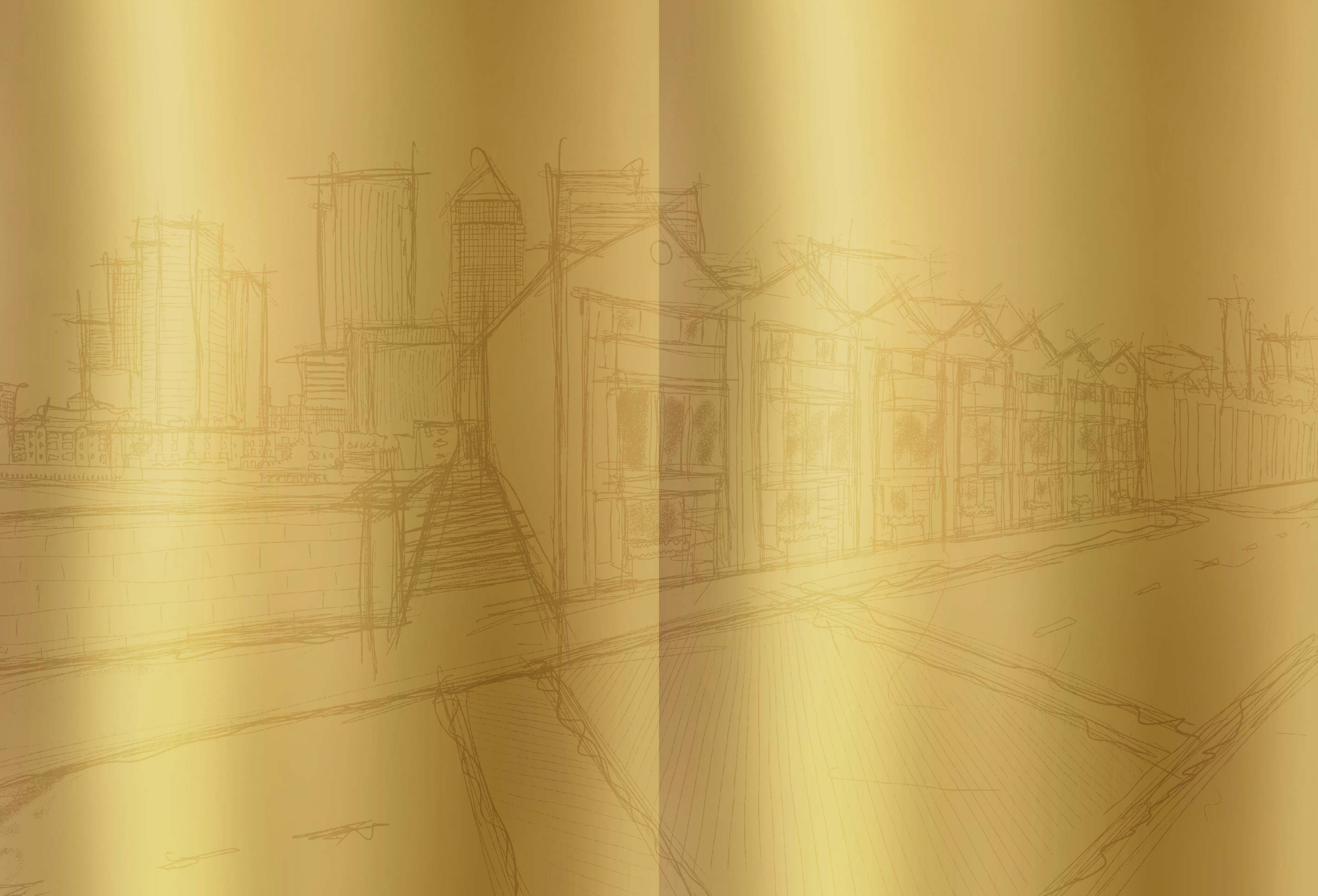


*Dockside Terrace*

ROTHERHITHE, LONDON



THE NEIGHBOURHOOD

*true to the*  
Character of  
**ROTHERHITHE**

Dockside Terrace is a boutique development of seven freehold Townhouses, reimagined yet true to the character of Rotherhithe.

