



# ABERFELDY VILLAGE

LONDON E14

A collection of nine 1 and 2 bedroom apartments in this  
new and exciting urban landscape in the heart of London's Docklands



## A fantastic docklands location

The Thames has always been the focus of London living and is so today as much as it has ever been. At Aberfeldy Village you are close to the ExCel Centre, London City Airport and the remarkable architecture of Canary Wharf. Across the river is the magnificent history of Greenwich with its Royal Park, Observatory and famous Meridian Line. Indulge in some shopping at nearby Stratford. Rathbone Street Market offers a plethora of goods and Trinity Buoy is full of charming little museums and galleries.

## Welcome to the village

Right in the heart of Poplar, bounded by the A12 and East India Dock Road, a remarkable new living space has been created. This is Aberfeldy Village, a true community for the 21st century. Different sizes and shapes of building all coming together to offer a mix of ultra-modern apartments, green spaces, restaurants, shops, health amenities and play areas.

A select range of just four, 1 and 2 bedroom apartments are now available to buy on a shared ownership basis. Each one has an outside space (either balcony or winter garden) and all are fully specified to meet contemporary needs with ample power, TV and telecoms points, a fully fitted kitchen with integrated appliances, powerful shower and stylish décor throughout.





## Living in style

### KITCHENS

- Contemporary and custom designed fitted kitchen
- Semi matt finish to base and wall units with soft close hinges
- Composite stone work surface
- Under-mounted stainless steel sink with fluted drainer and mixer tap
- Integrated appliances including fan assisted oven with 3D hot air function, induction hob, extractor, fridge/freezer and dishwasher
- Under cabinet lighting
- Glass splash back

### BATHROOMS

- Bath with glass bath screen, chrome thermostatic mixer and wall mounted shower
- Shower tray with glass shower screen, chrome thermostatic mixer and wall mounted shower
- Chrome, single lever basin mixer
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Mirrored cabinet with shelving
- Large format ceramic wall and floor tiles

### GENERAL FEATURES

- Communal bicycle storage
- Washer/dryer
- High speed broadband infrastructure
- Underfloor heating throughout
- Paint finish to all walls

### FIXTURES & FITTINGS

- Fitted wardrobe to all bedrooms
- Recessed down lights to kitchen, bathrooms and living area
- Satellite, TV and telephone outlets to living room and master bedroom

