

At the heart of the city



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Location

With a superb selection of local shops, eateries, leisure and entertainment venues, the Isle of Dogs is brilliantly connected to everything you need. Within a few minutes stroll of Benedict Court, you'll find not only an Asda Superstore (open 24 hours, plus petrol station, optician, home shopping and recycling), but a wealth of other useful facilities. This includes a neighbourhood GP surgery, dentist, The George pub, and the Cubitt Town Library on Strattondale Street.

Surrounded by popular and award winning restaurants, the Isle of Dogs is a haven for international cuisine, whether it be Lebanese, Thai or Turkish food that takes your fancy. From mezze at Hazev, dim sum on the Lotus Floating restaurant, to lobster curry at Elephant Royale, every taste is waiting to be explored.

With 40 acres supporting a wide range of plants and animals, your local green space, Mudchute Park, is home to a riding school, summer plays, festivals, shows, and Europe's largest urban farm.

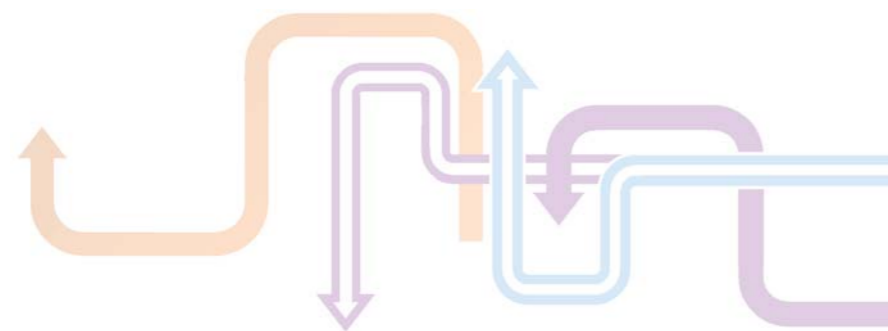
Ideally suited to a work hard play hard lifestyle, the East End's bustling markets, vibrant nightlife and fantastic theatre all beckon to be enjoyed. Or how about leisurely exploring historic Greenwich just over the water, via the DLR? Westfield Stratford City and the Queen Elizabeth Olympic Park are revitalising the further reaches of the East End in Stratford and creating new community spaces and sporting venues of unimaginable potential.

This really is the best place to call home in 2012!

Specifications

Affordable inner city living shouldn't mean missing out on those features which make your home extra special. Benedict Court is built to very high standards, and your home includes: Bosch electric oven, gas hob and cooker hood, washing machine, fridge/freezer and bike storage for those two-wheeled city jaunts. All apartments are completed by their own balcony or outside terrace/patio space, the perfect place to unwind after a long day.

Please note, Benedict Court is a car-free development.



Getting to Benedict Court

(for your sat nav enter E14 3NE)



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FIRST STEPS
 to home ownership in London



east THAMES

Directions

With all of London as your urban playground, travel from this central location is incredibly easy. The local DLR station, Crossharbour, runs to Canary Wharf in a mere 6 minutes. Alternatively, it takes only 20 minutes to get there on foot. Westfield Stratford City and the Queen Elizabeth Olympic Park is also a short hop, 20 mins by train via the DLR.

The City of London's Square Mile and Liverpool Street are all also just a train ride away, and they can all be reached in just 20-25 minutes. With a location this connected, Benedict Court puts you in the middle of a world of possibilities. From the buzzing City in the North West to historic Greenwich in the South, the only question is – where do you want to go today?

Minimum train times, sourced from www.tfl.gov.uk

Brilliantly Connected

Affordable Homes

One and two bedroom apartments available for Shared Ownership



east THAMES

Interconnected Living

Benedict Court is brilliantly connected. Part of a small mixed-tenure development, these seven homes available for Shared Ownership sale are located on the Isle of Dogs, a short walk away from local transport, shops, eateries, plus leisure and entertainment venues.

Named after a Benedictine Priory that once existed here over two hundred years ago, these affordable homes offer quality, convenience and inner city living on the doorstep of Canary Wharf, a fantastic location for a city commute. Benedict Court is a unique opportunity to get your foot on the property ladder, whilst keeping your monthly bills affordable and living in a great location. So why waste time on public transport, Benedict Court places you where you want to be; in an ideal location for both business and pleasure.

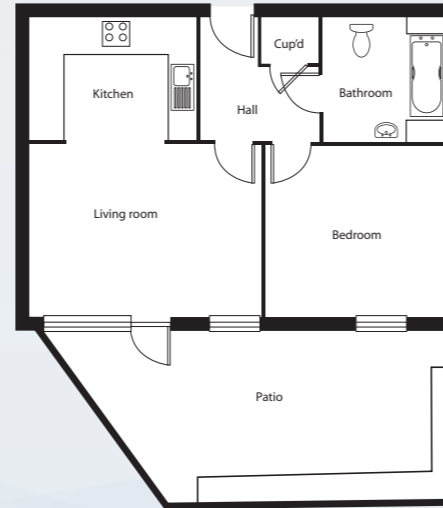
What is Shared Ownership?