*One*  
**MINUTE**

*Canary Wharf by riverboat in 1 minute*



Located on the historic Rotherhithe Street, wall townhouses offer circa 1780 sq ft of internal space, set over three floors and offering superb living and entertaining space perfect for modern family living. Large roof terraces provide fantastic views of Canary Wharf and Pearson's Park, with all houses further benefitting from garden space. Add underground parking, use of tennis courts and easy access into Canary Wharf via riverboat in 1 minute, and you have an almost unique proposition in the current market.

*a slice of*  
London  
PARADISE

your new home at Dockside Terrace is a slice of London Paradise, an abundance of green space, cycle paths and pedestrian areas...

*Dockside Terrace*

ROTHERHITHE, LONDON





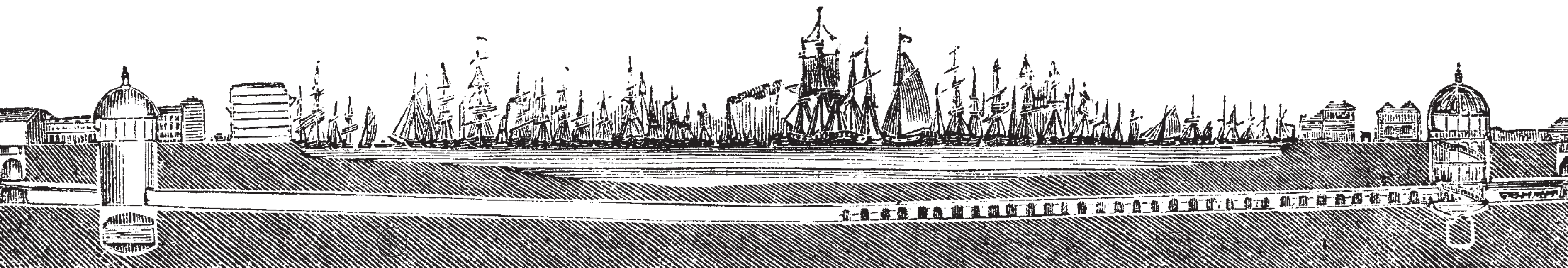
# *a unique* *& RICH* HISTORY

Rotherhithe is part of the Docklands area on The River Thames which was the main artery of commerce and communication in the English capital. The boatbuilding industry was crucial, inasmuch as naval transport was essential to communication across the Empire. Hence, the lumber imported from the Baltic countries for the fabrication of ships was a highly prized commodity. The Mayflower that set sail in late 1620 stopped at Rotherhithe to pick up the so-called 'Pilgrim Fathers', an assortment hailing from Leiden in Holland to Nottinghamshire in England. The docks have operated from 1696 to 1969.

*BELOW: The Thames Tunnel built beneath the River Thames connecting Rotherhithe and Wapping. It was the first tunnel known successfully to have been constructed underneath a navigable river, built between 1825 and 1843 using Thomas Cochrane and Marc Isambard Brunel's newly invented tunnelling shield technology. The tunnel was originally designed for, but never used by, horse-drawn carriages and now forms part of the London Overground railway network.*



*ABOVE: Making navy casks. Albert Pearcey a cooper of Rotherhithe, whose father and grandfather practised the craft is busy converting big wine casks into handy containers. April 1944 Rotherhithe.*



