

TELFORD HOMES NEWSLETTER

SUMMER EDITION 2019

CALDERS WHARF

BOUTIQUE SHOW APARTMENTS- BOOK YOUR VIEWING NOW

THE TIME IS RIGHT TO MOVE UP THE PROPERTY LADDER

Now is the perfect time to buy a home at Calders Wharf—a unique boutique riverside development comprising just 25 beautifully crafted, modern one, two and three bedroom apartments, located opposite the Royal Naval College in E14 on the River Thames.

Telford Homes are currently offering a range of incentives at Calders Wharf. One in particular involves our partnership with interior design experts Homewings, who are offering a bespoke, fully furnished package on selected

apartments across Calders Wharf's portfolio. This is perfect for those who dream of living somewhere that's been given a professional touch, with every space staged and perfected by Homewings' talented team of in-house designers. It's also a perfect solution for those who would like to upgrade their existing furniture or acquire certain pieces they don't already own.

Know someone who may be interested instead? Telford Homes is also offering their 'Recommend a Friend' incentive at Calders Wharf,



where both you and a friend could receive £2500* if you recommend them to purchase a home here.

*Terms and conditions apply.



Calders Wharf has proven very popular with prospective buyers, with just two-bedroom apartments now available for purchase. With the one and three bedroom apartments all snapped up, the two bedroom apartment types are sure to follow suit shortly. Each boasts a luxury interior design and specification that ensures an unrivalled quality of life, created to maximise natural light and space in every room. Plot 11 —to the second floor — is of particular interest,

currently available from £693,000 offering two bedrooms, two bathrooms and an elegant kitchen/living/dining space. It benefits from a range of features, including underfloor heating throughout, stone worktops to the kitchen, pure white Villeroy & Bosch bathroom suites, and a number of modern security features including a video entryphone system. There's also a private balcony that offers excellent views towards Island Gardens Park and the River Thames.

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AT LIBERTY



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telfordhomes

Contact us today to book your exclusive viewing



LIBERTY MEANS FREEDOM TO ACHIEVE



Crossharbour
DLR 1 Minute
Walk Away



Private
Residents'
Gymnasium



Close to
Canary
Wharf



Capital Growth
Potential In
The Area

A stylish and exclusive 26 storey tower with a collection of two bedroom apartments all with an outstanding specification. Featuring breathtaking views towards the River Thames, The O2, Canary Wharf, the City and beyond.



CANARY WHARF — CANADA WATER — LONDON BRIDGE — BOND STREET — KNIGHTSBRIDGE
ZONE 2 2 MINS 6 MINS 14 MINS 21 MINS

ONLY 3 REMAINING

PRICES FROM £882,500



OUR INCENTIVES

QUINTESENTIALLY ANNUAL MEMBERSHIP

Enjoy a year's membership on us, allowing you more time to enjoy the things you love. Whether it's booking a Michelin-starred restaurant, a last-minute business trip or gaining access to a sold-out event, Quintessentially's lifestyle managers take care of all the details.

INTERIOR DESIGN PACKAGE*

Your designated professional interior designer at Homewings will collaborate with you on your design to visualise your room and put together a curated furniture shopping list. Therefore, you can enjoy making your home your own.

STAMP DUTY PAID**

We'll pay for your Stamp Duty costs, so you can enjoy a less expensive, hassle-free move.

HOUSEKEEPING SERVICE†

Spend more time living, as you reap the rewards towards household staffing. Duties include: light cooking for the family, laundry, cleaning, liaising with contractors / tradesmen / deliverymen and personal errand running and shopping.