### FLOORING

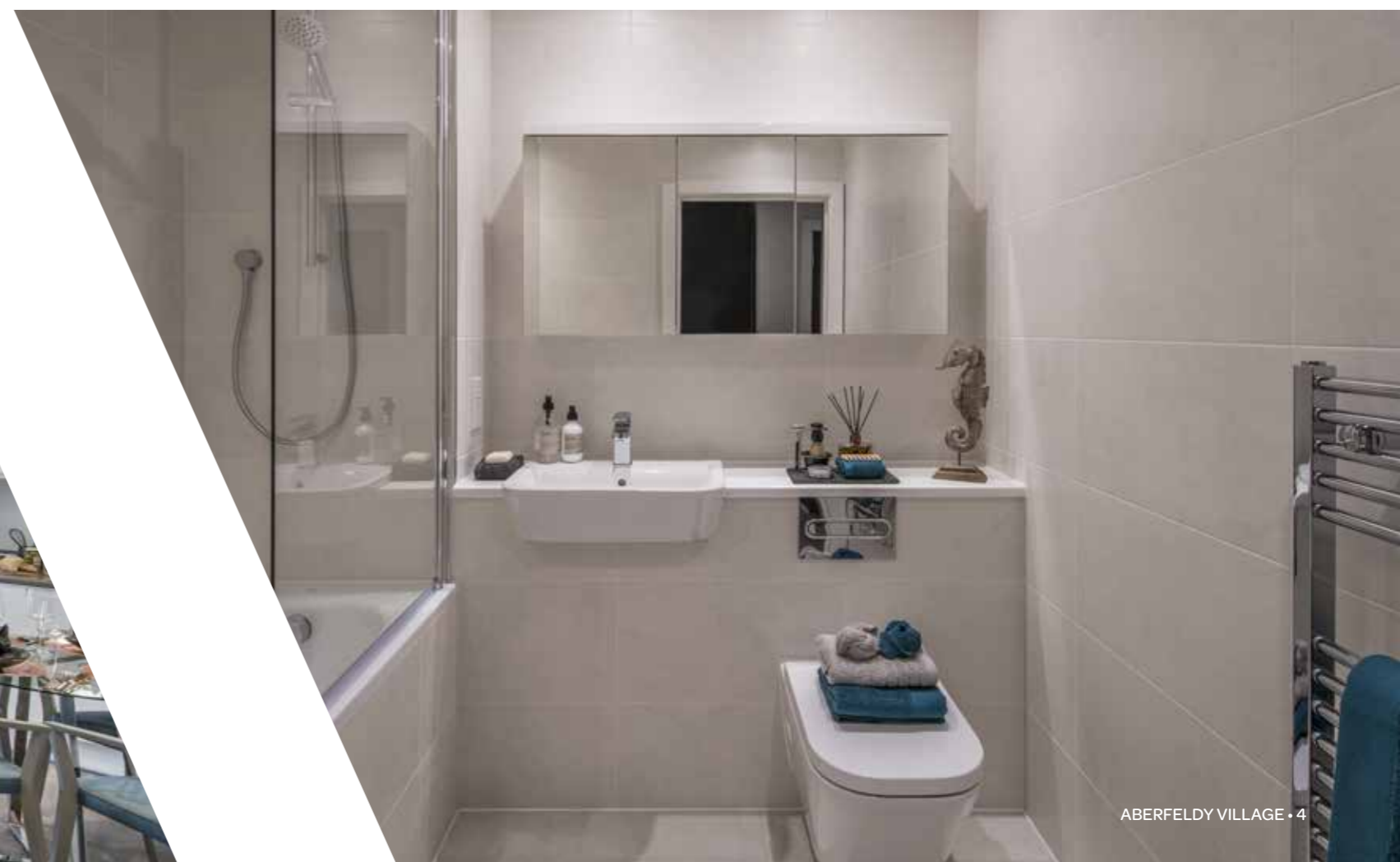
- Wood effect flooring to kitchen, living room, bedrooms and hallway
- Ceramic floor tiles to bathroom and en suite