# only minutes to EVERYWHERE

IT'S GREAT TO KNOW YOU'RE CONNECTED


TRAIN STATION, Rotherhithe

## DOCKSIDE TERRACE

### LOCAL AREAS FROM DOCKSIDE TERRACE

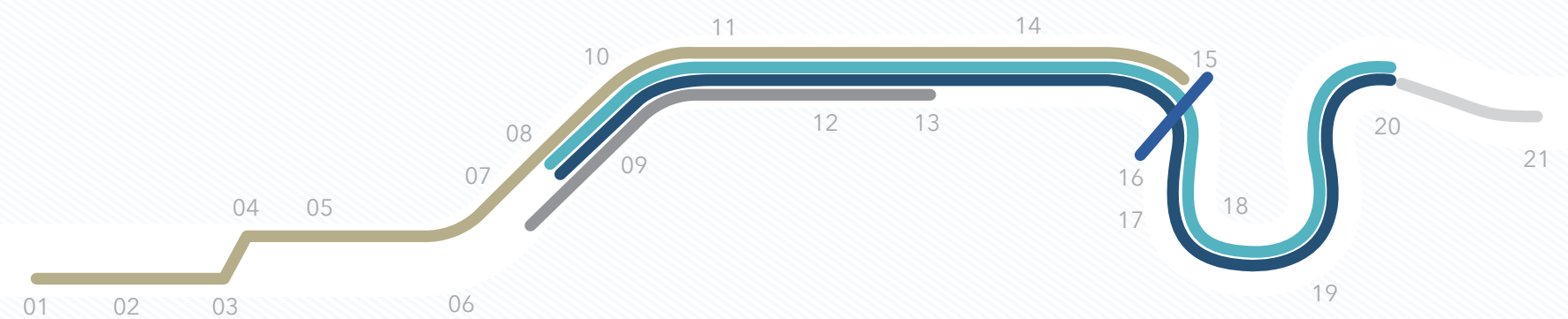
			
Cabot Square	08 mins	14 mins	16 mins
Canada Square	10 mins	17 mins	19 mins
Canary Riverside Plaza	08 mins	11 mins	18 mins
Canary Wharf Pier	08 mins	10 mins	17 mins
DoubleTree Hotel	01 min	01 min	01 min
Durands Wharf	01 min	02 mins	01 min
Lavender Pond Nature Park	02 mins	06 mins	03 mins
Nelson Dock	02 mins	03 mins	01 min
Pearson's Park	01 min	01 min	01 min
Sainsbury's	06 mins	20 mins	05 mins
Stave Hill Ecological Park	03 mins	11 mins	06 mins
Surrey Quays	06 mins	19 mins	03 mins
St Paul's Sports Ground	02 mins	08 mins	03 mins
Tesco Express	08 mins	13 mins	16 mins
The Blacksmith's Arms	01 min	03 mins	01 min
Waitrose	09 mins	19 mins	18 mins

### AIRPORTS FROM DOCKSIDE TERRACE

		
London City Airport	35 mins	27 mins
Stansted Airport	80 mins	63 mins
Heathrow Airport	66 mins	72 mins
Gatwick Airport	68 mins	76 mins

All times are approximate and may change due to traffic conditions & time of day.

### ROUTES BY RIVER



- |                                  |                                |                           |                              |
|----------------------------------|--------------------------------|---------------------------|------------------------------|
| ● RB1 Stopping service           | 01. Putney                     | 08. Westminster           | 15. Canary Wharf             |
| ● RB1X Express service           | 02. Wandsworth Riverside       | 09. London Eye (Waterloo) | 16. DoubleTree Docklands     |
| ● RB1/RB5 Limited service        | 03. Plantation Wharf           | 10. Embankment            | 17. Greenland (Surrey Quays) |
| ● RB2 Tate to Tate service       | 04. Chelsea Harbour            | 11. Blackfriars           | 18. Masthouse Terrace        |
| ● RB4 Doubletree Docklands Ferry | 05. Cadogan                    | 12. Bankside              | 19. Greenwich                |
| ● RB6 Monday to Friday only      | 06. St George Wharf (Vauxhall) | 13. London Bridge City    | 20. The O2                   |
|                                  | 07. Millbank                   | 14. Tower                 | 21. Woolwich (Royal Arsenal) |



# cycle to WORK



CYCLE ROUTES NEAR DOCKSIDE TERRACE

- Docksider Terrace
- Traffic-free route on the National Cycle Network
- On-road route on the National Cycle Network
- Proposed Cycle Route with Brunel Bridge