SHOW HOMES OPEN FOR VIEWINGS

CALL NOW TO BOOK AN APPOINTMENT ON 020 3797 3638

OR VISIT WWW.LIBERTY-BUILDING.LONDON | LIBERTYBUILDING@TELFORDHOMES.LONDON

*Luxury Lifestyle Package - This incentive is not to be used in conjunction with any other offer. Incentives available are subject to terms and conditions - ask a Sales Consultant for more information. **Stamp Duty paid - This offer is subject to status and is only available on selected developments and properties. †Housekeeping service is an annual service only. June 2019. Prices correct at time of going to print. Floorplans and travel time indicative only.



telfordhomes

ASK ABOUT OUR
NEW YORK
HOLIDAY PACKAGE

MANHATTAN
LONDON E14
PLAZA
PENTHOUSES

life on

top
of the Wharf

“ WE’RE IMMEDIATELY DRAWN TO THE OPEN-PLAN LIVING SPACE, WHICH HAS A LONG, CURVED WALL OFFERING VIEWS TO THE SOUTH AND THE WEST ”

You never really know someone until you live with them, so goes the tired, old saying. It’s equally true for properties. After four years, I’m still discovering the various idiosyncrasies of my property and its builders’ curious approach to plumbing. But there’s a lot you can tell even after a single night and that’s exactly the period of time my companion and I spent recently in one of Telford Homes’ quartet of penthouses on the 21st floor of its Manhattan Plaza development. On arrival, the first thing to note is this brick-clad tower’s location. Set in its

own landscaped plot, just across Aspen Way from Canary Wharf, it’s within easy walking distance of the estate and in even closer proximity to Blackwall DLR station. But once ensconced, it would be easy to stay put. Stepping through the doors, we’re met by the friendly smile of the concierge who rules a generous lobby full of ample soft furnishings and glamorous reflections. The dual lifts are rapid – an essential if you’re going to be living on the 21st – whisking us up to our temporary home. Dressed

lavishly by Honky Interiors, the two-bedroom property is neatly arranged. Entry is via a decent sized hallway that flows through the centre of the penthouse – family bathroom and utilities to the left, master and second bedroom to the right and grand living area straight ahead. The ceilings, in contrast to many new-builds, are high, giving the home a feeling of airiness. We’re immediately drawn to the openplan living space, which has a long curved wall offering views of Canary Wharf to the south and the City to the west via intermittent vertical windows. These offer an unexpected balance between celebration of the tower’s superb vistas – you can see the Thames at both ends of its meander around the Isle Of Dogs – and privacy. There’s an expansive lounge area that stops short of cavernous and a kitchen-diner with glossy white units and space for a table to easily seat six.

While we don’t cook during our visit, it’s easy to imagine hosting dinner parties with the Wharf as a backdrop. Better still, there’s a snug balcony off the lounge to step out on for a more immediate connection with the view. Because this is wrapped around the solidity of a supportive pillar, it feels sheltered and secure – ideal as I’m terrified of heights – and inspired as a breeze blocker. Despite the altitude, I remain untriggered. Equally impressive is the size of both the bathroom and the en suite. There are baths in each in case you like to alternate soaking locations and tall, capacious units to house all the bathing paraphernalia. We sleep soundly in the big soft bed, due in part to the impossibly deep pile of the carpet and the excellent soundproofing that completely deadens the noise of the DLR passing by and the planes from London City Airport – no mean feat.

The apartment is luxurious and it’s in a good place but there’s more than that. With only 2 homes remaining, Manhattan Plaza is becoming a community. It feels welcoming and inhabited. And then there are its two other deeply attractive features. The first is a panoramic communal roof terrace (up a single flight of stairs from the penthouse) offering some of the best views in existence across London. The second is its very well equipped first floor gym that has both cardio equipment and weight machines and an air of exclusivity and quality about it. I could have stayed a lot longer. Three penthouses are still available at Manhattan Plaza with prices starting at £745,750 – a significant saving on comparable homes along the South Quay strip. The properties come with a year’s membership to private luxury lifestyle and concierge management service Quintessentially, which offers 24-hour support to assist residents with the organisation of their lives. Those buying before June 30 can also take advantage of Telford’s offer with Honky Interiors, which will fully dress the penthouse purchased at no extra cost following a consultation with its designers.

