



# CALICO WHARF

LONDON - E14



## DEVELOPMENT KEY FEATURES

**PRICE** £375,500 - £798,600  
**VENDOR** London Riverlea One Ltd.  
**TENURE** 999 Year Leasehold  
**LOCAL AUTHORITY** Tower Hamlets  
**EST COMPLETION** Q2 2025  
**UNIT MIX** Studio, 1, 2 & 3 apartments & duplexes  
**SERVICE CHARGE** £3.89PSF  
**WARRANTY** Premier Guarantee Equivalent  
**EST YIELD** 4.88% - 5.62%

## EST RENTALS

**Studio** £360 - £390  
**1 Bed** £420 - £435  
**2 Bed** £575 - £665  
**3 Bed** £750

## PAYMENT TERMS

**£2,500** Reservation fee  
**10%** Deposit due on exchange (**21 days**)  
**90%** Balance on completion

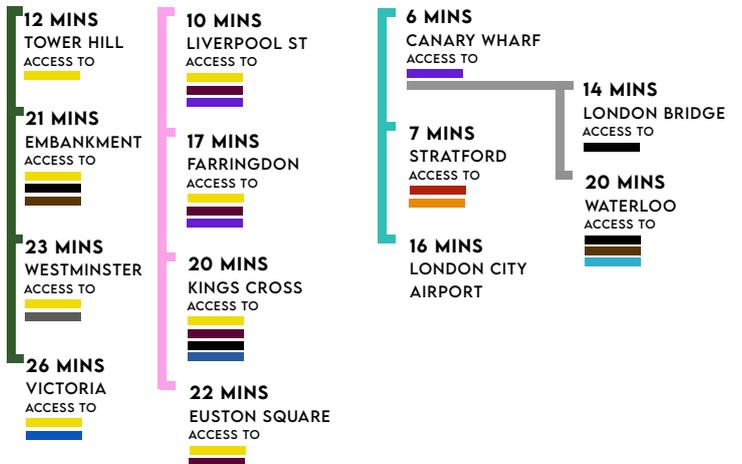
## VENDORS SOLICITOR

**COMPANY** Gateley Legal  
**FAO** Kate Whitty  
**ADDRESS** Gateley Legal, 1 Paternoster Square,  
 London EC4M 7DX  
**CONTACT** 01483230247  
**EMAIL** Kate.Whitty@gateleylegal.com

## TRAVEL CONNECTIONS

10 MINS BROMLEY-BY-BOW UNDERGROUND

8 MINS LANGDON DLR STATION



## RECOMMENDED SOLICITOR

**COMPANY** Clark Brookes Turner Cary  
**FAO** Chantelle Forbes  
**ADDRESS** 3rd Floor, Guardian House,  
 Cronehills Linkway, West Bromwich B70 8GS  
**CONTACT** 0121 553 2576  
**EMAIL** NewBuild@cbtcsolicitors.co.uk

**LOCHNAGAR STREET, LONDON E14 0LA**

**RISLAND**



**FRASER & Co**

## THE DEVELOPMENT & REGENERATION FACTS



Desirable riverside living just minutes from the city. Comprising 783 contemporary, high specification apartments just moments from the river lea, calico wharf provides luxury waterfront living at the centre of the lower lea valley's monumental regeneration, and just minutes from london's business and financial powerhouses.

**"LONDON E14 IS THE MOST POPULAR POSTCODE TO BUY FOR RESIDENTIAL RENTALS."**

**15.8%** Rental price growth from June 2021 Average yields up **5.2%**



## DEVELOPMENT FACILITIES

Calico Wharf offers the exceptional opportunity for luxury riverside living within the fastest growing area in London, and The Morris Apartments form the very first phase at the exceptional development. Residents will benefit from premium specification, beautifully landscaped gardens, a gym, concierge, deli and café, all positioned just a stone's throw from sprawling green space and meandering waterside walkways. Amenities are due to complete in Phase 2.

- ✓ CONCIERGE
- ✓ GAMES ROOM
- ✓ CO WORKING SPACE
- ✓ MULTI-FUNCTIONAL ROOM
- ✓ VITALITY POOL
- ✓ SAUNA
- ✓ SPA
- ✓ ROOF TOP TERRACE
- ✓ PRIVATE GARDENS
- ✓ GYM
- ✓ ZIP CAR CLUB

SCAN TO WHATSAPP  
OUR SALES TEAM



**RISLAND**

  
**CALICO WHARF**

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