# enjoy places & PARKS



— = Walkways & Cycle Lanes

POINTS OF INTEREST

- |                           |                              |                               |                            |
|---------------------------|------------------------------|-------------------------------|----------------------------|
| A. Cabot Square           | E. DoubleTree Hotel          | I. Pearson's Park             | M. St Paul's Sports Ground |
| B. Canada Square          | F. Durands Wharf             | J. Sainsbury's                | N. Tesco Express           |
| C. Canary Riverside Plaza | G. Lavender Pond Nature Park | K. Stave Hill Ecological Park | O. The Blacksmith's Arms   |
| D. Canary Wharf Pier      | H. Nelson Dock               | L. Surrey Quays               | P. Waitrose                |

# *your new* LOCATION



DOCKSIDE TERRACE, Rotherhithe Street.

# Walk to WORK

Beat the traffic and cycle to work. Once the Brunel Bridge is built it will be faster and easier to get to the Canary Wharf, never mind the benefits you'll reap from the exercise...

## *Brunel Bridge*

Proposed Rotherhithe Bridge will transform cycling access to Canary Wharf, City of London, Westminster, West End, several mainline railway stations & Stratford. It will connect cycle routes 4 (from Greenwich and Deptford), 425 (from Peckham and Bermondsey) and the Thames Path at Durrands Wharf on the Rotherhithe side with cycle routes 1, 13 and CS3 on the

Canary Wharf side Providing a premium cycle route to the City of London and enabling direct access from CS3 to the newly agreed East-West cycle superhighway from CS3 at Tower Gateway to the Westway/ Paddington/Lancaster Gate area, and the North-South cycle superhighway, providing access between Kings Cross and Elephant & Castle.

PROPOSED BRUNEL BRIDGE, *Rotherhithe.*



SOUTHWARK PARK, *Rotherhithe.*



*a quiet*  
**HAVEN**

A quiet haven, perfectly positioned so you take advantage of everything the heart of London has to offer, by bike, boat, rail, road or foot...



STAVE ECO PARK, *Rotherhithe.*

# spoilt for CHOICE

OVER 400 SHOPS IN ONE PLACE



The Canary Wharf boasts a large selection of top of the range stores giving you access to the biggest brands and latest trends. There are over four hundred shops underground all within walking distance from Docksider Terrace. A version of mini Westfield, you'll be spoilt for choice...

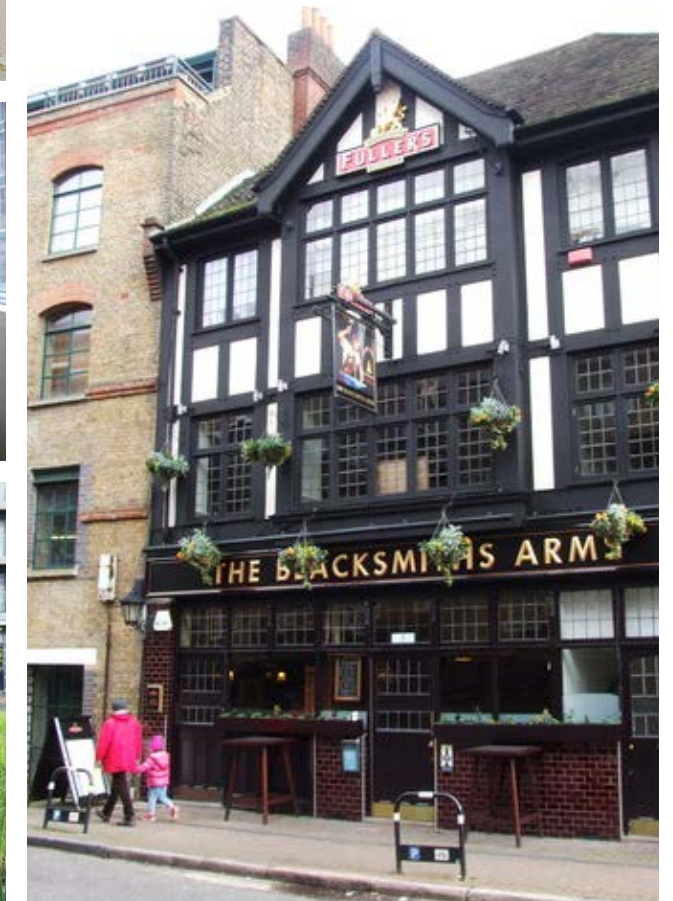


All times are approximate and may change due to traffic conditions & time of day.