ONLY TWO PENTHOUSES REMAINING

PRICES FROM £745,750

T: 020 3797 8610

manhattanplaza@telfordhomes.london
www.manhattanplaza.co.uk

telfordhomes





NEW GARDEN QUARTER
STRATFORD E15



**OUR EXCLUSIVE INTERIOR DESIGN EVENT AT NEW GARDEN QUARTER
SHOW HOMES HOSTED BY INTERIOR EXPERTS HOMEWINGS.**

THURSDAY 22ND AUGUST | 2-7PM



**EXCELLENT
TRANSPORT LINKS**



**RESIDENTS'
GYMNASIUM**



**24
HOUR
CONCIERGE**



**PLANNED ONSITE
CAFE AND NURSERY**

EXCLUSIVE INCENTIVE

Reserve your new dream home at New Garden Quarter and receive a bespoke fully furnished package by Homewings. Design your perfect home with an expert!

**2 AND 3 BEDROOM APARTMENTS AND VILLAS
PRICES FROM £642,500**

**VISIT OUR SALES SUITE AND SHOW HOMES AT NEW GARDEN QUARTER,
LEYTON ROAD, STRATFORD E15 1GH**

**WWW.NEWGARDENQUARTER.CO.UK | 020 3918 3669
NEWGARDENQUARTER@TELFORDHOMES.LONDON**

HOMEWINGS

Computer generated images of New Garden Quarter. Price correct at time of going to press. Information correct at time of print. This incentive cannot be used in conjunction with any other offer.



From its position in the centre of vibrant North London to its location on the edge of beautiful, 110-acre Finsbury Park, this award-winning development offers the very latest in 360° living.

With incredible transport links - under 15 minutes by tube to The City or West End that can be accessed right in the heart of the development - this stylish residential and commercial space provides the ultimate in local, park and city life.

REGISTER NOW FOR MORE INFORMATION
CITY-NORTH.CO.UK

COMING SOON

Stone Studios, E9



Located in Hackney Wick, East London, Stone Studios will offer 120 apartments. Close by, a pedestrian and cycle bridge connect to the Queen Elizabeth Olympic Park, Stratford town centre and transport hub, and Westfield shopping centre.

Greenford, E14



The development, a 20-acre mixed use scheme on the banks of the Grand Union Canal in Greenford, has planning consent for 1,965 homes.

Gallions Point, E6



A prominent position overlooking the Royal Docks, Gallions Point offers contemporary selection of 1, 2 and 3 bedroom apartments. Gallions Point offers outstanding apartments and commercial space set within a dynamic community, just a short distance to the Dockside, Riverside and Gallions Point Marina.

Stratford International, E20



The purchase of this prominent 1.14 acre site, which is adjacent to Stratford International station and Westfield Stratford City is expected to deliver approximately 380 homes with subsidised affordable housing anticipated to make up 50% of the development.

TO FIND OUT MORE VISIT WWW.TELFORDHOMES.LONDON

Computer generated images are indicative only.