Also known as part-buy, part-rent, this government funded initiative helps first time buyers get a foot on the property ladder.

You purchase a percentage of the property (as much as you can afford) with the option to purchase the remainder at a later stage. During the time that you own a share, a subsidised rent will be payable.

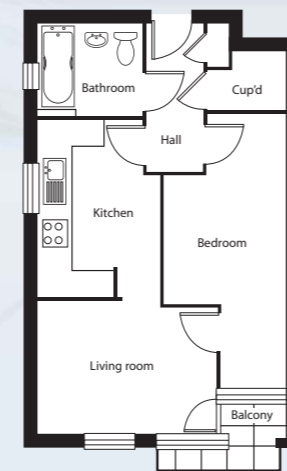
Floor Plans

Floor plans intended as a guide only. All dimensions are approximate.



1 bed apartment Ground floor Plot G02

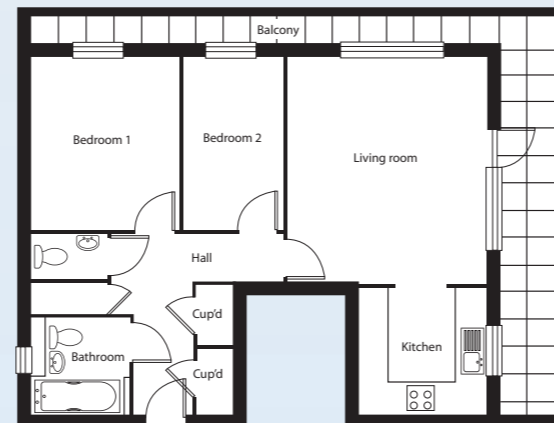
Living room	4.97m x 3.74m	16' 4" x 12' 3"
Kitchen	3.56m x 2.56m	11' 8" x 8' 5"
Bathroom	2.60m x 2.55m	8' 6" x 8' 4"
Bedroom	3.87m x 3.69m	12' 8" x 12' 1"



1 bed apartments First & second floor Plots 102*, 103 & 202*, 203 (*handed)

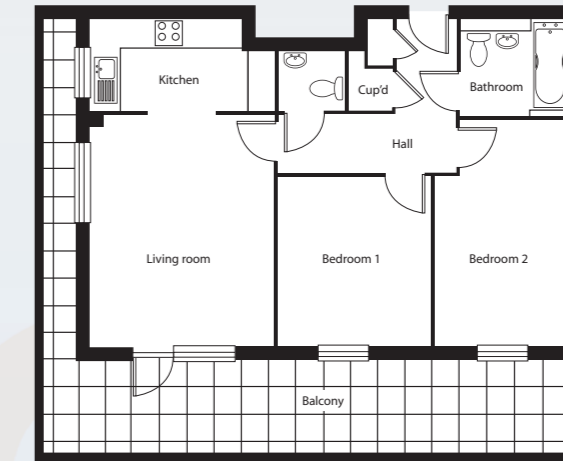
Living room	4.01m x 2.99m	13' 2" x 9' 10"
Kitchen	4.36m x 2.70m	14' 4" x 8' 10"
Bathroom	2.30m x 2.07m	7' 7" x 6' 10"
Bedroom	6.31m x 2.75m	20' 8" x 9'

(Bedroom measurements are given for the widest point)



2 bed apartment Third floor Plot 301

Living room	4.93m x 4.43m	16' 2" x 14' 6"
Kitchen	2.87m x 2.22m	9' 5" x 7' 3"
Bathroom	2.18m x 2.14m	7' 1" x 7'
Bedroom one	3.80m x 3.20m	12' 6" x 10' 6"
Bedroom two	3.80m x 2.20m	12' 6" x 7' 2"



2 bed apartment Third floor Plot 302

Living room	5.17m x 4.10m	16' 11" x 13' 5"
Kitchen	3.32m x 1.96m	10' 10" x 6' 5"
Bathroom	2.30m x 2.07m	7' 7" x 6' 10"
Bedroom one	5.03m x 3.35m	16' 6" x 11'
Bedroom two	5.10m x 2.88m	16' 9" x 9' 5"

(Bedroom two measurements are given for the widest point)

Specifications & finishes

Lounge

- Telephone, TV, DAB and satellite points
- Three strip oak flooring

Bathroom

- Thermostatic shower over bath
- Full mirror above vanity unit
- Recessed spotlighting
- Chrome heated towel rail
- Full height porcelain tiling around bath - Porcelanosa, Marmi Blanco
- Porcelain floor tiles – Porcelanosa, Lola Range, Blanco

Bedroom

- Telephone, TV and satellite points
- Fitted carpet

Kitchen

- Fitted kitchen with integrated white goods
- Symphony 'New York' high gloss white kitchen units
- A rated Bosch appliances: electric oven, gas hob, cooker hood, fridge/freezer and washing machine
- Three strip oak flooring

General

- Cycle storage
- All homes have balconies, ground floor has patio/terrace
- Video phone entry
- Gas central heating



This image has been digitally enhanced and appearance may differ upon completion.