SOUTHWARK PARK, Rotherhithe







# learn & GROW




## EDUCATION AND LEARNING

An excellent hub for education, Dockside Terrace is within easy reach of a variety of top universities, colleges and primary schools.

### Primary

		
Redriff Primary School	05 Mins	02 Mins
Alfred Salter Primary School	14 Mins	06 Mins
Albion Primary School	22 Mins	06 Mins
Riverside Primary School	31 Mins	18 Mins
Cathedral School of St. Saviour & St. Mary Overie	60 Mins	19 Mins

### Secondary & Third Level

			
Bacon's College	05 Mins	11 Mins	03 Mins
Blake Hall College	07 Mins	09 Mins	06 Mins
Tower Hamlets College	17 Mins	21 Mins	11 Mins
King's College London	26 Mins	30 Mins	30 Mins
Imperial College London	43 Mins	46 Mins	49 Mins
Queen Mary University of London	20 Mins	29 Mins	15 Mins
Ravensbourne University	34 Mins	18 Mins	30 Mins
Goldsmiths University of London	14 Mins	21 Mins	18 Mins
University of Greenwich	22 Mins	31 Mins	18 Mins
University of the Arts London	34 Mins	35 Mins	30 Mins

All times are approximate and may change due to traffic conditions & time of day.





*dine in*  
**STYLE**

BEAUTIFUL,  
CONTEMPORARY  
& INDIVIDUAL



*Peace &*  
**QUIET**

PANORAMIC  
VIEWS OF LONDON  
FROM YOUR BALCONY



# *Space &* **HARMONY**

INVITING, ELEGANT  
& DESIRABLE



sit back and relax in your new home after a long day at work...



*indulge in*  
**QUALITY**

BATHROOMS THAT REDEFINE  
CLASS & QUALITY

# floor PLANS

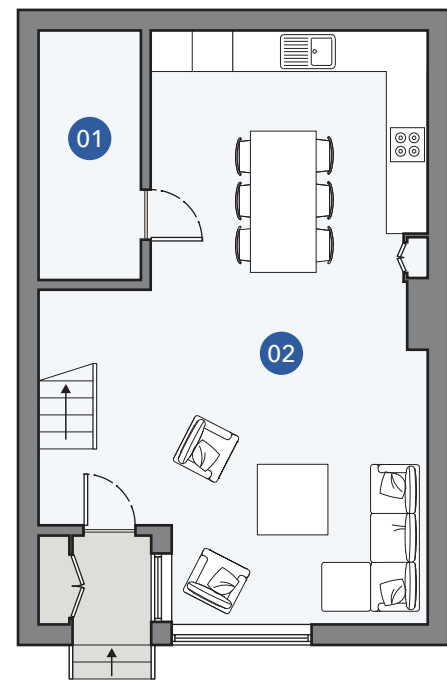
GROSS INTERNAL AREA  
*Approx. 1,752 sq ft (163 sq m)*

