HOMES THAT ARE SUPPORTED BY FIRST CLASS CUSTOMER SERVICE.**

Our dedicated customer service team is hands-on and quality-control focused as well as professional and approachable. At completion they demonstrate working features with owners or offer a tenants' induction service, and for the first two years provide a 24/7 free Emergency Service, 365 days a year. Landlords benefit from our trusted links with reputable letting and management agencies and furnishing specialists.



**A DEVELOPMENT BY  
TELFORD HOMES PLC**

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