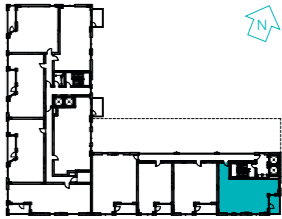
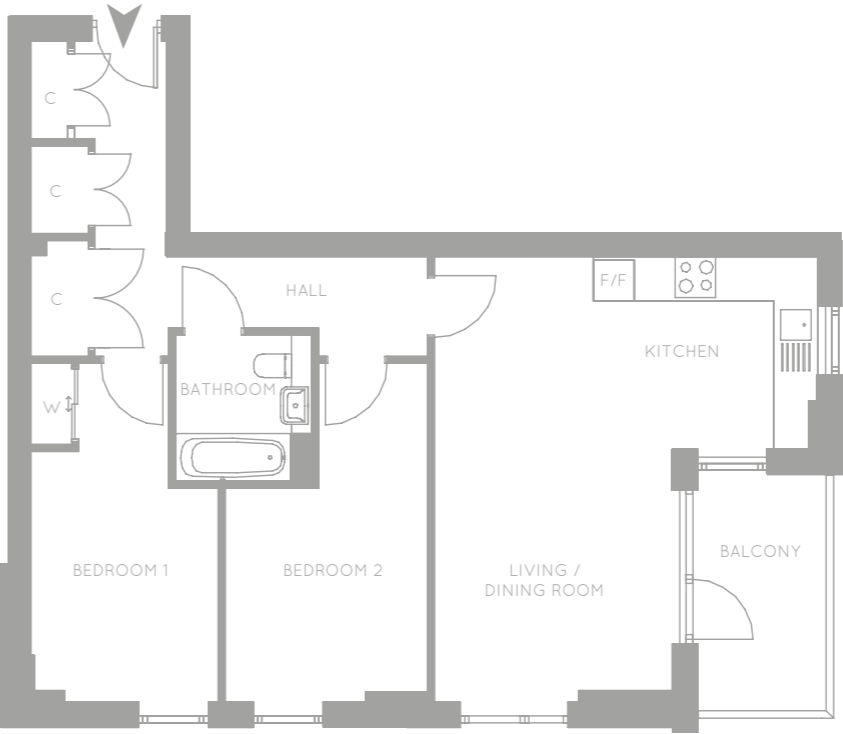
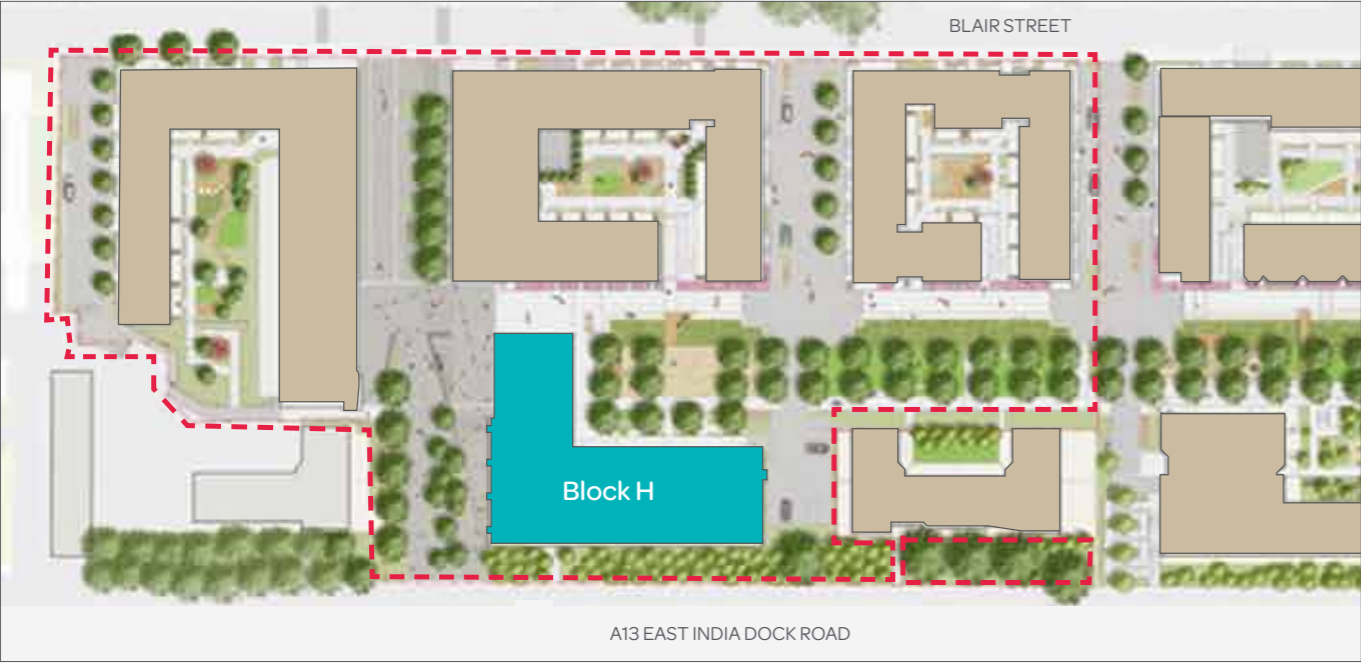
### SECURITY AND PEACE OF MIND

- Video entry phone system
- Five-lever, three point security lock to front doors of all units
- Mains powered smoke/heat detectors with battery back up to apartments
- 10 year NHBC warranty

### BALCONIES

- Balconies to all apartments
- Tanalised wood decking
- Steel railings or glazed balustrade with aluminium handrail