GALLIONS POINT

AT ROYAL ALBERT WHARF | E16

**REGISTER NOW
FOR THE NEXT PHASE**

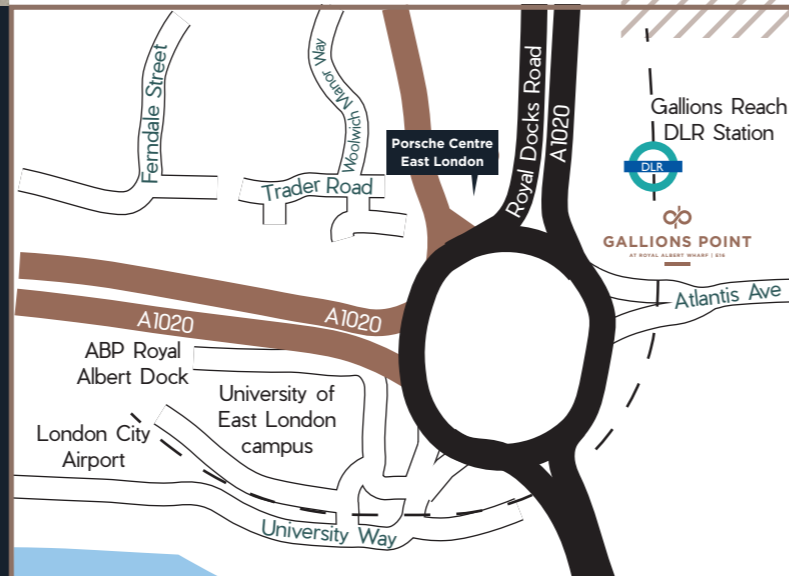
AN EXCLUSIVE COLLECTION OF 1, 2 AND
3 BEDROOM APARTMENTS WITHIN THIS
VIBRANT NEW NEIGHBOURHOOD IN LONDON'S
NEWEST DISTRICT, THE ROYAL DOCKS



EXCELLENT LINKS ACROSS LONDON WITH
THE DLR MOMENTS AWAY AND THE NEW
CROSSRAIL LAUNCHING JUST 7 MINS
FROM GALLIONS POINT



PRICES FROM £XXX,XXX*



**IT PAYS TO HAVE
GOOD FRIENDS**

Recommend a friend to Telford Homes
and we'll give you both £2500!*

CONTACT US FOR MORE INFORMATION ABOUT THE SCHEME
020 3930 1398 | TELFORDHOMES.LONDON/REFERAFRIEND

*Recommendation offer applies to home owners/tenants at any Telford Homes development, who will receive £2500 as a thank you for recommending any other friend or family member to purchase a new home at the same development or any other Telford Homes development. The recommended new buyer will also receive £2500. £2500 is payable by cheque from Telford Homes Plc on legal completion by the recommended buyer. There is no limit to the number of recommendations any existing owner/tenant may make, however, only one recommendation per purchase can qualify for the £2500 payment. Offer is not applicable for selling agents, associated companies or their families. Telford Homes Plc are the sole promoter of this offer. Head office: Telford House, Queensgate, Britannia Road, Waltham Cross, Herts EN8 7TF. 01992 809800.

*Terms and conditions apply.



REGISTER NOW TO BOOK YOUR PRIORITY APPOINTMENT
AT THE LAUNCH

WWW.GALLIONS-APARTMENTS.CO.UK
GALLIONSPOINT@TELFORDHOMES.LONDON
XXX XXXX XXXX

PORSCHE CENTRE EAST LONDON | 101 WOOLWICH MANOR WAY |
LONDON E6 6EY

A JOINT VENTURE BETWEEN



Computer generated images of Gallions Point. *Prices correct at time of going to press. Map not to scale.

99%

OF CUSTOMERS SURVEYED WOULD RECOMMEND US

"Telford Homes offer a very good customer service. We have had no issues with the purchase and I would gladly recommend them."

Stratosphere Purchaser

"It was a good process; the flat is well built and it is everything you want from a developer."

Bermondsey Works Purchaser

Unrivalled customer service

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

Telford Homes Plc is a leading London-focused residential property developer. The company specialises in creating, designing and building innovative landmark developments in some of the most desirable and sought after locations in the capital. The emphasis of a Telford Homes project is always focused foremost upon quality, luxury and exclusivity. A high specification, combined with some of the finest designer names, ensures that each individual property meets or exceeds the most demanding expectations. Architectural innovation and excellence ensures a true landmark development, while a fresh and imaginative approach to communal areas further ensures a truly luxurious lifestyle experience. That is why 99% of customers surveyed in 2018* would recommend Telford Homes to their friends and family.



telfordhomes

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www.telfordhomes.london

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