



MANHATTAN
LONDON E14
PLAZA
PENTHOUSES

THE QUINTESSENTIAL PENTHOUSE COLLECTION

**SPECTACULAR
VIEWS
SUMPTUOUS
SPECIFICATION**

Aerial photograph with computer generated image of Manhattan Plaza in the foreground.

MANHATTAN PLAZA

Cosmopolitan living close to the heart of Canary Wharf, with extensive high end retail and leisure facilities merely minutes away. Manhattan Plaza offers an exclusive collection of just four 2 bedroom penthouses with outstanding specification and fantastic views towards the River Thames, Canary Wharf and the City.





THE QUINTESSENTIAL PENTHOUSE COLLECTION MEMBERSHIP

Each of our penthouses include a year's membership to a private concierge & lifestyle management service, provided by Quintessentially, the world's leading luxury lifestyle group.

A membership with Quintessentially puts every need at the forefront, designed to enrich and fit your lifestyle and help you get the best out of every moment.

Quintessentially fully appreciates the busy lives each member leads, from building and running businesses to travelling the world, this bespoke membership allows you to make the most of your time, and free up some of it as well.

Membership grants you access to a single point of contact – your lifestyle manager will work to understand your needs, tastes and desires, to help you get the very best out of life. They'll take on the planning and coordination of your daily tasks, from organising client lunches to booking your next business trip. Every detail is recognised, freeing up more time for you to spend doing the things that really matter.

Offering unparalleled knowledge, expertise and an exclusive range of contacts, your lifestyle manager will be available 24 hours a day, 365 days a year to help you and your loved ones meet every daily need and achieve more significant goals.

Every recommendation, no matter how small, is made with careful thought and proficiency, to save time and improve each aspect our members' lives. No desire is too grand; whether you're after that dream holiday, private dining reservation, or VIP access to a concert or show, it's Quintessentially's commitment to put those dreams in reach.



Photograph of the concierge at Manhattan Plaza.

A superior collection of two bedroom penthouses overlooking Canary Wharf. Designed to the last exquisite detail, with a premium specification, refined design and high style - Manhattan Plaza is an exceptional place to live.



LARGE GYMNASIUM



TWO ROOF
TOP TERRACES



LANDSCAPED
PIAZZA



24 HR CONCIERGE



Photograph of the residents' gymnasium at Manhattan Plaza.

AT THE HEART OF THE FASTEST FUTURE THINKING TRAVEL IN THE CAPITAL

Manhattan Plaza means living just 10 minutes walk from the Canary Wharf peninsula, as well as being fantastically close to two of the most innovative transport modes the Capital has seen. Directly opposite is the new station for Crossrail – the once-in-a-generation new route connecting East and West of the Capital will place Manhattan Plaza a remarkable 39 minutes from Heathrow Airport in 2019. With its landmark lattice roof crowning a cityscape roof garden with views over Docklands and beyond as well as its stylish hub of shops, restaurants and bars. Together with the Blackwall DLR station on the automated metro network taking in Bank and Tower Gateway, Stratford City, Canary Wharf and London City Airport, this quarter of the Capital has unrivalled connections.

With a pulsating energy that comes from 100,000 workers arriving each day, Canary Wharf is a work hard lifestyle – with an after-hours culture to play even harder in the trendiest restaurants and watering holes. Car valets on the wharfside, late-night whisky joints and spots for a breakfast bagel and coffee. Dry-cleaners and dental care, sports clubs, luxury spas and barber shops provide everything you need for life around The Wharf.



39 MINUTES TO HEATHROW



BARS AND RESTAURANTS



10 MINS TO CANARY WHARF



CANARY WHARF SHOPPING



MANHATTAN PLAZA BENEFITS FROM ITS IMMEDIATE PROXIMITY TO CANARY WHARF, NOT ONLY BECAUSE OF THE BREATHTAKING VIEWS FROM THE ROOF TOP TERRACES, BUT ALSO BECAUSE OF THE BUZZING SOCIAL SCENE, ITS REPUTATION AS A WORLD-CLASS FINANCIAL AND TECHNOLOGICAL HUB AND AN EXCELLENT ARRAY OF SHOPPING FACILITIES.



Photograph of Manhattan Plaza.

Canary Wharf isn't the only exciting location in the area. The extensive Poplar regeneration is bringing the area to life and was recently voted as most popular area to buy in the UK for first time buyers. Here are a few reasons why:

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 proposed 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.

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.

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.