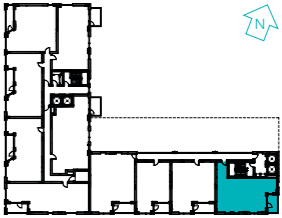
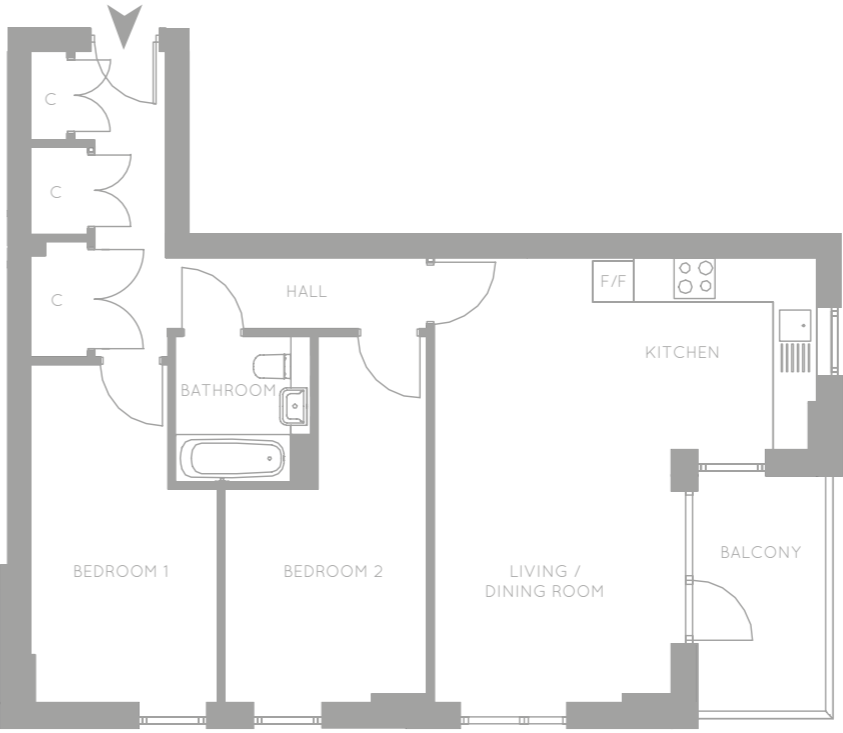




EAST INDIA DOCK ROAD

2 Bedroom Floor Plan

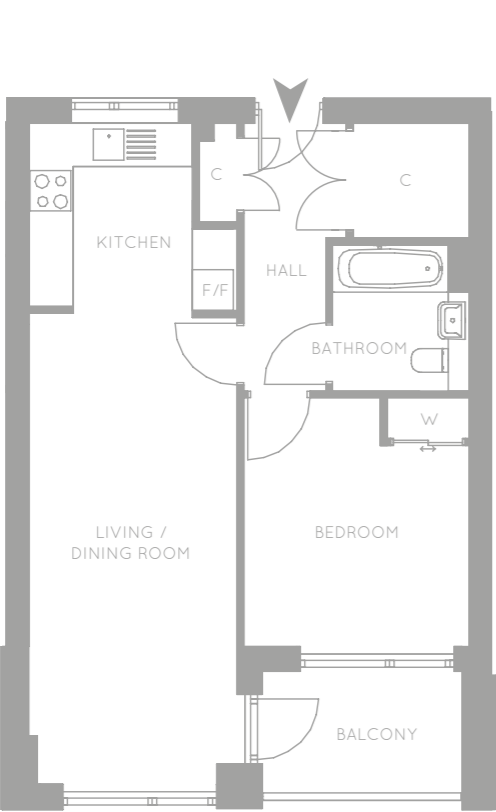
Plot 14 Second Floor		
Total Area	75.4 sq. m.	812 sq. ft.
Living/Dining/Kitchen	5.42m x 3.50m	17' 9" x 11' 5"
Bedroom 1	5.39m x 2.97m	17' 8" x 9' 8"
Bedroom 2	4.98m x 2.75m	16' 4" x 9' 0"
KEY		
C Cupboard W Wardrobe		



EAST INDIA DOCK ROAD

2 Bedroom Floor Plans

Plot 54 Sixth Floor		
Plot 44 Fifth Floor		
Plot 34 Fourth Floor		
Plot 24 Third Floor		
Plot 03 First Floor		
Total Area	75.4 sq. m.	812 sq. ft.
Living/Dining/Kitchen	5.42m x 3.50m	17' 9" x 11' 5"
Bedroom 1	5.39m x 2.97m	17' 8" x 9' 8"
Bedroom 2	4.98m x 2.75m	16' 4" x 9' 0"
KEY		
C Cupboard		