GROUND

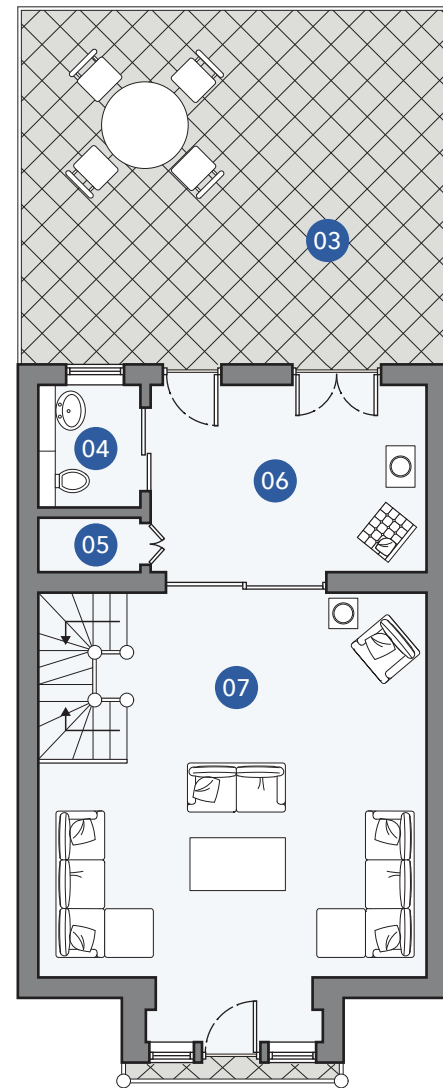
FIRST

SECOND

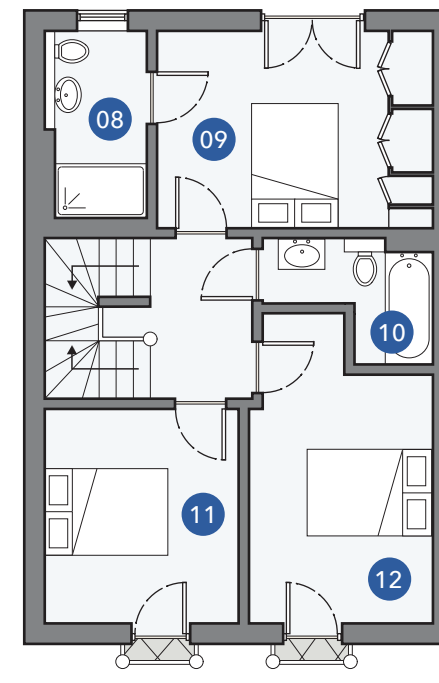
THIRD



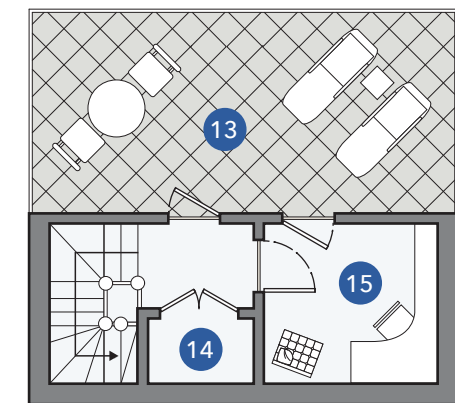
- 01. Laundry 1.5m x 3.7m
- 02. Kitchen/Family 5.7m x 8.5m



- 03. Garden 5.8m x 5.1m
- 04. Bathroom 1.9m x 1.5m
- 05. Storage 1.5m x 0.8m
- 06. Reception 4.1m x 2.7m
- 07. Living Room 5.8m x 6.6m



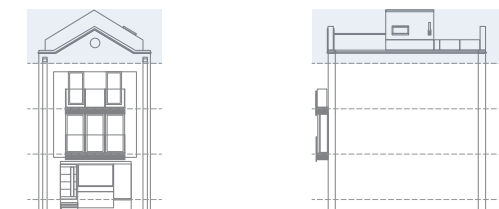
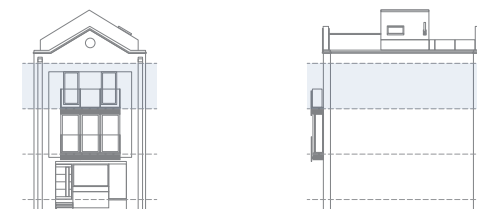
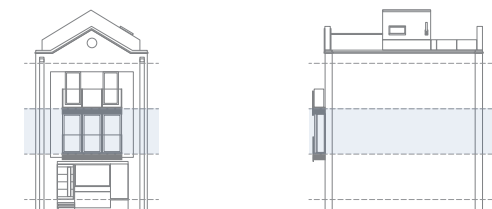
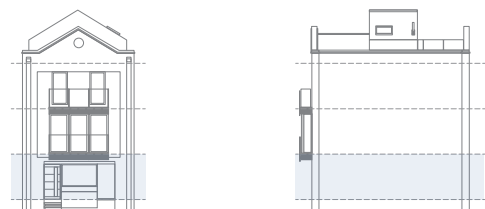
- 08. En suite 3.5m x 1.5m
- 09. Master Bedroom 4.1m x 2.9m
- 10. Bathroom 2.8m x 1.6m
- 11. Bedroom 3 2.9m x 3.2m
- 12. Bedroom 2 2.8m x 3.7m