Crossrail station opening at Canary Wharf in 2019, bringing key London destinations even closer



The Robin Hood Gardens £300m redevelopment to include shops, cafés and a park



Chrisp Street (Telford Homes & Poplar HARCA) will offer a lively market square and one off events such as live music, ice rinks, vintage fairs and open-air cinema



Nearby Poplar Baths has recently been revamped, or for a pretty riverside walk or jog then visit the Limehouse Cut tow path nearby



Further regeneration is planned over the next 10 years expanding the retail and commercial offering in the area



Legendary restaurants to sumptuous roof-top havens, at Manhattan Plaza you are close to one of the Capital's most covetable dining scenes

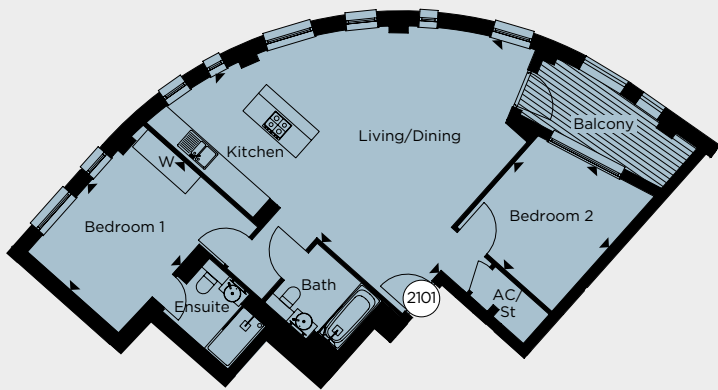
FLOORPLANS



LEVEL 21

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

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		



LEVEL 21

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 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		



Photograph of Show Home living room at Manhattan Plaza.





Photograph of Show Home bedroom at Manhattan Plaza.



Photograph of Show Home kitchen/dining area at Manhattan Plaza.

THE FINER DETAIL

KITCHEN

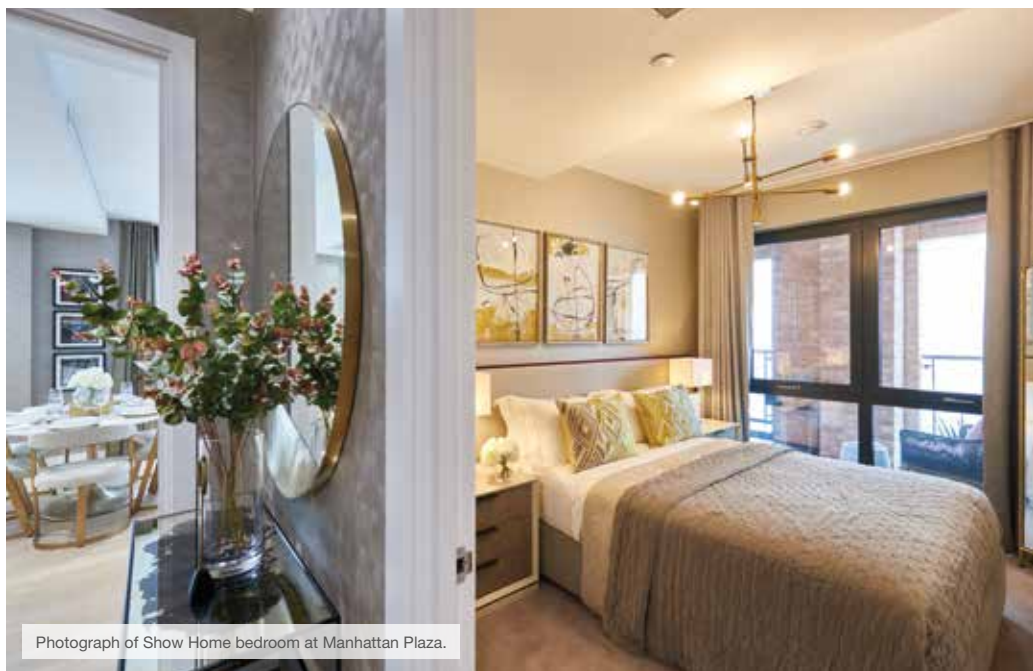
- High gloss finish, handleless fitted units from London designer Urban Myth
- Stone worktops
- Fully integrated Siemens induction touch control hob, oven and microwave
- Smeg dishwasher, fridge/freezer and washer/dryer
- Felmac Mira stainless steel extractor hood
- Feature lighting under wall units
- Full height glass splashback

BATH & ENSUITE SHOWER ROOMS

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

FIXTURES & FITTINGS

- Upgraded wardrobe to main bedroom with sliding & mirrored doors
- Satin chrome door handles
- Downlights to living room
- Full height entrance and apartment doors
- SkyQ, TV & telephone outlets to living room, with TV outlets to all bedrooms



Photograph of Show Home bedroom at Manhattan Plaza.

FLOORING

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

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
- Comfort cooling to apartments

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



Photograph of Show Home kitchen at Manhattan Plaza.



Photograph of Show Home bathroom at Manhattan Plaza.

A DEVELOPMENT BY
TELFORD HOMES PLC

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WWW.MANHATTANPLAZA.CO.UK