EAST INDIA DOCK ROAD

1 Bedroom Floor Plans

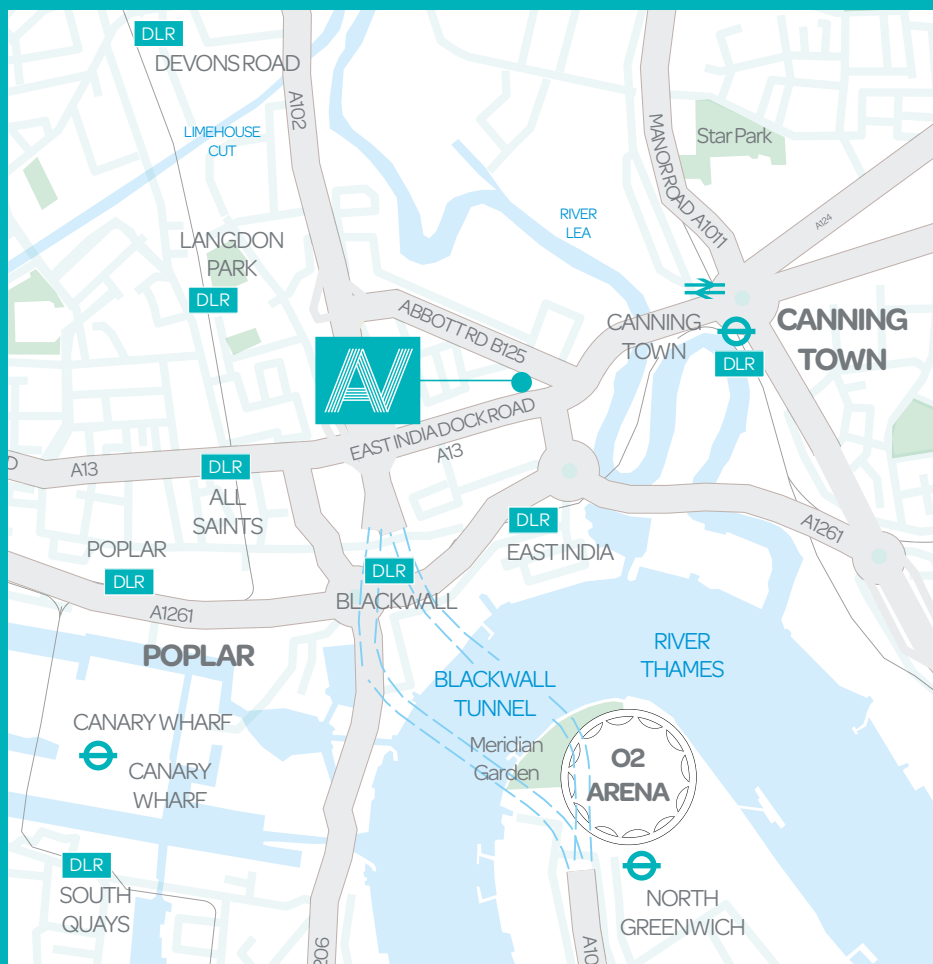
Plot 32 Fourth Floor		
Plot 22 Third Floor		
Plot 12 Second Floor		
Total Area	57.1 sq. m.	614 sq. ft.
Living/Dining/Kitchen	9.51m x 3.05m	31' 2" x 10' 0"
Bedroom	3.30m x 2.95mm	10' 9" x 9' 8"
KEY		
C - Cupboard W - Wardrobe		

These brief particulars have been prepared and are intended as a convenient guide to supplement an inspection or survey and do not form, or form part of, any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full structural survey and all the appropriate checks. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. December 2016.



## ABERFELDY VILLAGE

LONDON E14



### NEW VILLAGE AVENUE, POPLAR E14

This is one village that's right at the centre of everything that matters. Poplar, with its buzzing community, draws on multiple cultures to offer you a thriving mix of restaurants and shops on your doorstep. Stratford and Westfield are just down the road, and the O2 Arena is right there across the river.



\*Source: www.tfl.gov.uk. Times are approximate and some routes include interchanges

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POPLAR **HARCA**

poplarharca.co.uk