- 13. Roof Terrace 5.9m x 2.9m
- 14. Storage 1.5m x 1.0m
- 15. Study 2.5m x 2.4m

NORTH

NORTH



SPECIFICATIONS

*What's in  
Your New  
HOME?*

10 YEAR WARRANTY

AGENT & DEVELOPER DETAILS

**GENERAL**

- ◆ Ample storage space
- ◆ Landscaped private gardens
- ◆ Private roof terraces
- ◆ River views
- ◆ Park views
- ◆ Two balconies
- ◆ Planters on terrace
- ◆ Open plan staircases
- ◆ Bay windows
- ◆ Extra headroom in bedrooms
- ◆ Use of private tennis court
- ◆ Complimentary use of river boat transfer to Canary Wharf

**GENERAL FINISHES**

- ◆ Timber veneered front door with brushed stainless steel ironmongery
- ◆ Engineered wooden flooring in kitchen, living and dining areas
- ◆ Fitted wardrobe with sliding doors to master bedroom
- ◆ Carpet in bedrooms
- ◆ Double glazing
- ◆ Contemporary ironmongery

**KITCHEN**

- ◆ Bespoke custom handles & fitted cabinets
- ◆ Wall units with integrated lighting below
- ◆ Soft closing doors and drawers
- ◆ Integrated Bosch appliances including induction hob, multi-function oven, microwave, extractor fan, dishwasher
- ◆ Integrated fridge / freezer
- ◆ Compartmentalised waste storage
- ◆ Corian worktops
- ◆ Under-mounted single bowl sink
- ◆ Single lever mixer tap with swivel spout
- ◆ Glass splashback to cooker area

**BATHROOMS and EN-SUITES**

- ◆ Duravit sanitaryware
- ◆ Vanity units
- ◆ Crosswater taps, shower head and retractable hand held shower
- ◆ Slimline glass screens
- ◆ Chrome heated towel rail
- ◆ Porcelain wall and floor tiles
- ◆ Underfloor heating

**ELECTRICAL and LIGHTING**

- ◆ 13-amp circuits throughout
- ◆ Low energy, low maintenance lighting scheme using led low voltage fittings
- ◆ Euro plate in living room and master bedroom offering data cabling for digital TV, telephone and data services for media connectivity
- ◆ Internet connection

**SECURITY**

- ◆ Video entry phone system
- ◆ Fire alarm with smoke detectors and alarm

**PARKING**

- ◆ Secure cycle storage available
- ◆ Underground parking available on a leasehold basis
- ◆ Private underground parking space

**TERMS**

- ◆ Freehold
- ◆ Service charge TBC
- ◆ BLP 10 year warranty

# *Dockside Terrace*

ROTHERHITHE, LONDON

*Developer*

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info@londondg.co.uk

**ACKNOWLEDGMENTS:**  
Brochure Design and CGI's - [www.urban3d.net](http://www.urban3d.net)

**DISCLAIMER:**

These details are intended as just a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. The dimensions are maximum and approximate and may vary based on the internal finish, dimensions are to the widest part of each room scaled down from the architect's plans. House types can change during construction, but final drawings are available to inspect on site. Any items ordered to size should use measurements taken from the completed property. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. No employee of London Development Group or its agents are authorised to make or give any warranty or representation about these properties. Any images used are for illustration purposes only and do not form part of any contract or warranty.

